MARATHON ENGINEERING
39 Cascade Dr / Rochester NY 14614 / 585-458-7770

October 16, 2026

Ms. Lori Stid
Director of Volunteer Boards
1350 Turk Hill Rd
Fairport, NY 14450

Re: Preliminary/Final Site Plan & Area Variance Approval
Tennis Club of Rochester
570 Kreag Rd
Town of Perinton, Monroe County, State of New York

Dear Lori,

On behalf of our client, Tennis Club of Rochester, Inc., we are pleased to submit plans and related materials for the above-referenced project for your review, and request that this application be placed on the agenda for the Planning Board meeting of November 18, 2026 for Preliminary/Final Site Plan Approval, and subsequently on the agenda for the Zoning Board of Appeals meeting of November 23, 2026 for Area Variance Approval.

The parcel is zoned Residential A and operating under a Special Use Permit for Public Buildings or Grounds as a Recreational Facility. The proposed use is covered under the existing Special Use Permit, therefore an amendment to the Special Use Permit is not required.

570 Kreag Rd is a 7.4± acre developed parcel on the south side of Kreag Rd (CR 27), east of I-490, and home to the Tennis Club of Rochester (TCR). Since 1886, TCR has provided premier facilities, well organized activities, and numerous program offerings including tennis, paddle tennis, and pickleball instruction. Existing facilities include a clubhouse, pool, fitness center, and multiple indoor and outdoor courts.

The proposed project aims to augment TCR's offerings with the construction of an 11,880± SF pre-engineered building (with 34' 8" maximum height), in the southwest corner of the parcel to house indoor padel courts, pickleball courts, and golf simulators. Water and sanitary services will be extended to the new building from existing on-site services. Access from Kreag Rd will remain unchanged.

During review of the project, we have identified one variance that will be required:

Item	Required	Proposed	Comment
§208-27 Public Building Yard and Area Requirements Side Setback for Public Building	80 FT	18 FT	Variance Required

In accordance with New York State Town Law Section 267-B, below are the Area Variance Standards for justification of the requested relief.

1) Essential Character of the Area. *No undesirable change will be produced by the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.*

The character of the neighborhood will not change. There is an existing temporary structure immediately adjacent to the proposed building location on the subject parcel, as well as other covered courts of similar nature. With significant tree cover throughout the area, including within the parcel, there is no anticipated detriment to the public park to the north, medical offices to the south and east, or to the expressway to the west.

2) No Other Remedy. *There is no other means feasible for the applicant to pursue, other than the granting of this variance.*

Moving the structure further internal to the site would negatively impact the use of the other existing courts, both during and after construction, as well as impact pedestrian circulation and access to the courts. Due to the clear height required for padel, a similar temporary structure or 'dome' is not feasible.

3) Significance. *The requested variance is not substantial.*

The requested variance is not substantial in nature. There is existing infrastructure in the proposed area of development including a similarly-sized temporary structure adjacent to the south.

4) Physical and Environmental Conditions. *The requested variance will not have an adverse effect or impact on the physical environmental conditions in the neighborhood or district.*

This variance will not have an adverse effect on physical environmental conditions; all adjacent uses in the neighborhood will function in the same manner as it does today.

***5) Not Self-Created**. The alleged difficulty was not self-created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not preclude the granting of the variance.*

The site conditions limit the ability to construct the proposed building elsewhere within the parcel. The difficulty is therefore not self-created.

Enclosed is the following information to aid in your review:

Planning Board

- 15 copies of this Letter of Intent
- 15 copies of the Site Plan Application
- 15 copies of the Site Plan Checklist
- 15 copies of the Short EAF
- 15 copies of the Deed
- 5 copies of the Utility Memo
- 15 copies of the Architectural Elevations (11x17)
- 15 copies of the Site Plans (full size)
- 1 check for Application Fees ($250 for Preliminary, $250 for Final, $500 Total)

Zoning Board of Appeals

- 12 copies of this Letter of Intent
- 12 copies of the Area Variance - Commercial Application
- 12 copies of the Short EAF
- 1 copy of the Deed
- 12 copies of the Architectural Elevations (full size)
- 12 copies of the Site Plans (full size)
- 1 check for Application Fees ($150 for Variance)

We look forward to presenting this project to the Planning Board and Zoning Board of Appeals. In the meantime, if you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

Matt Tomlinson
MARATHON ENGINEERING

cc: Deanna Kernan, Tennis Club of Rochester Inc
G+P Architects

PLANNING BOARD APPLICATION

To: Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450
(585) 223-0770

Please note that members of Town staff and reviewing Board members may visit your property to review your request. Please review Perinton Town Code requirements at:
http://www.perinton.org/codes/

PROJECT NAME Tennis Club of Rochester

Location 570 Kreag Rd

APPLICANT Deanna Kernan, Tennis Club of Rochester, Inc.

Phone [redacted] mailing address 570 Kreag Rd

City Perinton Zip 14534 Fax _____ e-mail [redacted]

OWNER Same

Phone _____ mailing address _____

City _____ Zip _____ Fax _____ e-mail _____

Person appearing at public hearing for application _____

Phone _____ mailing address _____

City _____ Zip _____ Fax _____ e-mail _____

REASON FOR APPEARING
Subdivision Approval: ☐ Concept ☐ Preliminary ☐ Final

Site Plan Approval: ☒ Preliminary ☒ Final **FEE** _____ **SQ.FT.** _____

Change of Use From _____ to _____

TYPE OF PROJECT Construction of new building with indoor courts

Is this parcel in a flood plain? No Conservation Easement? No

Size of parcel in acreage 7.4 Tax Account Number(s) 179.10-1-19

Present Zoning Residential A

Deanna Kernan DEANNA KERNAN
Applicant Signature - sign & print name

_____
Owner Signature (if other than applicant) - sign & print name

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 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:
Tennis Club of Rochester

Project Location (describe, and attach a location map):
570 Kreag Rd Perinton NY 14534

Brief Description of Proposed Action:
570 Kreag Rd is a 7.4± acre developed parcel on the south side of Kreag Rd (CR 27), east of I-490, and home to the Tennis Club of Rochester (TCR). Since 1886, TCR has provided premier facilities, well organized activities, and numerous program offerings including tennis, paddle tennis, and pickleball instruction. Existing facilities include a clubhouse, fitness center, and multiple indoor and outdoor courts. The proposed project aims to augment TCR's offerings with the construction of an 11,880± SF pre-engineered building (with 34' 8" maximum height), in the southwest corner of the parcel, to house indoor padel courts, pickleball courts, and golf simulators. Water and sanitary services will be extended to the new building from existing on-site services. Access from Kreag Rd will remain unchanged.

Name of Applicant or Sponsor:	Telephone: [redacted]
Deanna Kernan, Tennis Club of Rochester	E-Mail: [redacted]

Address:
570 Kreag Rd

City/PO:	State:	Zip Code:
Perinton	NY	14534

	NO	YES
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.	☑	☐
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: Town of Perinton Planning Board & Zoning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 7.40 acres
   b. Total acreage to be physically disturbed? 0.55 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.40 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ■ Commercial ■ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☑	☐
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?	☐	☑

	NO	YES
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?	☐	☑
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If 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: Existing storm system that discharges to I-490 right-of-way		
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:	☑	☐
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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

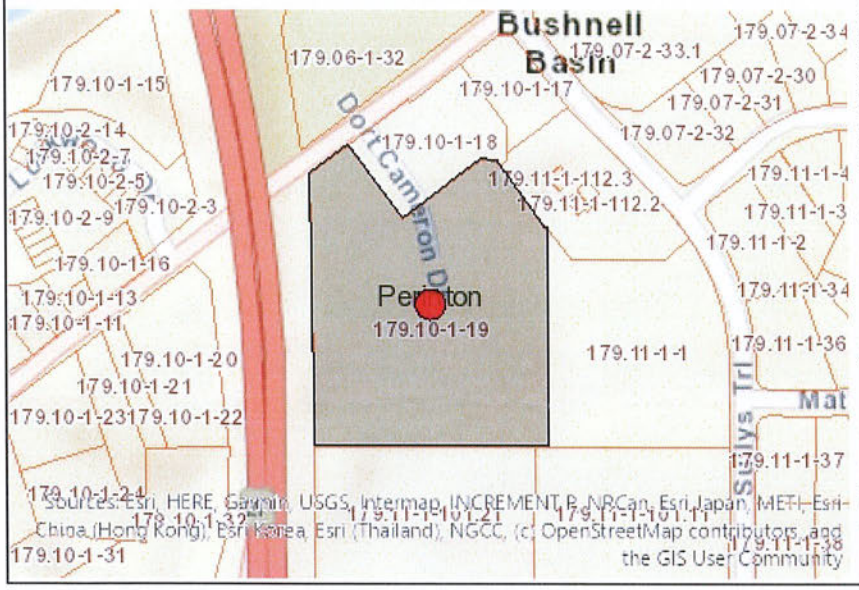
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Matt Tomlinson, Marathon Engineering, as Agent Date: 10/13/26

Signature: Matt T Title: Project Manager

EAF Mapper Summary Report

Tuesday, October 13, 2026 9:51 AM



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Agency Use Only [If applicable]	
Project:	1955-26 Tennis Club of Roc
Date:	

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☑	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☑	☐

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment FormPart 3
Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation,that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation,that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRELIMINARY SITE PLAN REVIEW

PROJECT NAME Tennis Club of Rochester

This CHECKLIST is for use by the applicant as a guide to insure that all necessary information has been provided on the maps.

The checklist should be completed by the applicant and submitted along with the application sheet.

If the applicant is proposing a new project of a sizeable nature or a significant change to a current project, if may be to their best interest to appear before the Board for an informal discussion prior to preparing the detailed plans as required below.

If variances will be required from the Zoning Board of Appeals, the applicant should first appear before the Planning Board on an informal basis to obtain a recommendation to the Zoning Board of Appeals. This should help to minimize any future conflicts later on.

This proposal may be required to be reviewed by Monroe County, pursuant to Section 239m of the General Municipal Law. The appropriate referral form may be obtained from the Town of Perinton Planning Board Secretary.

1. Area map of applicant's entire holding, showing subdivisions, streets and easements within 100 feet of applicant's property. Adjacent land use including buildings, pavement, landscaping, topography, ownership and zoning should also be shown.
   ☑ Shown ☐ N/A

2. Topographic Map with 5 feet elevation contours if grades exceed 3% or susceptibility to erosion, flooding or ponding. Otherwise, contours and spot elevations at 1 or 2-foot intervals should be shown.
   ☑ Shown ☐ N/A

3. Also to include:
   a. Title of drawing ☑ Shown ☐ N/A
   b. Name and address ☑ Shown ☐ N/A
   c. North point, scale and date ☑ Shown ☐ N/A
   d. Boundaries of the property, plotted to scale ☑ Shown ☐ N/A
   e. Existing watercourses, Town LDD limits and State Wetland with buffer area must be shown ☐ Shown ☑ N/A
   f. Proposed use and height of all buildings ☑ Shown ☐ N/A
   g. Show parking and truck loading areas, provide breakdown as per square foot uses in the building to meet parking ordinance. ☐ Shown ☑ N/A
   h. Show access and egress drives ☑ Shown ☐ N/A
   i. Location of all outdoor storage ☐ Shown ☑ N/A

4. Show existing and/or proposed site improvements:
   a. Sidewalk easement ☐ Shown ☑ N/A
   b. Sidewalk ☑ Shown ☐ N/A
   c. Drains ☑ Shown ☐ N/A
   d. Culverts ☑ Shown ☐ N/A

e. Retaining walls and fences	☑ Shown	☐ N/A
f. Storm water drainage	☑ Shown	☐ N/A
g. Sanitary sewage	☑ Shown	☐ N/A
h. Size and location of all signs	☑ Shown	☐ N/A
i. Buffer areas	☐ Shown	☑ N/A
j. Design and location of lighting facilities	☑ Shown	☐ N/A
k. Show building area for retail sales	☐ Shown	☑ N/A
l. Curbs	☑ Shown	☐ N/A
5. Landscape plan shall be included	☐ Shown	☑ N/A
6. Erosion control plan shall be included	☑ Shown	☐ N/A
7. Conservation Easement	☐ Shown	☑ N/A
8. Limited Development District, areas indicated	☐ Shown	☑ N/A

SITE PLAN MAPS

Special attention should be given to the following items, as they are more often excluded from the site plan. Section 208-53B(3) requires these items to be part of the approval process but does not limit consideration to just these items. If an applicant is looking to expedite an application, it is most important that these details are shown on the site plan. Exclusion results in time and money loss with dissatisfied clients.

1. LANDSCAPING - include location, caliber, species, differentiate between existing and proposed. Show planting schedule.

2. LIGHTING – include height of pole, style of fixture, foot-candles, area coverage per fixture and location. Poles shall not exceed 16 feet in height.

3. DUMPSTERS AND REFUSE – location, landscaping, building material enclosure and elevations. Enclosure should be compatible with building.

4. SIGNAGE – location, true colored rendering drawn to scale showing size of sign, size of lettering, type of construction, lighting, structural details when attached to building, elevation drawing of building face to scale. In addition, signage requires a separate application to the Planning Board Sign Committee.

5. SIDEWALKS – location, construction, easements. Check Town Sidewalk Map to verify if required.

6. MECHANICALS – show building or ground mounted locations, show enclosure elevations and construction materials or landscaping to protect from visual pollution on the site and off the side.

7. EROSION CONTROL PLANS

8. LIMITED DEVELOPMENT DISTRICT AREAS – show flooding and ponding, wooded areas, steep slopes subject to erosion, areas where development poses a threat to the public health, safety and welfare of the Town of Perinton.

9. EASEMENTS AND DIMENSION – show and label.

10. VARIANCES OR SPECIAL PERMITS – when granted by the Board of Appeals, indicate on site plan date granted and type of approval.

The above items **DO NOT EXCLUDE** other items as described under Article X Section 208-53 Site Plan Approval.

Review Completed By_____ Date_____

Map No. _____Date_____

12/9/2019

FINAL SITE PLAN REVIEW

PROJECT NAME Tennis Club of Rochester

This CHECKLIST is for use by the applicant as a guide to insure that all necessary information has been provided on the maps.

The checklist should be completed by the applicant and submitted along with the application sheet.

Preliminary Site Plan Approval was granted on _____.
If more than six (6) months has lapsed since Preliminary Approval was granted, the Planning Board and/or the applicant may ask to rehear the Preliminary before proceeding with a Final Site Plan hearing.

1. The Final Plan must contain all information as required under the Preliminary phase.
☐ Shown ☐ N/A

2. The plan shall address all conditions of Preliminary Approval in accordance with the minutes of that approval and any subsequent meetings or discussions.
☐ Shown ☐ N/A

3. All required Zoning Board variances should have been obtained and must be shown in tabular form on the site plan drawing.
☐ Shown ☐ N/A

4. If the project is located on a State or County Highway, the applicant must provide some form of acknowledgement from that agency indicating their acceptance for the proposed site plan.
☐ Shown ☐ N/A

The Final set of plans includes the following sheets:

_____

_____

_____

_____

Final Site Plan Approval Expiration Date _____

Final Site Plan Approval expires one year from the date of approval.
Subsequently re-approval from the Planning Board would be required.
Date_____

Review Completed By_____ Date_____

Map No. _____Date_____
/2005

Pursuant to Section 2105 of the New York Civil Practice Law and Rules, I hereby certify that this copy has been compared by me with the original and is a true and complete copy thereof.

Attorney at Law
BERNARD A. FRANK

LIBER 3846 PAGE 222

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That the party of the first part will forever warrant the title to said premises;

The grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

In presence of:

CHARLES G. DYE & SONS, INC.
By Charles G. Dye, Pres.

STATE OF NEW YORK COUNTY OF MONROE ss.:

On the 13 day of September 19 67 before me came Charles G. Dye to me known, who, being by me duly sworn, did depose and say that he resides in Pittsford, New York, that he is the President of Charles G. Dye & Sons, Inc. the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of Directors of said corporation; and that he signed his name thereto by like order.

BERNARD A. FRANK
NOTARY PUBLIC, State of N.Y., Monroe County
My Commission Expires March 30, 19 69

BOX 175

CHARLES G. DYE & SONS, INC.

TO

TENNIS CLUB OF ROCHESTER, INC.

WARRANTY — FULL COVENANTS — CORPORATION

Dated September 13th, 1967

The land affected by the within instrument lies in

RECORD AND RETURN TO

Reserve this space for use of Recording Office.

RECORDED
1967 SEP 14 PM 11 59
MONROE COUNTY
CLERK'S OFFICE

State of New York
Monroe County, ss:
Received on the 14th day of September 1967 at 11:59 o'clock A.M. in liber 3846 of Deeds at page 222 and examined.
Dorothy Jones
MONROE COUNTY CLERK

44

4172-

LIBER 3846 PAGE 220

THIS INDENTURE, made the 13th day of September, nineteen hundred and Sixty-seven

BETWEEN CHARLES A. DYE & SONS, INC. 1 Mill Valley Road,

Pittsford, New York,

a corporation organized under the laws of THE State of New York party of the first part, and

TENNIS CLUB OF ROCHESTER, INC., Farrington Place, Rochester, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

One - ($1.00) - Dollars,

lawful money of the United States,

paid by the party of the second part does hereby grant and release unto the party of the second part,

its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Perinton, Monroe County, New York, being part of Town Lot No. 63 and more particularly bounded and described as follows:

BEGINNING at a monument in the southerly boundary line of Kreag Road, at its intersection with the easterly boundary line of the Right of Way of the Eastern Expressway, Interstate Route 490; thence (1) running southerly on a line forming an interior angle of 125° 41' 46" with the southerly line of said Kreag Road and along the easterly boundary line of said eastern Expressway a distance of 621.70 feet to a monument; thence (2) running easterly on a line forming an interior angle of 91° 09' 14" with the last described course a distance of 532.00 feet to a point; thence (3) running northerly at right angles a distance of 500.00 feet to a point; thence (4) running northwesterly on a line forming an interior angle of 143° 09' 00" with the last described course, a distance of 195.60 feet to a point; thence (5) running westerly on a line forming an interior angle of 135° 00'00" with the last described course a distance of 28.28 feet to a point in the southeasterly boundary line of premises of Robert R. Crump and Elizabeth B. Crump, his wife; thence (6) running southeasterly on a line forming an interior angle of 135° 00'00" with the last described course and along the southeasterly boundary line of said Crump premises a distance of 232.83 feet to a point; thence (7) running northwesterly at right angles and along the southeasterly boundary of said Crump premises a distance of 208.25 feet to a point in the southerly line of said Kreag Road; thence (8) running southwesterly at right angles and along the southwesterly line of said Kreag Road a distance of 110.00 feet to the place of beginning.

EXCEPTING AND RESERVING to the grantor herein, its successors and assigns the easement for the installation and maintenance of a storm water sewer over the following described parcel: COMMENCING at the beginning point of course (5) of the first above described parcel; thence (1) running westerly along said course (5) a distance of 28.28 feet to a point; thence (2) running southwesterly along course (6) of the first above described parcel and its extension westerly to a point in the easterly boundary line of the Eastern Expressway, Interstate Route 490; thence (3) running southerly along said Eastern Expressway to a point 20 feet southerly, measured at right angles from

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part,

its successors and assigns forever.

AND the party of the first part covenants as follows:

FIRST.—That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

THIRD.—That the said premises are free from incumbrances;

DEED

CHARLES H. DYE & SONS, INC. TO TENNIS CLUB OF ROCHESTER, INC.

course (2) herein; thence (4) running northwesterly parallel with and 20 feet southerly from course (2) herein to a point 20 feet southerly from course (1) herein, measured at right angles; thence (5) running easterly parallel with and 20 feet southerly from course (1) herein to a point in course (4) of the first above described parcel; thence (6) running northwesterly along the said course (4) to the place of beginning.

This conveyance is made subject to all covenants, easements and restrictions of record affecting said premises.

U. S. Internal Revenue Stamps Affixed

55

FORM 8045 N. Y. DEED—WARRANTY with Lien Covenant (Trust & Corporation)

TUTHILL PRESS REGISTERED U.S. PAT. OFFICE
Tuthill Law Print Publishers Rochester N.Y.

This Indenture,

May

Made the 1st day of

Nineteen Hundred and Sixty-Eight

CHARLES DYE & SONS, INC.

a corporation organized under the laws of the State of New York with its principal office at 1 Mill Valley Road, Pittsford, New York

party of the first part, and

TENNIS CLUB OF ROCHESTER, INC., Farrington Place, Rochester, New York

part of the second part,

Witnesseth that the party of the first part, in consideration of ----------ONE---------- Dollar ($1.00-----) lawful money of the United States and other good and valuable consideration paid by the part y of the second part, does hereby grant and release unto the part of the second part, its successors and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the Town of Perinton, Monroe County, New York, being part of Town Lot No. 63 and more particularly bounded and described as follows:

BEGINNING at a point which is the southeast corner of lands heretofore transferred by Charles Dye & Sons,, Inc. to the Tennis Club of Rochester, Inc. by deed recorded in Monroe County Clerk's Office in Liber 3846 of Deeds at Page 221, thence;

(1) Northerly along the easterly boundary of the aforesaid property five hundred (500) feet to a point, thence;

(2) Easterly at right angles with the first described course five feet to a point, thence;

(3) Southerly at right angles to the last described course and parallel with course No. 1 a distance of five hundred feet to a point, thence;

(4) Westerly making a right angle with the last described course a distance of five feet to the point and place of beginning.

Being and hereby intending to convey a strip of land five hundred (500) feet long and five (5) feet wide adjacent to the easterly property line of the property now owned by the Tennis Club of Rochester, Inc.

MONROE COUNTY 0 1 9 1 0 8 REAL ESTATE TRANSFER TAX STATE OF NEW YORK Dept. of Taxation & Finance APR 29 68 00.55

BOOK 3977 PAGE 193

Pursuant to Section 2105 of the New York Civil Practice Law and Rules, I hereby certify that this copy has been compared by me with the original and is a true and complete copy thereof.

Bernard A. Frank
Attorney at Law
BERNARD A. FRANK

Box 175

Deed

CORPORATION WARRANTY WITH LIEN COVENANT

CHARLES DYE & SONS, INC.

TO

TENNIS CLUB OF ROCHESTER, INC.

Dated: 5/1 1968

RECORDED
1969 APR 23 AM 11 01
MONROE COUNTY

State of New York
Monroe County, ss.
Recorded on the 23rd day
of April 1969 at
11:01 o'clock A.M. in liber
3977 of Deeds
at page 193 and examined.
Thos. J. Moran
MONROE COUNTY CLERK

36

BOOK 3977 PAGE 194

To gether with the appurtenances and all the estate and right of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And the party of the first part covenants as follows:
First, That the party of the second part shall quietly enjoy the said premises;
Second, That the party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Presence of

In Witness Whereof, the party of the first part has caused its corporate seal to be hereto affixed, and these presents to be signed by its duly authorized officer this Nineteen Hundred and Sixty-Eight day of

CHARLES DYE & SONS, INC.

By _____

State of New York
County of MONROE } ss.:

On this 1st day of May Nineteen Hundred and Sixty-Eight before me personally came

CHARLES G. DYE

to me personally known, who, being by me duly sworn, did depose and say that he resides in Pittsford, New York that he is the President of Charles Dye & Sons, Inc. the corporation described in, and which executed, the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed many thereto by like order.

BERNARD A. FRANK
NOTARY PUBLIC, State of N. Y. Monroe County
My Commission Expires March 30, 19 69

FORM 8334 N. Y. DEED—WARRANTY with Lien Covenant (Rev. 4/84)

TR NO. 44031
TITLE NO.
BOOK PAGE
REEL PR
NO PAGES

This Indenture,

Made the 30th day of September Nineteen Hundred and Eighty-Six

Between Robert R. Crump, 103 Fayette Drive, Fayetteville, NY 13066

party of the first part, and

Tennis Club of Rochester, Inc., One Dort Cameron Drive, Pittsford, NY 14534

party of the second part,

Witnesseth that the party of the first part, in consideration of ONE AND NO/100--------Dollar ($ 1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do es hereby grant and release unto the party of the second part, its successors and assigns forever, all THAT TRACT OR PARCEL OF LAND, as set forth in SCHEDULE "A" attached hereto and made a part hereof.

Subject to all covenants, easements and restrictions of record, if any, affecting said premises.

Hereby intending to describe and convey the same premises conveyed to the party of the first part by deed dated October 1, 1979 and recorded October 4, 1979 in the Monroe County Clerk's Office in Liber 5692 of Deeds, page 184 and in Correction Warranty Deed dated January 31, 1980 and recorded February 8, 1980 in the Monroe County Clerk's Office in Liber 5758 of Deeds, page 334.

Tax Map No. 179.100-01-018
Mailing Address: One Dort Cameron Dr. 14534

RECEIVED
TS# 600.00
REAL ESTATE
SEP 30 1986
TRANSFER TAX
MONROE
COUNTY

U-05406

RECORDED
SEP 30 PM 4 54
MONROE CO
CLERK'S OFFICE

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And said party of the first part covenants as follows:

First. That the party of the second part shall quietly enjoy the said premises;

Second. That said party of the first part will forever Warrant the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

Robert R. Crump (L.S.)

(L.S.)

State of New York }
County of Monroe } ss.: On this 30th day of SEPTEMBER Nineteen Hundred and Eighty-Six

before me, the subscriber, personally appeared

ROBERT R. CRUMP

to me personally known and known to me to be the same person described in and who executed the within Instrument and he duly acknowledged to me that he executed the same.

Cinda M. Beckwith
Notary Public

CINDA M. BECKWITH
Notary Public in the State of New York
LIVINGSTON & MONROE COUNTIES
Commission Expires March 30, 19 87

Bk 102 Pg 7 Mortgages

Ahrens
WARRANTY DEED WITH LIEN COVENANT

Crump
TO
Tennis Club of Rochester, Inc.

Dated Sept. 30 1986

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in Town Lot 63, Township 12, Range 4, in the Town of Perinton, County of Monroe and State of New York, all as shown on Drawing No. 1448 Y-01, dated September 8, 1986 prepared by Sear-Brown Associates P.C. being more particularly bounded and described as follows:

Beginning at a P.K. nail found in the center line of Kreag Road (a right of way varying widths) which P.K. nail is distant 165 feet southwesterly from the center line of Sulley's Trail; thence in a southeasterly direction a distance of 33 feet more or less to a round iron pin in the southeasterly line of Kreag Road to the point and place of beginning; thence (1) south 37° 25' 45" east, a distance of 172.00 feet along the westerly line of lands now or formerly owned by Richard J. and Susan M. Russell, being tax account #179.100-01-017 to a found D.H./Cross in Concrete Pad; thence (2) south 01° 15' 45" east, along the westerly line of lands of Russell aforesaid, a distance of 79.28 feet to an iron pin set in the esterly line of lands now or formerly owned by O'Brien Homes Inc., being tax account #179.150-01-058; thence (3) south 52° 34' 15" west, along the lands of O'Brien Homes, Inc. aforesaid, a distance of 20.66 feet to an iron pin found in the easterly line of lands now or formerly owned by Tennis Club of Rochester, being tax account #179.100-01-019; thence (4) north 37° 25' 45" west, along the lands of the Tennis Club aforesaid, a distance of 11 feet to a found iron pin; thence (5) north 82° 25' 45" west, along the northerly line of lands of the Tennis Club aforesaid, a distance of 35.36 feet to an iron pin found in the northerly line of lands of the Tennis Club aforesaid; thence (6) south 52° 34' 15" west, along the northerly line of lands of the Tennis Club aforesaid a distance of 227.56 feet to an iron pin set in the northerly line of lands of the Tennis Club aforesaid; thence (7) north 37° 25' 45" west,a distance of 208.25 feet to an iron pin found in the southeasterly line of Kreag Road; thence (8) north 52° 34' 15" east, along the southeasterly line of Kreag Road,a distance of 177.88 feet to a point;thence (9) south 37° 25' 45" east, along Kreag Road, a distance of 8.25 feet to a point; thence (10) north 52° 34' 15" east, along Kreag Road, a distance of 142.12 feet to the point and place of beginning.

STATE OF NEW YORK
MONROE COUNTY, SS.

RECORDED ON 09/30/86
TIME 16:44:01
BOOK 6986 PAGE 39
REEL FR
OF
DEED

AND EXAMINED
PATRICIA L. McCARTHY
MONROE COUNTY CLERK

Pursuant to Section 2105 of the New York Civil Practice Law and Rules, I hereby certify that this copy has been compared by me with the original and is a true and complete copy thereof.

Attorney at Law

BARNARD H. FRANK

Utility Memorandum

Tennis Club of Rochester

October 16, 2026

570 Kreag Rd is a 7.4± acre developed parcel on the south side of Kreag Rd (CR 27), east of I-490, and home to the Tennis Club of Rochester (TCR). Since 1886, TCR has provided premier facilities, well organized activities, and numerous program offerings including tennis, paddle tennis, and pickleball instruction. Existing facilities include a clubhouse, pool, fitness center, and multiple indoor and outdoor courts.

The proposed project aims to augment TCR's offerings with the construction of an 11,880± SF pre-engineered metal building (with 34' 8" maximum height), in the southwest corner of the parcel to house indoor padel courts, pickleball courts, and golf simulators. Water and sanitary services will be extended to the new building from existing on-site services. Access from Kreag Rd will remain unchanged.

The following is a summary of the utilities servicing the site.

Water – The TCR has a single 6-inch combined water service onsite that provides domestic water and fire protection for the entire complex. This service connects to an existing backflow preventer located in the main clubhouse. Downstream of the backflow preventer, the water service branches to the supporting buildings as required.

The proposed building will contain two bathrooms and two drinking fountains, with no additional water uses anticipated. Water service will be provided by a new 1-inch polyethylene water service tapped off the existing 3-inch service line extending from the clubhouse to the vinyl dome adjacent to the new building. The connection will be made using a service tap or tee with an isolation valve. The existing backflow preventer at the clubhouse will provide protection for the new service.

No additional backflow prevention is required, and approval from the Monroe County Water Authority is not required for this service.

Sanitary – The proposed building will contain two bathrooms and two drinking fountains, with no additional water uses anticipated. The estimated peak-day water demand and corresponding sanitary wastewater generation are calculated as follows:

- Water use per player: 5 gallons per day (gpd)
- Peak-day players: 128
    - Players and spectators per court: 4 players and 2 spectators (average)2
    - Number of courts: 4
    - Average game duration: 1.5 hours
    - Daily operating hours: 12 hours
- Estimated peak-day water use: 960 gpd

The proposed building will be served by a 4-inch sanitary sewer lateral connected to an E/One DH151 grinder pump station. The pump station will utilize a single-pump configuration, with an alarm panel mounted inside the proposed building for system monitoring. The grinder pump station has a rated capacity of 1,500 gpd, which exceeds the estimated peak-day water demand of 960 gpd.

The grinder pump station will discharge through a 1.5-inch HDPE force main connected to the existing 6-inch sanitary sewer lateral serving the overall complex.

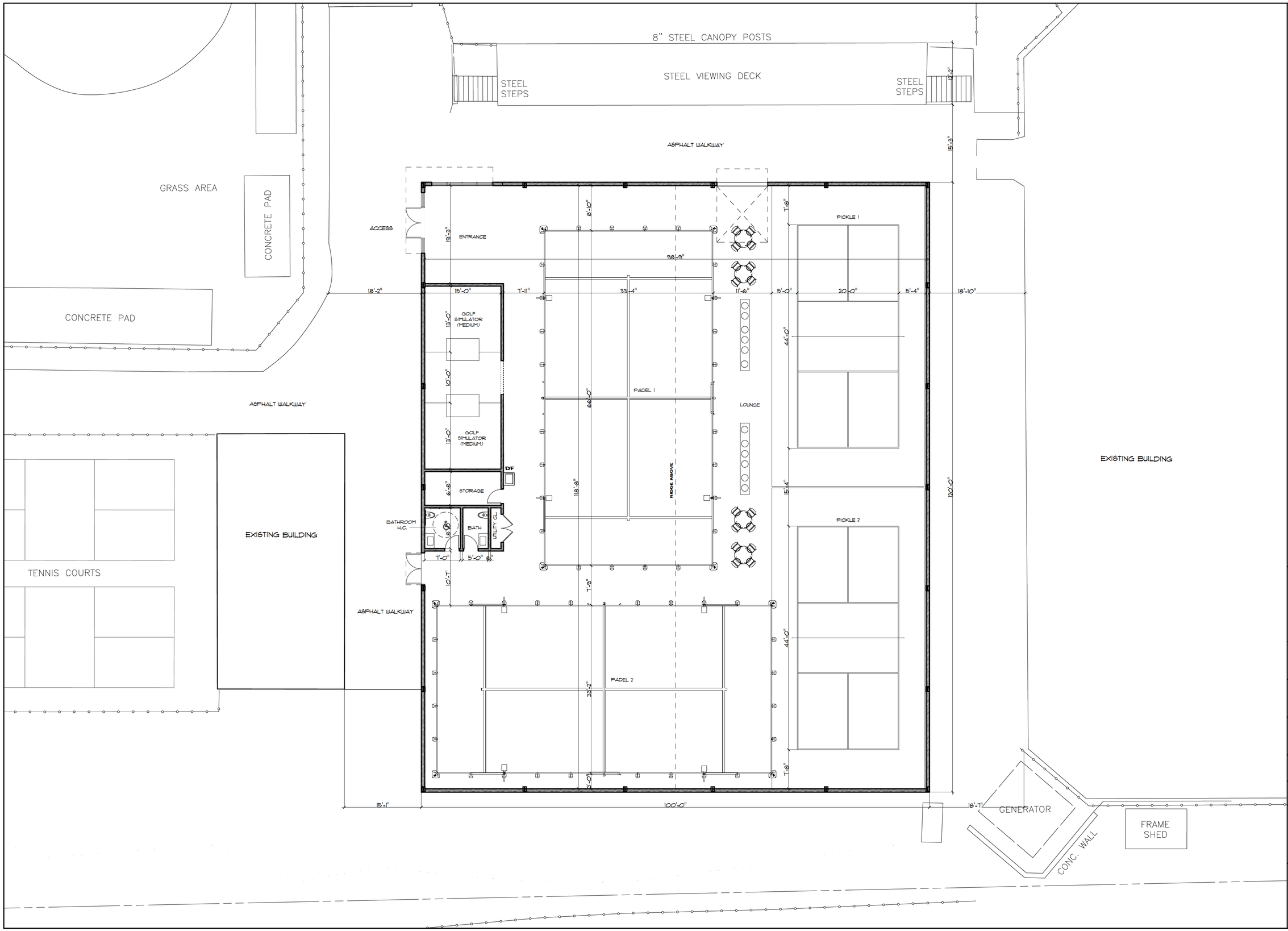
Stormwater Management – The proposed project will disturb approximately 22,000 square feet (0.5 acres), which is below the applicable threshold for requiring a full Stormwater Pollution Prevention Plan (SWPPP), green infrastructure practices, or water quantity control measures.

The disturbed area consists entirely of existing impervious surfaces. The proposed building and associated impervious surfaces will be located entirely within the existing impervious footprint. Any additional disturbance associated with utility installation will be restored to its pre-construction condition upon completion of the work.

As the project will not result in an increase in impervious surface area, no increase in stormwater runoff volume or rate is anticipated.

Stormwater runoff will be collected by a network of concrete storm inlets connected to an existing 21-inch-diameter storm sewer located immediately south of the proposed project area. The existing storm sewer discharges to a slope near the eastern property line. Refer to the site plans for additional details regarding the proposed stormwater collection system and existing drainage infrastructure.

Traffic and Parking– The proposed building will replace four existing tennis courts with two padel courts and two pickleball courts located within the building. As the project represents a redevelopment of existing recreational facilities, no increase in parking demand or traffic is anticipated. Therefore, no additional parking spaces will be provided as part of this project.



G+P
ARCHITECTS

62 PLATT LN MILFORD CT 06461
PH: (203) 306-8780

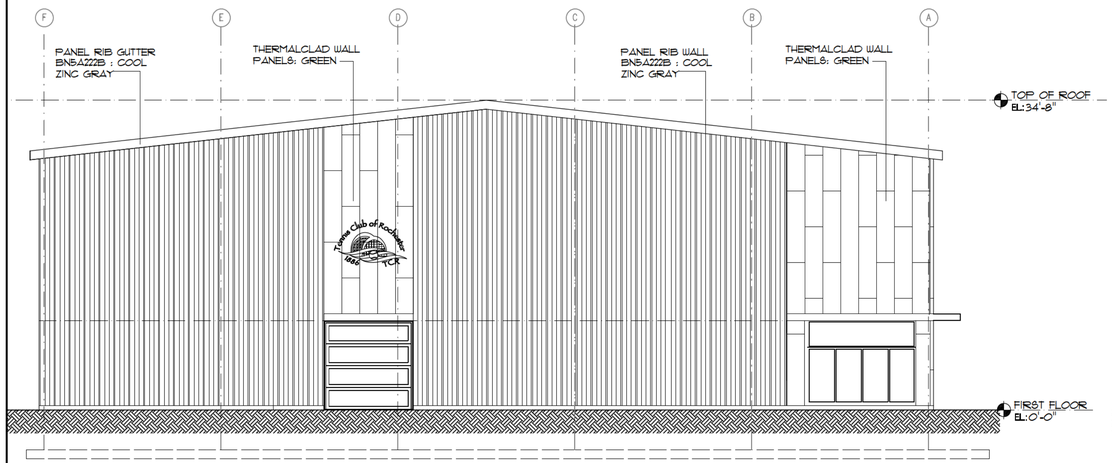
ROCHESTER TENNIS CLUB
570 Kreag Rd, Pittsford,
NY 14534

PHASE:

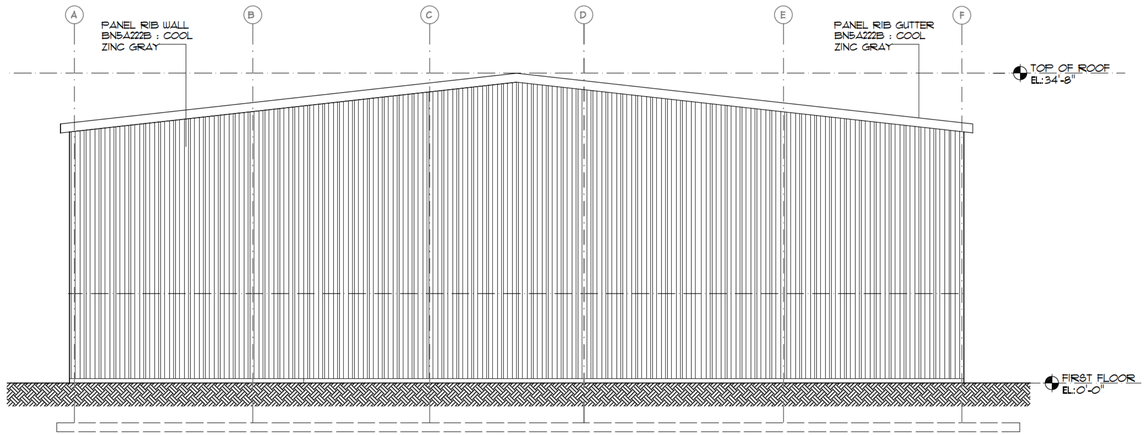
Drawing Title:
PROPOSED
FLOOR PLAN

Drawn By:	Scale:
TG-GP	1/8" - 1'-0"
Project No.: 2026-08	Date: 08-27-26
	Drawing No: A-101

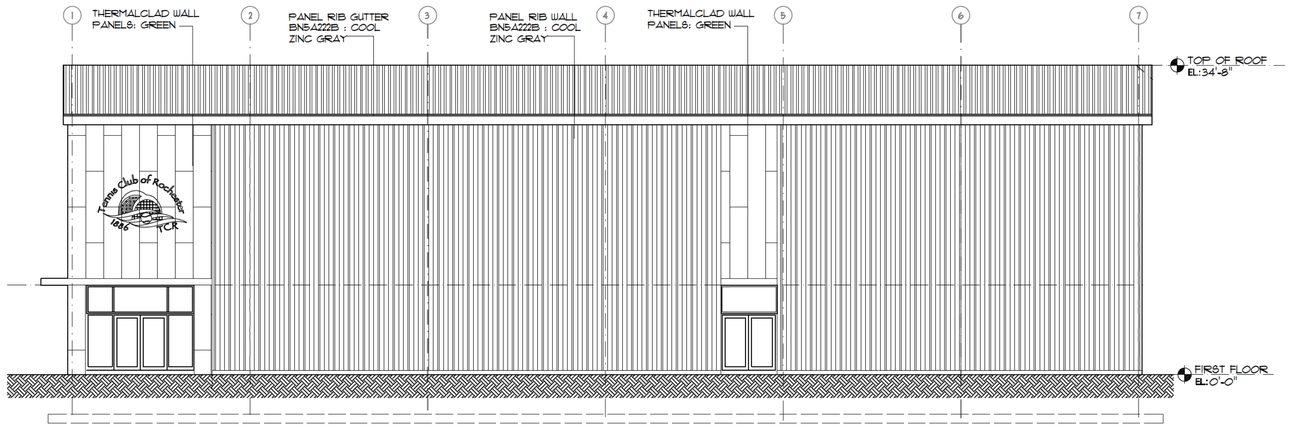
OWNERSHIP AND CONDITIONS OF USE
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES UNLESS AGREED TO IN WRITING BY THE ARCHITECT AND APPROPRIATE AUTHORIZATION OF THE ARCHITECTS. THE USE OF THE DOCUMENT IS CONTINGENT UPON PAYMENT TO THE ARCHITECT FOR SERVICES RENDERED. NONPAYMENT SHALL GIVE THE ARCHITECT THE AUTHORITY TO BAR DOCUMENT USE BY ANY AND ALL PARTIES. IF OWNER DISPUTES ANY ARCHITECTS STATEMENTS FOR SERVICES, IT IS REQUIRED THAT THE OWNER ADVISE THE ARCHITECT IN WRITING WITHIN TEN (MO) DAYS REMAINING, UNDISPUTED PORTIONS ARE DUE AND PAYABLE UPON RECEIPT. THE OWNER SHALL INDEMNIFY THE ARCHITECT AGAINST ANY CLAIM ALLEGING DAMAGES OR DELAYS INCURRED IN THE EVENT THE ARCHITECT EXERCISES THE RIGHT TO BAR DOCUMENT USE FOR NON PAYMENT. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING.
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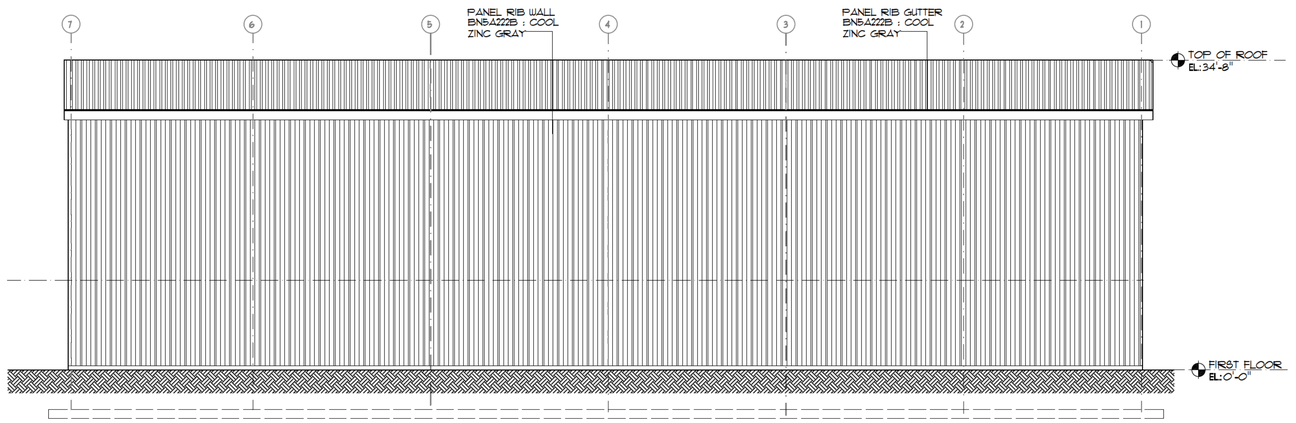
1 EAST ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"



3 NORTH ELEVATION
1/8"=1'-0"



4 SOUTH ELEVATION
1/8"=1'-0"

G+P
ARCHITECTS
62 PLATT LN MILFORD CT 06461
PH: (203) 306-8780

ROCHESTER TENNIS CLUB
570 Kreag Rd, Pittsford,
NY 14534

PHASE:

Drawing Title:
PROPOSED
EXTERIOR ELEVATIONS

Drawn By:	Scale:
TG-GP	1/8" - 1'-0"
Project No.:	Date:
2026-08	08-27-26
	Drawing No:
	A-200

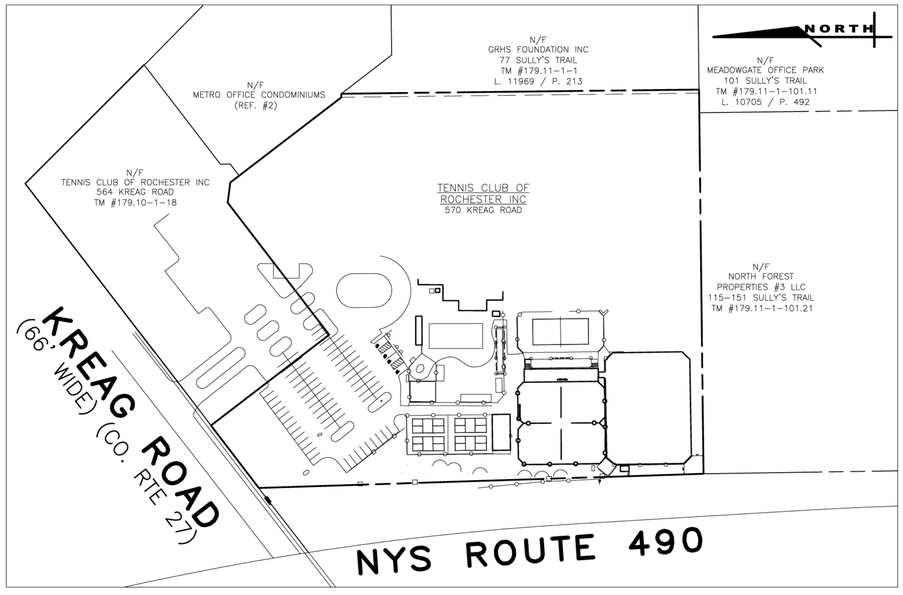
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THIS DRAWING IS COPY RIGHT

PRELIMINARY/ FINAL SITE PLANS
for
TENNIS CLUB OF ROCHESTER

KREAG ROAD

SITUATE IN:

TOWN OF PERINTON - MONROE COUNTY - STATE OF NEW YORK



OVERALL MAP

1" = 100'



LOCATION MAP

NOT TO SCALE

MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION
840 HANSHAW RD, STE 6
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

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MARATHON ENGINEERING

SHEET INDEX

SHEET NUMBER	DRAWING NUMBER	Sheet Description
00	COVER	COVER
01	SV1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
02	C1.0	LAYOUT PLAN
03	C2.0	UTILITY, GRADING, AND EROSION CONTROL PLAN
04	C3.0	CONSTRUCTION DETAILS
05	C3.1	CONSTRUCTION DETAILS

DEMOLITION NOTES

1. **GENERAL DEMOLITION RESPONSIBILITIES –** THE CONTRACTOR IS RESPONS BLE FOR THE COMPLETE DEMOLITION, REMOVAL, AND LEGAL OFF-SITE DISPOSAL OF ALL ITEMS CALLED OUT TO BE REMOVED. PARTIAL REMOVAL, BURIAL, OR ABANDONMENT OF ANY FEATURE SHALL NOT OCCUR WITHOUT EXPLICIT DIRECTION IN THE CONTRACT DOCUMENTS OR WRITTEN APPROVAL FROM THE OWNER'S ON-SITE REPRESENTATIVE.

2. **WORK LIMITS -** THE CONTRACTOR SHALL STAKE AND MA NTAIN THE WORK L MIT LINE AND SHALL NOT DISTURB AREAS OUTS DE THIS LINE WITHOUT PRIOR APPROVAL FROM THE OWNER'S ON-SITE REPRESENTATIVE. ANY MOD FICATION TO WORK LIMITS MUST BE COORDINATED N ADVANCE.

3. **UNDERCUT AND BACKFILL REQUIREMENTS -** ALL FACILITIES TO BE REMOVED MUST BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH APPROPRIATE COMPACTED FILL AS FOLLOWS:

   3.1. **AREAS WITHIN NEW BUILDING FOOTPRINTS -** SHALL BE BACKF LLED, COMPACTED, AND TESTED AS SPECIFIED IN THE STRUCTURAL DRAWINGS, ARCHITECTURAL DRAWINGS, AND/OR GEOTECHNICAL REPORT.
   3.2. **AREAS OUTSIDE NEW BUILDING FOOTPRINTS -** MAY BE BACKFILLED WITH SUITABLE ON-SITE MATERIAL OR NYSDOT ITEM 203.07 SELECT GRANULAR F LL, AS APPROPRIATE.
   3.3. **ALTERNATIVE BACKFILL MATERIALS -** THE USE OF ALTERNATIVE BACKF LL MATERIALS SHALL BE EVALUATED AND APPROVED ON A CASE-BY-CASE BASIS BY THE PROJECT'S GEOTECHNICAL ENGINEER BEFORE USE.

   ALL BACKFILL L FT THICKNESS, COMPACTION METHODS, AND TEST NG REQUIREMENTS SHALL CONFORM TO THE EARTHWORK NOTES AND GEOTECHNICAL REPORT.

4. **REMOVAL AND DISPOSAL** – THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE OF IT LEGALLY, EITHER OFF-SITE OR RETURNED TO THE OWNER AS DIRECTED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL.

5. **UTILITY DISCOVERY -** ANY UTILIT ES THAT ARE EXPOSED DURING DEMOLITION THAT ARE NOT SHOWN GRAPHICALLY ON THE PLANS SHALL BE DISCUSSED WITH DESIGN ENGINEER AND OWNERS ON-SITE REPRESENTATIVE PRIOR TO REMOVAL TO DETERM NE IF RECONNECTION NEEDS TO BE MADE.

6. **UTILITY SERVICE CONTINUITY & REMOVAL –** THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO EXISTING BUILDINGS AND FACILITIES THAT ARE TO REMAIN. ANY TEMPORARY SHUTDOWNS OR RELOCATIONS NECESSARY FOR CONSTRUCTION SHALL BE COORD NATED IN ADVANCE WITH THE OWNER'S ON-SITE REPRESENTATIVE AND NOT FIED TO ALL AFFECTED OCCUPANTS. PRIOR TO REMOV NG ANY UTILITY, THE CONTRACTOR SHALL VERIFY THAT IT NO LONGER SERVES ANY ACTIVE LATERALS OR CONNECTIONS. ANY UTILITY FOUND TO STILL BE IN SERVICE SHALL BE IMMEDIATELY RECONNECTED AND REPORTED TO THE OWNER'S ON-SITE REPRESENTATIVE AND DESIGN ENGINEER.

7. **UTILITY DISCONNECTION -** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UT LITY SERVICES TO THE EXISTING BUILD NG PRIOR TO DEMOLITION.

8. **UTILITIES WITHIN PROPOSED BUILDING FOOTPRINTS -** ALL UT LITIES WITHIN PROPOSED BUILDING FOOTPRINTS (INCLUDING 5 FEET BEYOND THE PERIMETER) SHALL BE REMOVED, AND THE EXCAVATION AREA SHALL BE BACKFILLED AND COMPACTED PER THE CONSTRUCTION DOCUMENTS.

9. **UTILITY COORDINATION -** THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND RELOCATION OF ANY UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE WORK COMPLIES WITH THE UT LITY COMPANY'S REQUIREMENTS AND ANY NECESSARY COORD NATION FOR RELOCATION OR REMOVAL.

10. **DEMOLITION ITEMS** - THIS PLAN MAY NOT SHOW ALL ITEMS TO BE DEMOLISHED, ABANDONED, OR REMOVED. ANY EXISTING FEATURE REQUIRED TO BE REMOVED TO CONSTRUCT THE PROJECT THAT IS NOT SPECIFICALLY CALLED OUT FOR DEMOLITION OR ABANDONMENT SHALL BE REPORTED TO THE DESIGN ENG NEER FOR CLARIFICATION. UNLESS NOTED OTHERWISE, EXISTING FEATURES ARE TO REMAIN.

11. **SALVAGED MATERIALS -** THE CONTRACTOR ACCEPTS RESPONSIB LITY FOR SALVAGED MATERIALS AND THEIR REINSTALLATION, UNLESS OTHERWISE DIRECTED IN THE CONTRACT DOCUMENTS. SALVAGED MATERIALS SHALL BE STOCKPILED IN A SECURE LOCATION FOR EITHER RE NSTALLATION OR TURNOVER TO THE OWNER, AS SPECIF ED. ANY ITEMS DAMAGED DURING REMOVAL AND RENDERED UNUSABLE SHALL BE REPLACED IN K ND AT NO ADDITIONAL COST.

12. **WORK SEQUENCING -** DEMOLITION OR ABANDONMENT OF UTILIT ES, DRIVEWAYS, STRUCTURES, OR OTHER FEATURES SHALL NOT OCCUR UNTIL ALL REQUIRED NEW OR TEMPORARY NFRASTRUCTURE (E.G., PAVEMENT, UT LITIES, DRA NAGE, ACCESS BLE PARKING, ETC.) IS INSTALLED AND OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR EXECUTING THIS WORK N A SAFE AND ORDERLY MANNER.

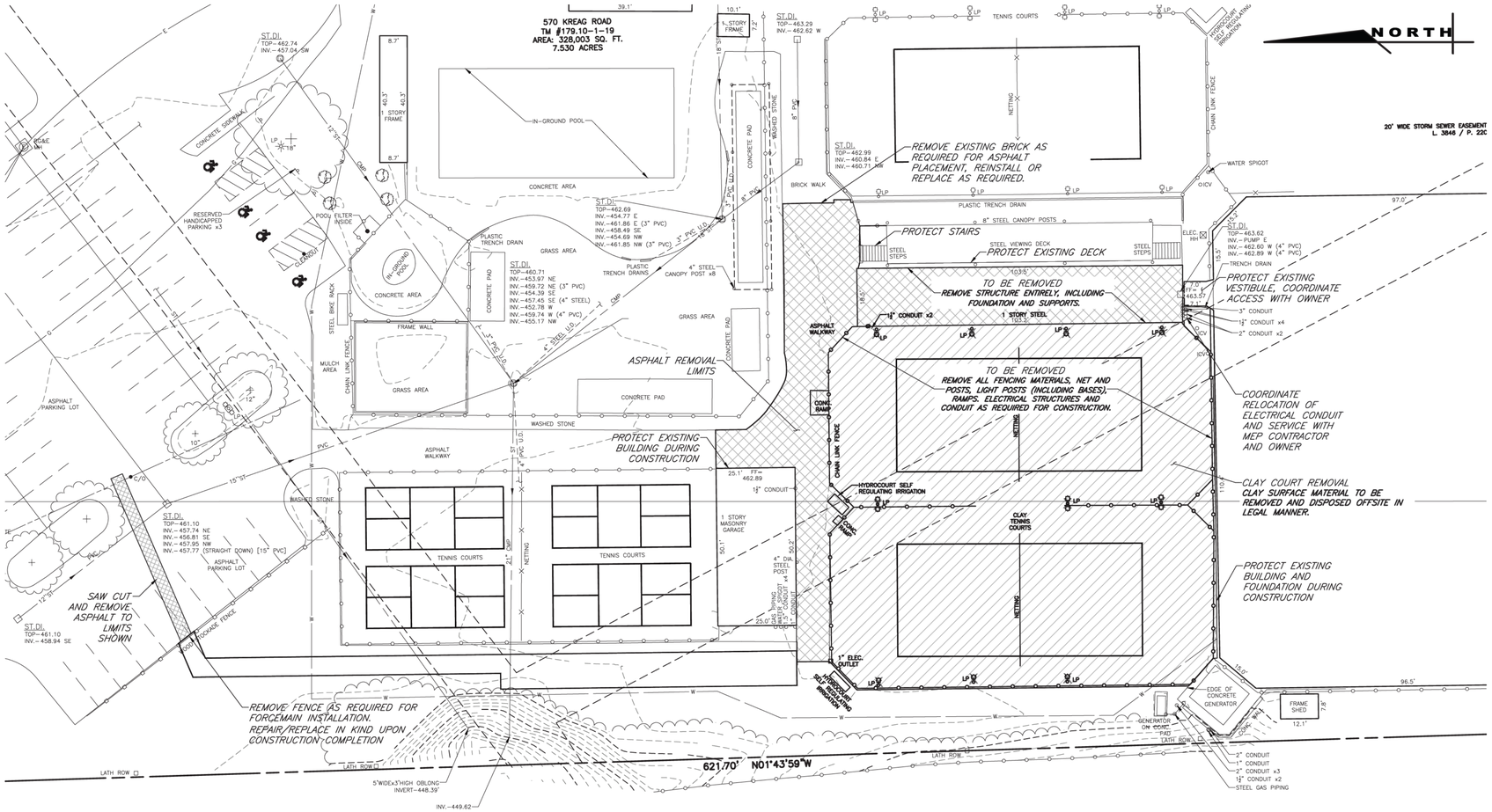
13. **FIRE PROTECTION -** F RE PROTECTION MUST BE PROVIDED AT ALL TIMES DURING CONSTRUCTION (ACCESSIB LITY COORD NATED WITH FIRE DEPARTMENT, HYDRANTS KEPT CLEAR OF OBSTRUCTION ETC.).

14. **WORK ON ADJACENT PROPERTIES -** NO WORK OR EQU PMENT IS ALLOWED ON THE ADJACENT PROPERTIES WITHOUT WRITTEN CONSENT OF PROPERTY OWNER(S).

15. **PROTECTION OF BENCHMARKS AND SURVEY MONUMENTS -** THE CONTRACTOR SHALL PROTECT ALL PROJECT BENCHMARKS, PROPERTY CORNERS, AND SURVEY MONUMENTS/MARKERS THROUGHOUT CONSTRUCTION.

16. **ABANDONED UTILITY PIPES AND STRUCTURES -** THE CONTRACTOR SHALL FILL ALL ABANDONED UTILITY PIPES AND STRUCTURES WITH CONTROL DENSITY F LL. ALL ABANDONED PIPES AND STRUCTURES WITHIN 2' OF PROPOSED F NISHED GRADE SHALL BE REMOVED UNLESS SPECIFIED OTHERWISE. AT MANHOLES AND STRUCTURES TO REMAIN, ABANDONED P PES SHALL BE CUT AND PLUGGED, AND THE REMAINING OPENING IN THE MANHOLE/STRUCTURE SHALL BE FILLED TO MATCH THE REMAINING STRUCTURE/MANHOLE. THE CONTRACTOR HAS THE OPTION TO REMOVE THOSE UTILITIES TO BE ABANDONED AT NO ADDITIONAL COST TO THE OWNER.

17. **IRRIGATION SYSTEMS -** CONTRACTOR SHALL SHUT OFF ALL RRIGATION SYSTEMS PRIOR TO STARTING CONSTRUCTION. ALL P PES AND WIRING FOR IRRIGATION DISCOVERED DUR NG CONSTRUCTION SHALL BE DISCONNECTED TO THE LIMITS OF DISTURBANCE. NO IRRIGATION WORK IS INCLUDED N THE CONTRACT. DISCONNECTION PO NTS FOR FOUND NFRASTRUCTURE SHALL BE MARKED ON THE AS-BUILT PROVIDED BY THE CONTRACTOR AND PROVIDED TO THE OWNERS ON-SITE REPRESENTATIVE



LEGEND:

- ADJACENT PROPERTY LINE
- PROJECT PROPERTY L NE
- EASEMENT LINE
- EXISTING GAS MAIN & VALVE
- EXISTING ELECTRIC CONDUIT & STRUCTURE
- EXISTING STORM MAIN, MANHOLE, AND INLET
- EXISTING SANITARY MAIN & MANHOLE
- EXISTING WATER MAIN, VALVE, & HYDRANT
- EXISTING CONTOUR
- DEMOLISH UTILITY
- REMOVE/M LL ASPHALT
- REMOVE CLAY COURT SURFACE
- LIGHT POLE REMOVAL

MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION
840 HANSHAW RD, STE 6
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

PRELIMINARY/ FINAL SITE PLANS for TENNIS CLUB OF ROCHESTER

KREAG ROAD
MONROE COUNTY
TOWN OF PERINTON
STATE OF NEW YORK

JOB NO:	1955-26
SCALE:	1" = 20'
DRAWN:	PBG
DESIGNED:	MPT
DATE:	10/16/2026

REVISIONS

DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF ANY ITEM BEARING THE SEAL OF A PROFESSIONAL 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 THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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STATE OF NEW YORK
COLE M. PAPASERGI
110080
LICENSED PROFESSIONAL ENGINEER
CONSTRUCTION

COLE M. PAPASERGI

DRAWING TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

01 of 05 SHEET No:	SV1.0
1955-26 JOB No:	DRAWING No:

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NOTES

GENERAL

1. **APPLICABILITY** - THE NOTES AND NFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SER ES DRAWINGS. THE "C" SER ES DRAWINGS COVER SITE RELATED MPROVEMENTS OUTSIDE THE BUILDING ENVELOPE. THE BUILD NG ENVELOPE INCLUDES ALL AREA WITHIN 5' OUTSIDE OF THE BUILD NG'S EXTERIOR WALL.

2. **MAPPING** - THE EXIST NG UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UT LITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERM NING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW NFRASTRUCTURE.

3. **UTILITY STAKEOUT** - THE CONTRACTOR SHALL NOTIFY UDIG NY (1-800-962-7962) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.

4. **PROPERTY PROTECTION** - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXIST NG PAVEMENT, CURBS, WALKS, LAWNS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO ADDITIONAL EXPENSE.

5. **ACCESS** - THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJO N NG PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.

6. **SITE SAFETY** - PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST SIGNAGE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND OCCUPATIONAL SAFETY AND HEALTH ADM NISTRATION (OSHA). JOB SAFETY AND MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR.

7. **EXCAVATIONS** - ALL EXCAVATIONS SHALL BE BACKF LLED/BARRICADED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONCLUSION OF EACH WORKING DAY.

8. **MAINTENANCE** - PUBLIC STREETS, PRIVATE DRIVES AND PARK NG FACILIT ES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SWEPT CLEAN AT THE END OF EACH WORKING DAY AND/OR AS DIRECTED BY THE OWNER'S ON-SITE REPRESENTATIVE.

9. **CONSTRUCTION STORAGE** - STORAGE OF EQU PMENT AND MATERIALS SHALL BE WITH N A SPECIF ED AND SECURED AREA AS DETERM NED N CONTRACT DOCUMENTS OR AS SPECIF ED BY THE OWNER'S ON-SITE REPRESENTATIVE.

10. **PERMIT(S)** - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNIC PALITY OR AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL BONDS AND INSURANCES AND THE OWNER IS RESPONS BLE FOR PERMIT FEES UNLESS OTHERWISE STATED N THE OWNER/ CONTRACTOR AGREEMENT.

11. **INTERIM CONDITIONS** - THE CONTRACTOR IS RESPONSIBLE TO MAINTA N POSITIVE DRA NAGE AWAY FROM BUILD NGS AND WITHIN PROJECT AREA TO A STABILIZED OUTLET THROUGHOUT THE CONSTRUCTION PERIOD. THIS MAY REQUIRE INTERIM GRADING, SHIMMING OF PAVEMENT ETC. THAT IS NOT SPEC FICALLY SHOWN ON THE PLANS AND SHALL BE THE RESPONSIB LITY OF THE CONTRACTOR.

12. **SPECIFICATIONS** - TECHNICAL SPECIFICATIONS, F SUPPL ED AS PART OF CONTRACT DOCUMENTS, ARE NTENDED TO AID AND HELP DEFINE THE CONTRACTOR'S WORK SCOPE. IF DISCREPANCIES OCCUR THE CONTRACTOR SHALL REQUEST A CLAR FICATION.

CONSTRUCTION

1. **STAKEOUT** - THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTROL PROV DED ON THE "LAYOUT PLAN". THE BUILD NG FOOTPRINT(S), DATED __/__/__, WERE PROVIDED BY (NAME OF FIRM). DISCREPANCIES WITH BUILDING(S), CONTROL POINTS, AND/ OR TIE D MENSIONS SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE NSTALLATION OF IMPROVEMENTS) FOR COORDINATION AND CLAR FICATION.

2. **BOUNDARY** - BOUNDARY INFORMATION WAS COMPUTED BY MARATHON ENGINEERING & SURVEYING OF ROCHESTER D.P.C.

3. **LAYOUT** - DIMENSIONS SHOWN, WHERE APPLICABLE, SHALL BE FROM THE FACE OF CURB UNLESS SPECIFICALLY CALLED OUT OTHERWISE.

4. **DEMOLITION** - CLEAR NG AND GRUBB NG SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "WORK LIMIT LINE" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORD NATED AND F ELD VERIFIED WITH PROJECT ON-SITE REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR RETURNED TO OWNER AS DIRECTED BY CONTRACT DOCUMENTS. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN.

5. **COORDINATION** - THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITY WORK WITH OTHER SITE UTILITIES (I.E. GAS, ELECTRIC, LIGHT NG, COMMUNICATIONS) TO AVO D POTENTIAL NSTALLATION CONFLICTS.

6. **STAGING** - AS DEF NED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AREA FOR STORAGE OF EQUIPMENT, MATERIALS, EMPLOYEE PARKING AND OFFICE SPACE. F THE AREA/METHOD IS NOT SPECIFICALLY DEFINED ON THE DOCUMENTS THEN IT SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.

7. **DOCUMENTATION REQUIREMENTS** - THE CONTRACTOR IS RESPONS BLE FOR SUPPLY NG THE OWNER OR ENGINEER WITH THE PRECISE LOCATIONS OF BLIND CONNECTIONS (I.E. WYE LOCATIONS), AS WELL AS THE CONFIGURATIONS OF LATERALS AND SERVICES TO FACILITATE THE CREATION OF AS-BUILT MAPS. THIS INFORMATION PROVIDED SHOULD BE ABLE TO BE RECREATED ON THE GROUND SURFACE, SUCH AS MEASUREMENTS FROM BU LT INFRASTRUCTURE OR COORDINATES ON THE PROJECT DATUM, OR AS AGREED UPON DUR NG THE PRECONSTRUCTION MEETING. ANY EXPENSES RELATED TO CONFIRMING UTILITY LOCATIONS THAT WERE NOT RECORDED DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

8. **CLOSE-OUT** - THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO THE SATISFACTION OF OWNER'S ON-SITE REPRESENTATIVE:
   - REMOVAL OF ANY CONSTRUCTION DEBRIS.
   - CLEANING PAVEMENT AND WALKWAY SURFACES.
   - RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS.
   - PROVIDING BONDS, GUARANTEES, CERTIFICATIONS, ETC. AS REQUIRED BY CONTRACT DOCUMENTS.
   - PROVIDING REDLINES FOR RECORD DRAW NG.
   - COMPLETION OF FINAL PUNCH LIST ITEMS.

PROJECT INFORMATION:

1. PARCEL DATA:

- **1.1. ADDRESS** 570 KREAG ROAD, PITTSFORD, NY 14534
- **1.2. PARCEL TAX NUMBERS** 179.10-1-19.0
- **1.3. OWNER** TENNIS CLUB OF ROCHESTER
- **1.4. AREA** 0.000 ACRES

2. ZONING DATA:

- **2.1. ZONING DISTRICT** RESIDENTIAL A
- **2.2. PROPOSED USE** SPORTS COMPLEX AND CLUB

3. TOWN BULK REQUIREMENTS (§208-27):

	REQUIRED	PROV DED
3.1. LOT SIZE	100,000 SF	7.53 AC
3.2. WIDTH	250 FT	109 FT (*1)
3.3. FRONT SETBACK	100 FT	295 FT
3.4. SIDE SETBACK	80 FT	18 FT (*2)
3.5. REAR SETBACK	80 FT	277 FT

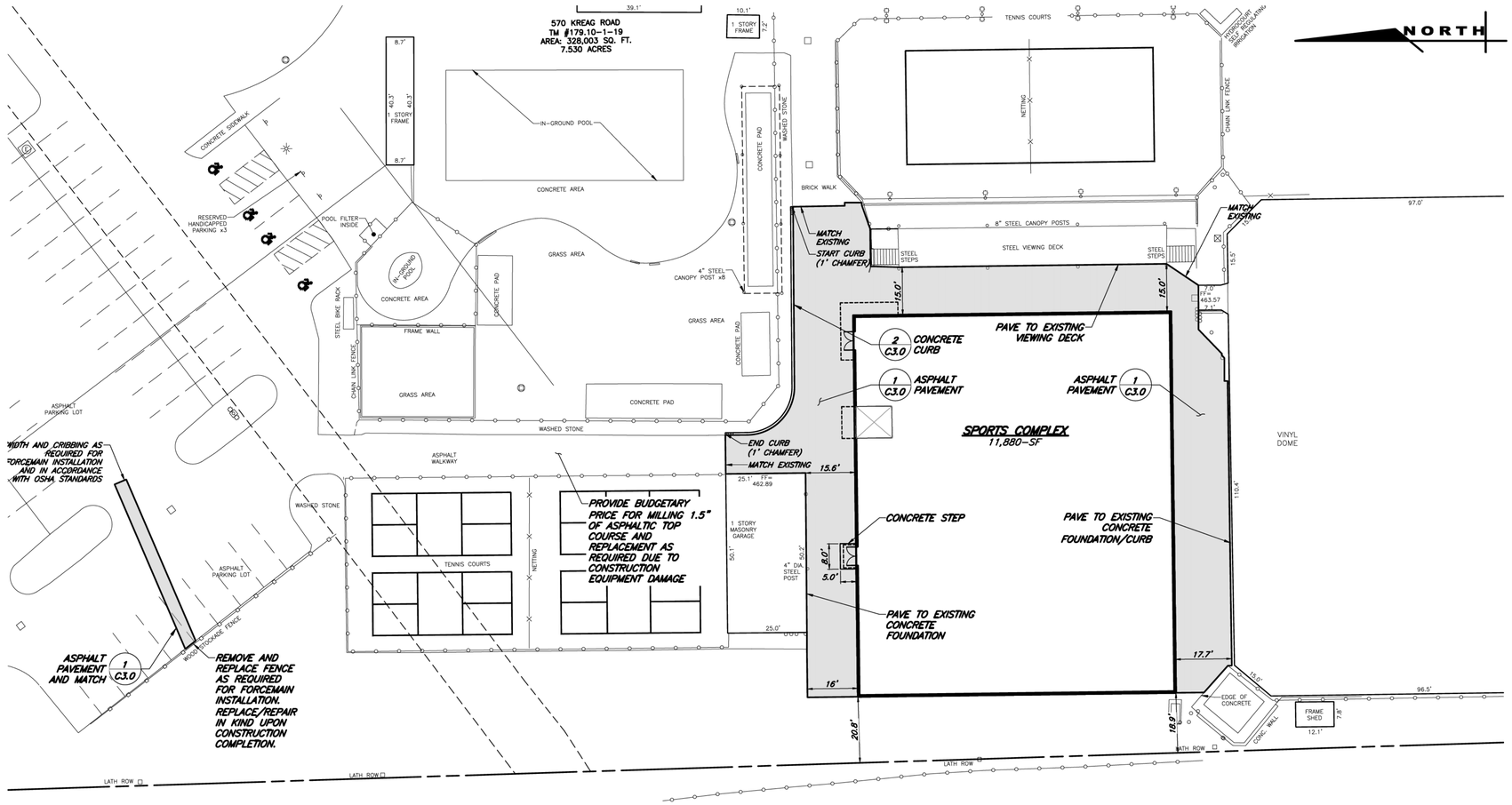
1. PREEXIST NG, NONCONFORMING
2. SIDE SETBACK VARIANCE REQU RED

STANDARD ABBREVIATIONS

AC	ASBC
A.O.B.I.C.	AS ORDERED BY ENGINEER
ASPH.	ASPHALT
AZ.	AZIMUTH
B	BASELINE
BM	BENCH-MARK
C	CENTERLINE
C.L.F.	CHAIN LINKED FENCE
C.O.	CLEAN-OUT
CONC.	CONCRETE
CPP	CORRUGATED POLYETHYLENE PIPE
CSP	CORRUGATED STEEL PIPE
COV.	COVER
CB	CURB BOX
CY	CUBIC YARD
D	DEGREE OF CURVE
DIA.	DIAMETER
DI	DROP INLET
D.I.P.	DUCTILE IRON PIPE
EA.	EACH
E/C	ENGINEER IN CHARGE
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR = FINISH FLOOR ELEVATION
FI	FIELD INLET
FR.	FRAME
FP	FINISH PAD = GARAGE FLOOR ELEVATION
FT.	FEET
G	GAS MAIN
GAL.	GALLON
GR.	GRAVEL
H.R.	HAND RAIL
HOR.	HORIZONTAL CONTROL LINE
HYD.	HYDRANT
INV.	INVERT
IP	IRON PIPE OR IRON PIN
L	LENGTH OR LENGTH OF CURVE
LF.	LINEAR FEET
LP	LIGHT POST (PRIVATE)
LS	LUMP SUM
LT.	LEFT
MB	MAILBOX
M.O.	MIDDLE ORDINATE
MON.	MONUMENT OR MONITH
MCGS	MONROE COUNTY GEODETIC SURVEY
M.H.	MANHOLE
NEC.	NECESSARY
N.I.C.	NOT-IN-CONTRACT
NTS	NOT TO SCALE
N/F	NOW OR FORMERLY
PAVT.	PAVEMENT
PE	POLYETHYLENE PIPE
PPE	PERFORATED POLYETHYLENE PIPE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PP	POWER POLE
P	PROPERTY LINE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RG&E	ROCHESTER GAS AND ELECTRIC
R.O.W.	RIGHT-OF-WAY
RT.	RIGHT
RTC	ROCHESTER TELEPHONE COMPANY
SA	SANITARY SEWER
SD	STORM SEWER
STA.	STATION
STY.	STORY
SY.	SQUARE YARD
T	TANGENT DISTANCE
TC	TOP/CRITICAL GRADE LINE
TYP.	TYPICAL
VC	VERTICAL CURVE
VTP	VITRIFIED TILE PIPE
Δ	CENTRAL ANGLE

LEGEND:

- ADJACENT PROPERTY L NE
- PROJECT PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY (HIGHWAY BOUNDARY)
- SIGN
- EXISTING POWER POLE
- LIGHT POLE
- CURB



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STATE OF NEW YORK
COLE M. PAPASERGI
110080
LICENSED PROFESSIONAL ENGINEER
COLE M. PAPASERGI

DRAWING TITLE:
LAYOUT PLAN

02 of 05 SHEET No:	C1.0
1955-26 JOB No:	DRAWING No:

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NOTES:

1. SANITARY

1.1 MATERIALS
- **FORCEMAIN -** DR-14 HIGH-DENSITY POLYETHYLENE.
- **LATERALS** - P IPING SHALL BE POLYVINYL CHLOR IDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A M N MUM WALL THICKNESS OF SDR-21. PIPING AND FITT NGS SHALL MEET ASTM D-2241.
- **JOINTING MATERIALS** - SHALL BE BELL-AND-SPIGOT WITH NTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS, GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-3212.

1.2 INFILTRATION/ EXFILTRATION - MAXIMUM ALLOWABLE INFILTRATION OR EXF LTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED N ASTM F1417 ENTITLED STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF PLASTIC NON-PRESSURE SEWER L NES USING LOW-PRESSURE AIR. SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXF LTRATION OR VACUUM. AIR VACUUM TESTING OF MANHOLES SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C-1244.

1.3 FLOOR DRAINS - FLOOR DRA NS, IF CONSTRUCTED IN THE PROJECT. MUST BE CONNECTED TO THE SANITARY SEWER. **NOTE:** FLOOR DRAINS DO NOT INCLUDE FOUNDATION OR FOOTER DRAINS INSTALLED TO NTERCEPT UNCONTAMINATED GROUND WATER. ALL DISCHARGES FROM THE FLOOR DRAINS TO THE SANITARY SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE MONROE COUNTY SEWER USE LAW.

1.4 TESTING - DEFLECTION TESTS SHALL BE PERFORNAL BACKFILL HAS BEEN N PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5% F THE DEFLECTION TEST IS TO BE RUN US NG A RIG D BALL OR MANDREL. IT SHALL HAVE A DIAMETER EQUAL TO 95%MED ON ALL FLEX BLE P PE. THE TEST SHALL BE CONDUCTED AFTER THE FI OF THE NS DE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

1.5 SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MA NS AND SEWER LINES SHALL BE 18 NCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAY NG LENGTH OF WATER MAIN PIPE SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MA N PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROV DED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (NCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. MANHOLES OR VAULTS.

2. STORM

2.1 REGULATIONS - STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED N CONFORMANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY AND ALL THERMOPLASTIC PIPE SHALL BE INSTALLED N ACCORDANCE WITH ASTM D-2321.

2.2 MATERIALS -
- **MAINS** - THE CONTRACTOR MAY USE THE FOLLOWING PIPE MATERIAL FOR THE MAIN SEWER AS ALLOWED BY THE MUNIC PALITY, PROV DING THAT THE ROUGHNESS COEFFICIENT ("N" FACTOR) IS 0.013 OR BETTER:
  - REINFORCED CONCRETE PIPE (RCP), CLASS III
  - HIGH DENSITY CORRUGATED POLYETHYLENE PIPE (PE), AASHTO M-294, TYPE S, ASTM D-3350.
- **LATERALS** - P P NG SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A M NIMUM WALL THICKNESS OF SDR-35 (UNLESS OTHERWISE NOTED). PIPE AND FITT NGS SHALL MEET ASTM D-3034.

2.3 ROOF DRAINAGE - ALL ROOF DRAINAGE SHALL BE COLLECTED AND P PED TO THE STORM SEWER SYSTEM UNLESS SPECIFIED OTHERWISE.

2.4 TESTING - UPON COMPLETION OF SYSTEM NSTALLATION, THE MAIN SEWER SYSTEM AND LEADS TO STRUCTURES SHALL BE FLUSHED AND LAMPED TO THE SATISFACTION OF THE MUNICIPALITY.

3. WATER

3.1 ALL MATERIALS, INSTALLATION AND TEST NG PROCEDURES SHALL BE N COMPLIANCE WITH CURRENT AWWA STANDARDS AND IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE AUTHORITY. SHOULD A CONFLICT EXIST THE AUTHORITY'S SPEC FICATIONS SHALL GOVERN.

3.2 WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN NON-PAVEMENT AREAS AND SIX FEET OF COVER FROM F NISHED GRADE IN PAVED AREAS.

3.3 WATER SERVICE LINES SHALL BE SEPARATED AT LEAST TEN FEET, MEASURED FROM THE OUTSIDE OF THE P PES, FROM SEWER MAINS OR SEPTIC SYSTEMS.

3.4 WATER SERVICE LINES SHALL BE IDENTIF ED AS:

LATERAL IDENTIFICATION	SIZE (a)	MATERIAL
PRIVATE PORTION = FROM THE CONTROL VALVE TO THE METER	2"	PE

(a) MINIMUM SIZE IS 1-INCH.
(b) ACCEPTABLE MATERIAL FOR PRIVATE PORTION IS EITHER TYPE "K" COPPER OR POLYETHYLENE PLASTIC (PE) #4710, SDR 9, AWWA C901, NSF-PW, 250 PSI (1.125" OD)
(c) SERVICE TYPES INCLUDE: DOMESTIC = DS, FIRE = FS, OR COMB NED = CMB

3.5 THE WATER AUTHORITY'S PORTION OF THE SERVICE L NE SHALL BE NSTALLED AFTER THE PRIVATE PORTION OF SERVICE IS INSTALLED.

3.6 WATER METER(S) TO BE LOCATED ON THE NTERIOR OF EXTERIOR WALL(S) IMMEDIATELY UPON SERVICE ENTRANCE INTO THE BUILD NG FOOTPRINT OR HEATED ENCLOSURE. A BYPASS ASSEMBLY IS NOT REQUIRED AROUND 5/8-INCH THROUGH 1-INCH METERS. 1 ½-INCH AND 2- NCH METER INSTALLATIONS MAY REQUIRE A BYPASS ASSEMBLY DEPEND NG UPON THE APPLICATION. 3-INCH AND LARGER METERS REQUIRE A BYPASS ASSEMBLY.

EARTHWORK

1. **PREPARATION** - PRIOR TO START OF EARTHWORK OPERATIONS THE CONTRACTOR SHALL COMPLETE THE FOLLOWING APPLICABLE ITEMS AS DEF NED BY CONTRACT DOCUMENTS:
   - **SITE DEMOLITION** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; STRUCTURES, UTILIT ES, PAVEMENTS, ETC.
   - **CLEARING AND GRUBBING** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; TREES, BRUSH, STUMPS, ETC.
   - **TOPSOIL STRIPPING** - STRIP AND STOCKP LE TOPSOIL FOR REUSE. EXCESS TOPSO L MAY BE REMOVED FROM SITE WITH APPROVAL BY OWNER AND MUNICIPALITY.
2. **RESPONSIBILITY** - THE CONTRACTOR IS RESPONSIBLE FOR:
   - **ESTIMATE** - COMPLETION OF A QUANTITY TAKEOFF TO DETERM NE THE VOLUME OF CUT, F LL, AND TOPSOIL. COMPARE AND COORD NATE WITH INFORMATION PROVIDED BY THE DESIGN ENG NEER.
   - **GRADE TOLERANCES** - ESTABLISH NG DESIGN SUBGRADE ELEVATIONS TO WITHIN ONE TENTH OF ONE FOOT (0.10') IN PAVEMENT AREAS (INCLUDING WALKS) AND TO WITHIN THIRTY-THREE HUNDREDTHS OF ONE FOOT (0.33') FOR ALL REMA N NG AREAS.
   - **COMPACTION** - ACHIEVING COMPACTION VALUES (NOT LESS THAN THE PERCENTAGES SPECIF ED BELOW) FOR EMBANKMENT/FILL AREAS. THE TERMS "FILL" AND EMBANKMENT" ARE INTERCHANGEABLE.
   - **CUTS** - ONCE EXCAVATIONS ARE SHAPED TO THE DESIGN GRADES THE AREAS SHALL BE PROTECTED TO ASSURE THAT THE INTEGRITY OF MATERIAL IS NOT COMPROMISED BY CONSTRUCTION VEHICLES AND/OR IMPROPER DRAINAGE. AREAS DETERM NED BY CONTRACTOR TO BE **NOT** SUITABLE FOR SUBGRADE PLACEMENT SHALL BE MMEDIATELY REPORTED WHEN THE SUBGRADE IS ESTABLISHED TO OWNER'S REPRESENTATIVE. STABILIZATION MEASURES FOR CUT AREAS MAY BE CONS DERED BY OWNER'S REPRESENTATIVE AS A CHANGE TO THE BASE CONTRACT.

EARTHWORK (CONT.)

3. **TESTING** - THE FOLLOW NG MAXIMUM DRY DENSITIES SHALL BE ACHIEVED AS MEASURED BY THE MOD FIED PROCTOR METHOD ASTM D-1557:
   - **95%** UNDER PAVEMENTS, WALKS, AND N STRUCTURAL FILL AREAS
   - **85%** IN REMAINING AREAS

   THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE NUMBER OF TESTS AND RESPONS BILITY. WE RECOMMEND IN EMBANKMENT AREAS ONE PER LIFT AND/OR ONE PER 1,000 CUBIC YARDS.
4. **LIFT THICKNESS** - THE MAXIMUM L FT THICKNESS UNDER PAVEMENTS, WALKS, AND STRUCTURAL F LLS SHALL BE 12 INCHES. HAND OPERATED COMPACTION F LLS SHALL NOT EXCEED 6 INCHES.
5. **PROOF ROLLING** - THE OWNER'S REPRESENTATIVE MAY REQUEST A PROOF ROLL (I.E. LOADED TEN WHEELER) OF SUBGRADE AREAS PRIOR TO PLACEMENT OF SUBBASE MATERIALS. AREAS THAT "FA L" SHALL BE REMOVED AND REPLACED TO ACHIEVE A PASSING SUBGRADE.

EROSION CONTROL

1. **CONTRACTOR RESPONSIBILITY** - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL CERT FY WITHIN THE SWPPP THAT THEY WILL MPLEMENT AND MAINTA N STORM WATER MANAGEMENT PRACTICES.
2. **INSPECTION** - EROSION CONTROL (EC) MEASURES NSTALLED AND MA NTAINED BY THE SITE WORK CONTRACTOR ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE: MUNIC PALITY, DESIGN ENGINEER, NYSDEC, AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR CORRECTIVE MEASURES ARE REQU RED BY ANY ONE OF THESE CITED REVIEWERS. EROSION CONTROL MEASURES NOT SPECIFICALLY SHOWN ON CONTRACT DRAWINGS (I E ., STRAW BALES, COLLARS, FABRICS, ETC.) SHALL BE NSTALLED AS WARRANTED BY FIELD CONDITIONS, AND AS DIRECTED BY THE AFOREMENTIONED REVIEWERS.
3. **PRE-CONSTRUCTION** - THE APPROPRIATE EROSION CONTROL MEASURES AS DEFINED BY THE CONSTRUCTION DOCUMENTS SHALL BE NSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVIT ES.
4. **TOPSOIL** - UPON COMPLETION OF THE STRIPP NG OPERATION, STOCKP LES SHALL BE STAB LIZED IN ACCORDANCE TO NYSDEC REGULATIONS
5. **SLOPES** - UPON COMPLETION OF GRADING, SLOPES WITH A GRADIENT OF ONE FOOT VERTICAL TO THREE FEET HORIZONTAL (1 ON 3) OR GREATER SHALL BE: TOPSOILED, SEEDED, FERT LIZED AND MULCHED OR TREATED AS SPEC FIED ON CONTRACT DRAWINGS.
6. **DUST** - THE CONTRACTOR SHALL APPLY WATER AND/OR CALCIUM CHLORIDE, AS CONDITIONS WARRANT, TO CONTROL WIND BORN EROSION. THIS MEASURE APPL ES TO: HAUL ROADS, CUT AND FILL OPERATIONS, SUB-BASE AND ANY OTHER EXPOSED SURFACES.
7. **OPERATION & MAINTENANCE** - THROUGHOUT THE PERIOD OF CONSTRUCTION AND PRIOR TO ESTABLISHING FINAL GROUND COVER THE SITE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE TEMPORARY EROSION CONTROL MEASURES. FOR EXAMPLE, THE SILTATION FACILITIES SHALL BE RE-EXCAVATED WHEN THE VOLUME (3600 CUBIC FEET/DISTURBED ACRE) IS REDUCED BY ONE-HALF OR MORE OF ITS SPECIF ED CAPACITY AND/OR THE MATERIAL IS WITHIN ONE FOOT OF THE DISCHARGE POINT.
8. **WORK STOPPAGE** - ALL DISTURBED AREAS NOT TO BE WORKED WITHIN 14 DAYS MUST BE SEEDED WITHIN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.
9. **TEMPORARY STABILIZATION** - TEMPORARY STABILIZATION SHALL REQUIRE 4 TONS OF STRAW/ ACRE OF DISTURBANCE PLACED WITH TACKIFIER OR ROLLED WITH A TRACKED VEHICLE TO ENSURE NOT DISPLACED.

EROSION CONTROL (CONT.)

10. **WINTER STABILIZATION** - ALL WINTER STAB LIZATION METHODS IDENTIFIED IN THE NYS 'BLUE BOOK' SHALL BE FOLLOWED FOR ANY DISTURBANCE OR NON-STABILIZED AREAS FROM NOVEMBER 15TH - APR L 1ST.
11. **SUBSOIL RESTORATION** - ALL AREAS TO BE RESTORED AS LAWN SHALL BE RESTORED PER CHAPTER 5 (5.1 6) OF THE NEW YORK STATE STORMWATER DESIGN MANUAL AND THE SO L RESTORATION TABLE (TABLE 5 3 - SOIL RESTORATION REQUI REMENTS) SHOWN ON THE PLANS. THE PROJECT SOILS ARE HYDROLOGIC SOIL GROUP D AND SHALL BE RESTORED AS SPEC FIED.
12. **SEQUENCE** - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT PRE-CONSTRUCTION MEETING:
    - INSTALL PERIMETER SED MENT CONTROLS, I E. EROSION FENC NG.
    - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
    - PROTECT VEGETATION TO REMAIN.
    - CLEAR/GRUB AND CONSTRUCT DIVERSIONARY SWALES, AND SEDIMENT BAS NS.
    - COMPLETE CLEAR NG AND GRUBBING OPERATION.
    - PLACE EROSION CONTROL MEASURES AT TOPSO L STOCKPILES AND STRIP TOPSOIL.
    - CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
    - MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILIT ES ARE CONSTRUCTED.
    - RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
    - REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.

ADA:

1. **WALKWAY SLOPE** - ALL S DEWALKS SHALL BE 5% MAX. N THE D RECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
2. **WALKWAY LANDINGS** - ALL SIDEWALKS LANDINGS AT CHANGES N D RECTION SHALL BE 2% MAX IN ANY DIRECTION.

RESTORATION AND LANDSCAPING

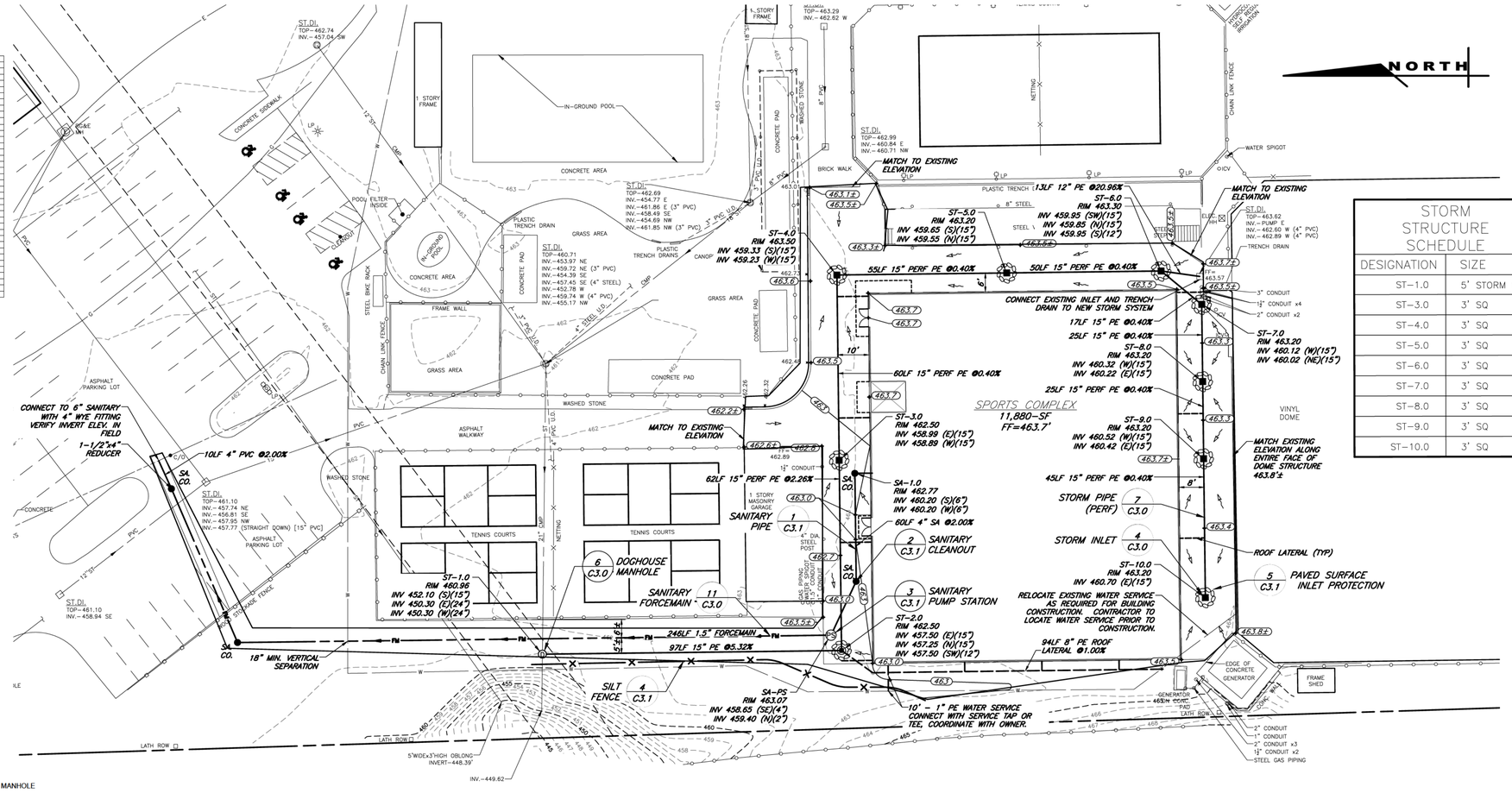
1. **GUARANTEE** - THE **AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL** DEFINE THE REQUIREMENTS, MAINTENANCE, AND TIME TO ESTABLISH NEW TURF AND LANDSCAPING ACCEPTANCE BY THE OWNER.
2. **TOPSOIL** - PLACE A MINIMUM OF **6 INCHES** (REQUIRED) OF TOPSOIL ON ALL DISTURBED SURFACES. FINE GRADE TO ESTABLISH THE DESIGN ELEVATIONS AND DRAINAGE PATTERNS. OBTA N OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEEDING.
3. **SEED** - LAWN AREAS SHALL BE HYDROSEEDED WITH AN APPROVED: SEED MIXTURE, MULCH, AND FERT LIZER. THE APPLICATION RATE SHALL BE DETERM NED BY CONTRACTOR TO ESTABLISH A "STAND" OF GRASS. THE CONTRACTOR SHALL SUBMIT MATERIAL AND APPLICATION SPEC FICATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION.

STANDARD ABBREVIATIONS

AC.	ACRE	LS	LUMP SUM
A.O.B.E.	AS ORDERED BY ENGINEER	LT.	LEFT
ASPH.	ASPHALT	MB.	MAILBOX
AZ.	AZIMUTH	M.O.	MODLE ORDINATE
B.	BASELINE	MON.	MONUMENT OR MONTH
BM	BENCHMARK	MCGS	MONROE COUNTY GEODETIC SURVEY
C.	CENTERLINE	M.H.	MANHOLE
CLF	CHAIN LINKED FENCE	NEC.	NECESSARY
C.O.	CLEAN-OUT	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	N/F	NOW OR FORMERLY
CSP	CORRUGATED POLYETHYLENE PIPE	PAVT.	PAVEMENT
CSP	CORRUGATED STEEL PIPE	PE	POLYETHYLENE PIPE
COV.	COVER	PPC	PERFORATED POLYETHYLENE PIPE
CB	CURB BOX	PC	POINT OF CURVATURE
CY	CUBIC YARD	PI	POINT OF INTERSECTION
D.	DEGREE OF CURVE	PT	POINT OF TANGENCY
DIA.	DIAMETER	PVC	POINT OF VERTICAL CURVATURE
DI	DROP INLET	PVI	POINT OF VERTICAL INTERSECTION
D.I.P.	DUCTILE IRON PIPE	PVT	POINT OF VERTICAL TANGENCY
EA.	EACH	PP	POWER POLE
EIC	ENGINEER IN CHARGE	P	PROPERTY LINE
ELEV.	ELEVATION	R	RADIUS
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
FF	FINISH FLOOR = FINISH FLOOR ELEVATION	RG&E	ROCHESTER GAS AND ELECTRIC
FI	FIELD INLET	R.O.W.	RIGHT-OF-WAY
FR.	FRAME	RT.	RIGHT
FP	FINISH PAD = GARAGE FLOOR ELEVATION	RTC	ROCHESTER TELEPHONE COMPANY
FT.	FEET	S	SANITARY SEWER
G	GAS MAIN	SA.	SANITARY SEWER
GAL.	GALLON	ST	STORM SEWER
GR.	GRAVEL	STA.	STATION
G.R.	GUIDE RAIL	STY.	STORY
HC.	HORIZONTAL CONTROL LINE	SY.	SQUARE YARD
HYD.	HYDRANT	T.	TANGENT DISTANCE
INV.	INVERT	TEL.	TELEPHONE CONDUIT
IP	IRON PIPE OR IRON PIN	TYP.	TYPICAL
L.	LENGTH OR LENGTH OF CURVE	VC	VERTICAL CURVE
LF	LINEAR FEET	VTP	VITRIFIED TILE PIPE
LP	LIGHT POST (PRIVATE)	Δ	CENTRAL ANGLE

LEGEND:

- ADJACENT PROPERTY LINE
- PROJECT PROPERTY L NE
- STORM SEWER, MANHOLE & F ELD/DROP NLET
- CENTERLINE OF SWALE
- GRADING LIMITS
- 525 EXISTING CONTOUR
- 560 PROPOSED MAJOR CONTOUR
- 559 PROPOSED M NOR CONTOUR
- DRAINAGE FLOW ARROW
- 100.00 × EXISTING SPOT ELEVATION
- +(559.5) PROPOSED SPOT ELEVATION
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- PROJECT PROPERTY L NE
- 12" ST @ 1.0% STORM SEWER, MANHOLE & FIELD/DROP NLET
- 8" SAN @ 1.0% SANITARY SEWER WITH MANHOLE
- W.V. HYD. WATER MAIN WITH HYDRANT & GATE VALVE
- G.V. EXISTING GAS MAIN & VALVE
- EXISTING ELECTRIC CONDUIT & STRUCTURE
- EXISTING TELEPHONE CONDUIT & STRUCTURE
- G PROPOSED GAS MAIN
- E PROPOSED ELECTRIC MAIN
- W.V. WATER MAIN WITH HYDRANT & GATE VALVE
- CENTERL NE OF SWALE
- FM SANITARY SEWER FORCEMAIN
- OH OVERHEAD W RE AND UTILITY POLE
- 12" ST @ 1.0% STORM SEWER, FIELD/DROP INLET, INLET MANHOLE, & MANHOLE



STORM STRUCTURE SCHEDULE	
DESIGNATION	SIZE
ST-1.0	5' STORM MH
ST-3.0	3' SQ
ST-4.0	3' SQ
ST-5.0	3' SQ
ST-6.0	3' SQ
ST-7.0	3' SQ
ST-8.0	3' SQ
ST-9.0	3' SQ
ST-10.0	3' SQ

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PRELIMINARY/ FINAL SITE PLANS for TENNIS CLUB OF ROCHESTER

KREAG ROAD
MONROE COUNTY
STATE OF NEW YORK
TOWN OF PERINTON

JOB NO:	1955-26
SCALE:	1" = 20'
DRAWN:	PBG
DESIGNED:	MPT
DATE:	10/16/2026

REVISIONS

DATE	BY	REVISION

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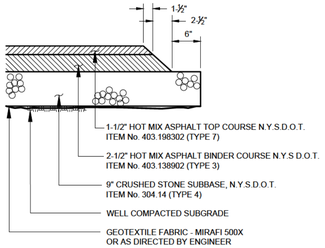
STATE OF NEW YORK COLE M. PAPASERGI 110080 LICENSED PROFESSIONAL ENGINEER

COLE M. PAPASERGI

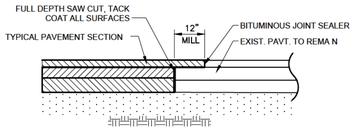
DRAWING TITLE:
UTILITY, GRADING, AND EROSION CONTROL PLAN

03 of 05 SHEET No:	C2.0
1955-26 JOB No:	DRAWING No:

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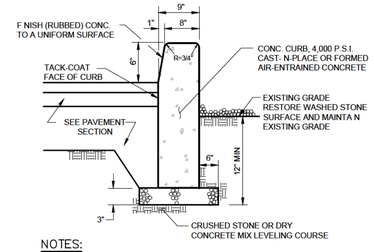
PAVEMENT SECTION



PAVEMENT MATCH

1 PAVEMENT SECTION AND MATCH

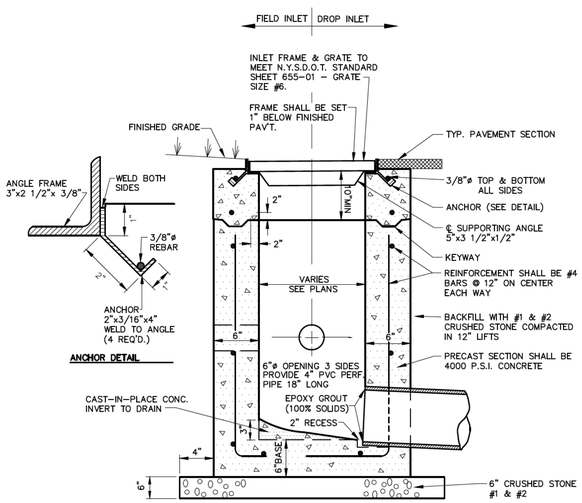
NOTES:
1. CONTRACTOR TO CLEAN AND TACK COAT BEFORE PLACING TOP COAT IF BINDER IS CONTAMINATED OR GREATER THAN 30 DAYS PASSES BETWEEN PLACEMENT OF B NDER AND TOP
2. PAVEMENT SPECIFICATION NUMBERS REFERENCE THE 2008 NYSDOT STANDARD SPECIFICATION BOOK



NOTES:

1. PROVIDE 7" REVEAL AT DROP INLETS
2. PROV DE CONSTRUCTION JOINTS AT 20' NTERVALS AND EXPANSION JOINTS AT 80' MAXIMUM SPAC NG. EXPANSION JOINTS SHALL BE FORMED WITH PRE-MOLDED BITUMINOUS JO NT F LLER AND REBAR TO PREVENT SEPARATION.

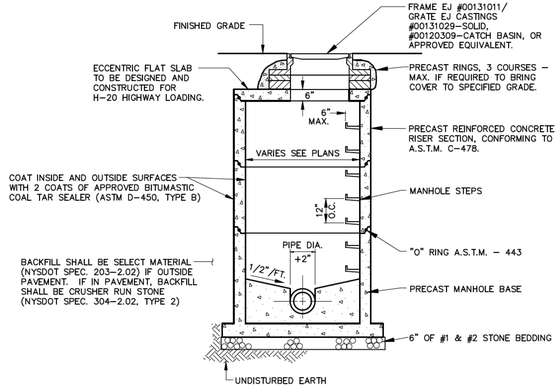
2 CONCRETE CURB WITH LAWN/ EXISTING STONE BEHIND



SECTION VIEW

NOTES:
1. PRE-CAST INLET SECTIONS SHALL BE MANUFACTURED BY KISTNER, MODEL No. CB-24 (WITH KEYWAY) OR APPROVED EQUIVALENT.
2. THE INSIDE & OUTSIDE WALLS OF INLET SHALL BE COATED WITH BITUMASTIC.
3. PROVIDE EJ CASTINGS #M66AHPP-HEEL PROOF GRATE IN PEDESTRIAN AREAS

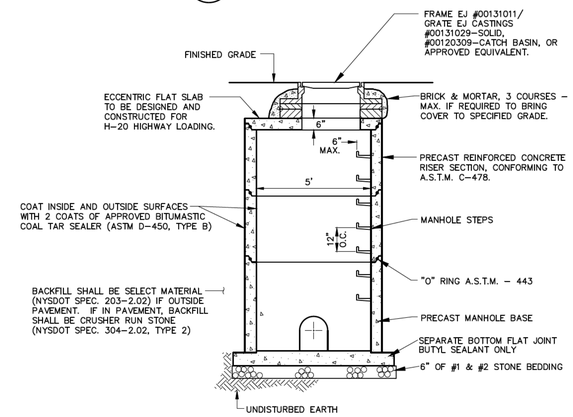
3 DROP/ FIELD INLET



NOTES:

1.) SLOPED EXCAVATION AT CONTRACTORS OPTION– PROVIDE SHEETING AS NECESSARY TO MEET OSHA STANDARDS & REQUIREMENTS.

4 STORM MANHOLE

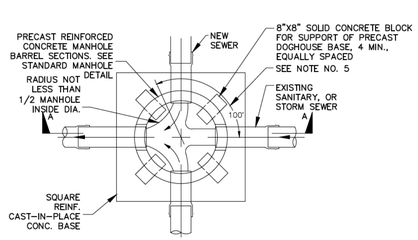


**KISTNER CONCRETE 5' DIA. DOGHOUSE MANHOLE (MH–MH5DH) OR APPROVED EQUAL

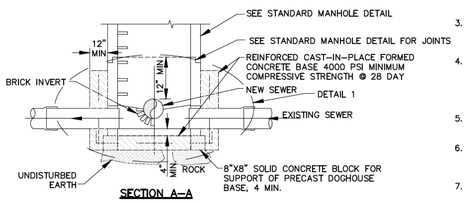
NOTES:

1.) SLOPED EXCAVATION AT CONTRACTORS OPTION– PROVIDE SHEETING AS NECESSARY TO MEET OSHA STANDARDS & REQUIREMENTS.

DOGHOUSE MANHOLE BARREL

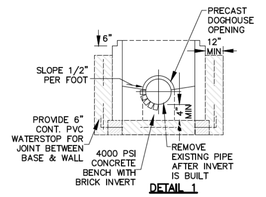


PLAN



SECTION A–A

DOGHOUSE MANHOLE BASE

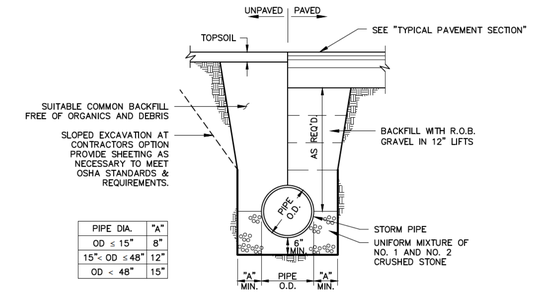


DETAIL 1

NOTES:

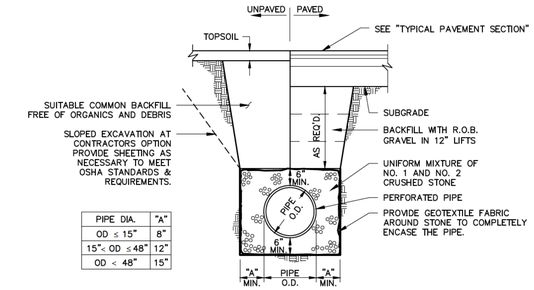
1. SEE STANDARD MANHOLE DETAIL FOR DETAIL INFORMATION ABOVE THE BASE.
2. BUILD NEW MANHOLE EQUAL DISTANCE BETWEEN EXISTING JOINTS ON EXISTING PURE WATERS SANITARY, STORM, OR COMBINED SEWER.
3. THOROUGHLY CLEAN EXISTING PIPE AND COAT WITH EPOXY BONDING AGENT PRIOR TO POURING CONCRETE BASE.
4. PROVIDE PRECAST DOGHOUSE MANHOLE BASE AS FORMWORK FOR CAST–IN–PLACE CONCRETE BASE. SUPPORT PRECAST BASE WITH CONCRETE BLOCK TO PREVENT BASE FROM RESTING ON PIPE. FILL VOID AROUND PIPE WITH CONCRETE.
5. REINFORCING FOR CAST–IN–PLACE CONCRETE SHALL BE NO. 4 BARS @ 12" OC EACH WAY MINIMUM.
6. STUB AT MANHOLE SHALL NOT EXCEED 100 DEGREES ALIGNMENT ENTERING AGAINST EXISTING SEWER MAIN FLOW.
7. SEE STANDARD MANHOLE DETAIL FOR INTERIOR AND EXTERIOR COATINGS.

5 DOGHOUSE MANHOLE



PIPE DIA.	"A"
OD ≤ 15"	8"
15"< OD ≤48"	12"
OD < 48"	15"

SOLID PIPE



PIPE DIA.	"A"
OD ≤ 15"	8"
15"< OD ≤48"	12"
OD < 48"	15"

PERFORATED PIPE

6 STORM TRENCH

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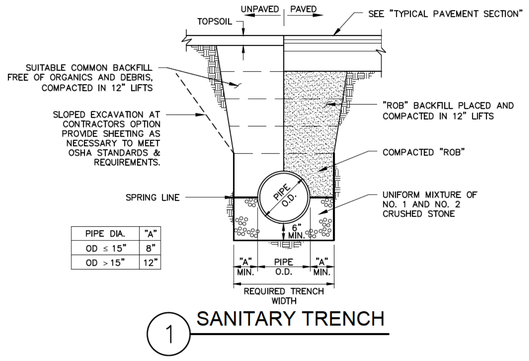
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DRAWING TITLE:
CONSTRUCTION DETAILS

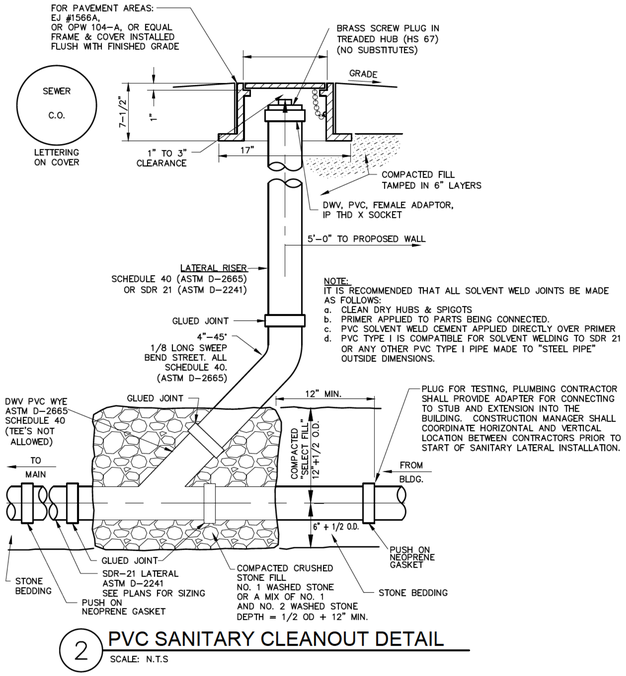
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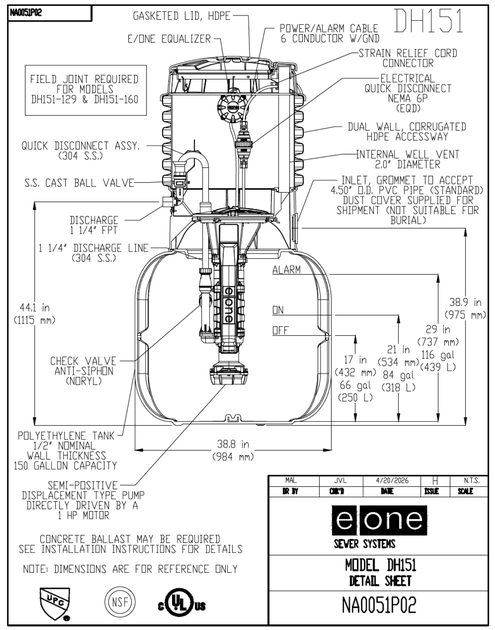


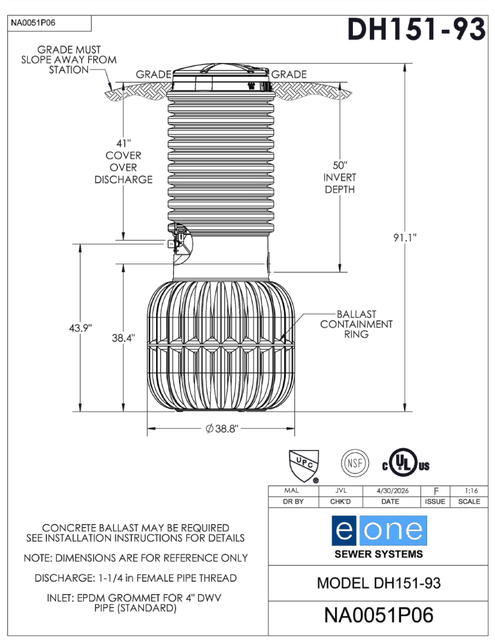
PIPE DIA.	"A"
OD ≤ 15"	8"
OD > 15"	12"

1 SANITARY TRENCH



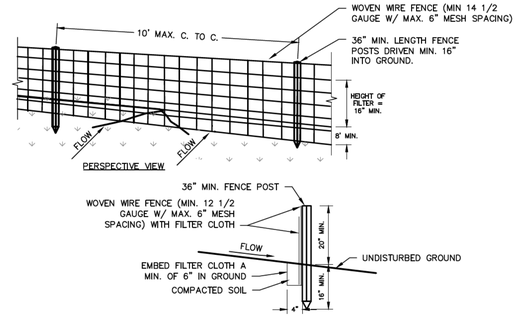
2 PVC SANITARY CLEANOUT DETAIL
SCALE: N.T.S





NOTES:
1.) PROVIDE E-ONE SENTRY ALARM PANEL. INSTALL IN CONSPICUOUS LOCATION AND IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

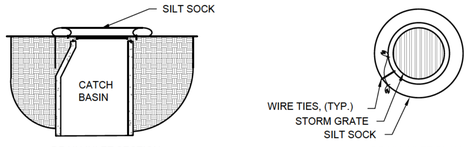
3 SANITARY PUMP STATION



CONSTRUCTION SPECIFICATIONS

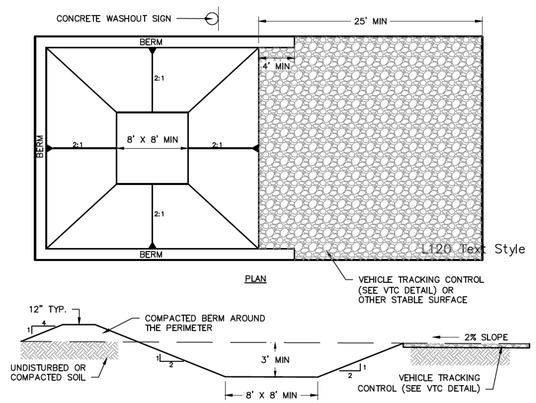
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES, POSTS SHALL BE STEEL "T" OF "U" TYPE OF HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH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

4 SILT FENCE
SCALE: N.T.S



NOTES:
1. USE FILTREXX® SILTSOXX™ OR APPROVED EQUAL.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

5 PAVED SURFACE INLET PROTECTION
SCALE: N.T.S



NOTES:
1. CONTRACTOR TO VERIFY SIZE REQUIREMENTS BASED ON ANTICIPATED VOLUMES OF CONCRETE WASHOUT.
2. CONCRETE WASHOUT SHOULD BE PLACED TO NOT ACCEPT SURFACE RUNOFF EXCEPT THE AREA WHERE TRUCKS SIT FOR WASHOUT.
3. IF WATER DOES NOT EVAPORATE AND IS GREATER THAN 75% FULL CONTRACTOR SHALL REMOVE LIQUIDS AS REQUIRED BY THE LOCAL AUTHORITY (SAN SEALER OF VAC TRUCK)
4. PROVIDE MINIMUM AGGREGATE OF 10 MIL PLASTIC AS LINER. SECURE LINER TO PREVENT INFILTRATION & REPLACE AS NECESSARY FOR TEARS.

6 CONCRETE WASHOUT AREA

MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION
840 HANSHAW RD, STE 6
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

PRELIMINARY/ FINAL SITE PLANS for
TENNIS CLUB OF ROCHESTER
KREAG ROAD
MONROE COUNTY
TOWN OF PERINTON
STATE OF NEW YORK

JOB NO:	1955-26
SCALE:	AS NOTED
DRAWN:	PBG
DESIGNED:	MPT
DATE:	10/16/2026

REVISIONS

DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF ANY ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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STATE OF NEW YORK
COLE M. PAPASERGI
110080
LICENSED PROFESSIONAL ENGINEER
COLE M. PAPASERGI

DRAWING TITLE:
CONSTRUCTION DETAILS

05 of 05 SHEET No:	C3.1
1955-26 JOB No:	DRAWING No:

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