MCMAHON LARUE
ENGINEERING AND LAND SURVEYING

October 16, 2025

Town of Perinton
Planning Board
1350 Turk Hill Road
Fairport, NY 14450

RE: **Site Plan for 7551 Pittsford Palmyra Rd**
TAX ID / SBL #: 180.02-1-28
LETTER OF INTENT

Dear Chairman and Members of the Board,

On behalf of DiRisio Builders Inc., McMahon LaRue Associates respectfully submits the enclosed application and supporting plans for preliminary and final subdivision [redacted] for property located at 7551 Pittsford Palmyra Road (NYS Route 31) in the Town of Perinton.

The proposed development involves the subdivision of property into three residential lots, including an existing developed parcel, and the construction of two new single-family residences on the proposed vacant lots. The property is located within the Town's B Residential zoning district.

The proposed improvements include individual residential driveways, public water services through the Monroe County Water Authority, private on-site wastewater treatment systems, associated site grading and drainage improvements, and erosion and sediment control measures. The enclosed plans illustrate the proposed lot configuration, building locations, utility arrangements, and site development improvements.

We respectfully request that the Planning Board review the enclosed materials for preliminary and final approval, subject to any outstanding agency coordination and technical review requirements.

Respectfully submitted,

Ian Kuchman

Ian Kuchman, PE | Principal
McMahon LaRue Associates

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 DiRisio Subdivision

Location 7551 Pittsford Palmyra Road, Fairport, NY

APPLICANT DiRisio Builders Inc.

Phone [redacted] mailing address 3 Nobleman Court, Fairport, NY 14450

City Fairport Zip 14450 Fax _____ e-mail [redacted]

OWNER DiRisio Builders Inc.

Phone _____ mailing address _____

City _____ Zip _____ Fax _____ e-mail _____

Person appearing at public hearing for application Ian Kuchman - McMahon LaRue Associates

Phone (585) 436-1080 mailing address 822 Holt Road, Webster, NY 14580

City Webster Zip 14580 Fax _____ e-mail [redacted]

REASON FOR APPEARING

Subdivision Approval: ____ Concept x Preliminary x Final

Site Plan Approval: [redacted] Preliminary [redacted] Final **FEE** _____ **SQ.FT.** _____

Change of Use From _____ to _____

TYPE OF PROJECT 3 LOT SUBDIVISION WITH 2 Single-Family SITE PLANS

Is this parcel in a flood plain? NO **Conservation Easement?** NO

Size of parcel in acreage 0.92 **Tax Account Number(s)** 180.02-01-028

Present Zoning B Residential

William A DiRisio WILLIAM A. DIRISIO 10/15/26
Applicant Signature - sign & print name

SAME AS ABOVE
Owner Signature (if other than applicant) - sign & print name

TOWN OF PERINTON
1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

Owner Authorization to Make Application

I, William A. DiPisio, authorize
(print owner name legibly)

McMahon LaRue Associates
(applicant/engineer name & company name)

to act as my agent to make application(s) to the Town of Perinton for the purpose of

Site Plan / Subdivision
(site plan/subdivision/change of use, etc.)

for the property that I own located at 7551 Pittsford Palmyra Road, Fairport, NY.

William A DiPisio
Signature

10/15/24
Date

TOWN OF PERINTON
1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

To: Applicant
DiRisio Subdivision
Re: 7551 Pittsford Palmyra Road, Fairport, NY
Location of project/project name

Dear Sir or Madam:

Attached please find Monroe County Department of Planning and Development Referral Form & criteria for the above mentioned project.

Please fill out completely and return the original to the Town of Perinton, Secretary to the Boards at the same time you submit your application to the Town. Town staff will fill out The Municipal Information & Certification portion & sign the document. Once this is complete, it is the applicant's responsibility to send it in to Monroe County to the address as noted on the application on page 1. Please note from the County application that you are also required to provide them with appropriate number of complete copies of your submittal, as indicated on their application.

If the applicant & Town staff have not received the comments from the County by noon on the date of the public hearing, it is the responsibility of the applicant to inquire with the County as to the status and have them sent to the Town of Perinton, Secretary to the Boards.

Comments must be received from Monroe County prior to the public hearing, or the Public Hearing on this request will need to be rescheduled to a date after the Town has received Monroe County comments.

Thank you for your prompt attention to this matter.

Town of Perinton Agricultural Data Statement

Project application number_____

In accordance with Section 283-a of the New York State Town Law, the Town of Perinton will use the data in this statement to assist in evaluating the impacts of proposed development projects, subdivisions or special use permits on farm operations within the Agricultural Use Districts.

A. Name of applicant: DiRisio Builders Inc.

B. Mailing address of applicant: 3 Nobleman Court, Fairport, NY 14450

(585)202-0657

C. Description of the proposed project: Two single-family residences with individual driveways, public water services, private septic systems, and site drainage improvements

D. Project location: 7551 Pittsford Palmyra Road, Fairport, NY
016 Miles East of Mason Road
(give street address, distance and direction from nearest cross street)

E. Tax account number 180.02-01-028

F. Total number of acres involved in the project 0.92
(total acreage in tax account Or in all involved tax accounts)

G. Total number of acres to be disturbed, altered, divided, effected 0.92

H. Is any of the site currently used for agriculture? _____ Yes __x__ No

If so, how many acres are involved? _____ acres, and what type(s) of agriculture currently take place on the site?_____

If no, is the site within 500 feet of an agricultural operation within the District? No
(information is available on the location of the operations within the district)

I. Who is currently farming the site? N/A
Does this person own the site? _____Yes _____No, rent the land

K. Generally describe the topography of the site Generally slopes from the rear of the lot (south) towards Rte 31 (north) at 2.5%

4/16/12

L. Does the site contain any Limited Development District? _____Yes __x__No
(Section 148-80 of the Town of Perinton Code)

M. Following development, what is the intended use of the remainder of the land?____
Single-family residential development

Who will retain ownership of the remainder of the site? Lots to be sold

N. Please describe the existing ground cover on the site_____
Maintained lawn, grass, specimen trees.

Describe the site drainage_____
Drainage sheet flows overland to existing DOT storm drainage infrastructure.

(include information on any field tiles, streams, flood plain areas and changes to the site drainage)

O. On an existing tax parcel map indicate the parcel(s) that contain the site and all properties within 500 feet of the boundaries of the site that contain agricultural activity. For any identified agricultural sites within 500 feet, identify the owners or operators and describe the operations on those properties. For example, livestock, field crops, orchards, nursery and greenhouses. Provide detail for each of the identified subtypes, were applicable. Tax map and parcel ownership information is available at the Town of Perinton Office of Code Enforcement & Development or Assessors Office.

Signature of individual completing form Dan Kuchman Date 10/15/2026

****

(FOR TOWN USE ONLY)

****

Referred to Monroe County Planning _____Yes _____No, if no state reason_____

Date of referral _____ County referral number _____

Signature of Official Accepting form _____ Date_____

TOWN OF PERINTON
1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

NOTICE OF PENDING APPLICATION

Project involving land requiring an Agriculture Data Statement

This notice is being sent to you, an identified owner of land containing a farm operation or the operator of a farm operation with boundaries within five hundred feet of a parcel of land proposed for Site Plan, Subdivision, Special Use Permit or Use Variance approval before the Town. This notice is being sent in accordance with the provisions of Section 283-a of the State of New York Town Law.

DIRISIO BUILDERS, INC. is proposing SUBDIVISION / 2 LOT SITE PLAN at
(Applicant Name) (Proposed Action)

7551 PITTSFORD PALMYRA RD. tax account no. 180.02-01-028, 027, 029.1
(Street Location)

The PLANNING Board of the Town of Perinton will conduct a public hearing on this application on _____ at 7:30 P.M. in the Perinton Town Hall, 1350 Turk Hill Road. Should you have any questions regarding this application, you may review the proposal at the Office of Code Enforcement & Development at the Town Hall Monday through Friday from 9:00 a.m.-5:00 p.m., or call the Office of Code Enforcement & Development at 223-0770.

If you have comments regarding this application, they will be received by the Board at the public hearing or they may be submitted to the Board in writing prior to the meeting.

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:
DiRisio Subdivision

Project Location (describe, and attach a location map):
7551 Pittsford Palmyra Rd (NYS Rte 31), Town of Perinton, Monroe County, NY

Brief Description of Proposed Action:
Proposed residential subdivision involving two new single-family dwellings, individual driveways, public water services, private on-site wastewater treatment systems, drainage and erosion control improvements.

Name of Applicant or Sponsor:	Telephone: [redacted]
DiRisio Builders Inc.	E-Mail: [redacted]

Address:
3 Nobleman Court

City/PO:	State:	Zip Code:
Fairport	NY	14450

	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 PB, NYSDOT, MCDPH, MCWA	☐	☑

3. a. Total acreage of the site of the proposed action? 0.92 acres
   b. Total acreage to be physically disturbed? 0.90 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.92 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: Individual private on-site wastewater treatment systems (septic) for each proposed dwelling.	☑	☐

	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: No alterations proposed.		

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: Runoff is conveyed to existing downstream storm infrastructure in Rte 31 ROW.		
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):		

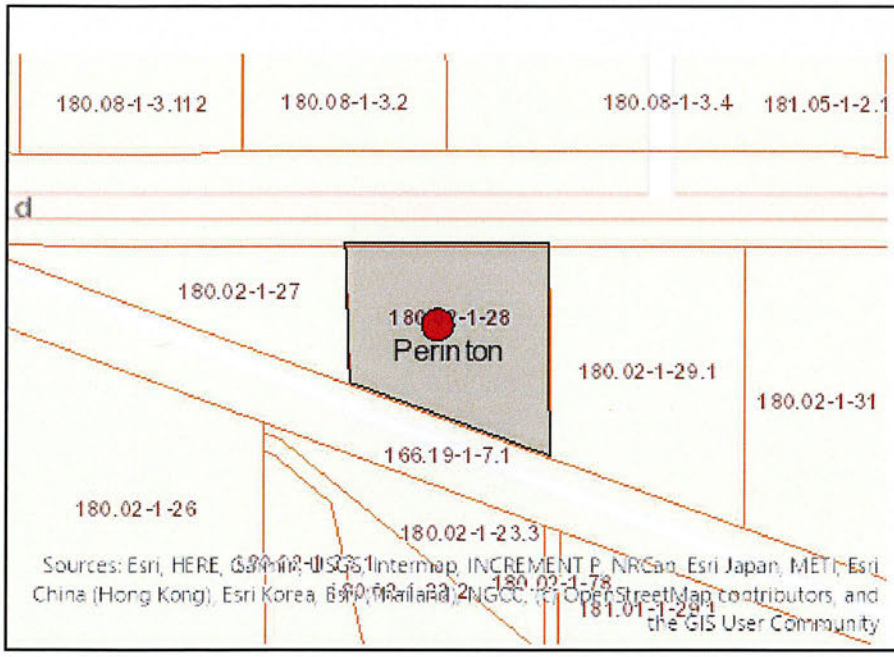
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Ian Kuchman, PE Date: 10/15/2026

Signature: Ian Kuchman Title: Principal

EAF Mapper Summary Report

Monday, October 12, 2026 4:01 PM



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]	Yes
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:

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?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 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.

The proposed action involves the subdivision of existing residential property and construction of two new single-family dwellings with associated driveways, public water services, private on-site wastewater treatment systems, grading, and drainage improvements. The proposed development is consistent with the surrounding residential land uses and is not anticipated to result in significant increases in traffic, noise, or demand for public services. Potential environmental impacts associated with construction, including temporary soil disturbance, erosion, sedimentation, and stormwater runoff, will be minimized through appropriate erosion and sediment control measures and implementation of the proposed site drainage improvements. Although the EAF Mapper identifies nearby historic and archaeological resources and mapped wetlands or waterbodies, the proposed improvements are not anticipated to directly disturb these resources. Based on the limited scale of development, existing surrounding land uses, and proposed mitigation measures, the action is not anticipated to result in significant adverse environmental impacts, either individually or cumulatively.

☐ 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
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer) October 16, 2026

PRINT FORM

MONROE COUNTY – STATE OF NEW YORK

JAMIE ROMEO, COUNTY CLERK
39 W. MAIN ST, ROOM 101
ROCHESTER, NEW YORK 14614

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

BOOK/PAGE: 13144 / 753
INSTRUMENT #: 202503353676

Receipt#: 4405362
Clerk: CT
Rec Date: 11/12/2025 03:06:05 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: WEBTITLE AGENCY

Party1: HOUSE-KESBY CHERYL R
Party2: DIRISIO BUILDERS INC
Town: PERINTON - TOV - 264489

Recording:	
Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice Transfer of Sale	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	200.00
Transfer Tax	
Transfer Tax - State	900.00
Sub Total:	900.00
Total:	1100.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 5568
Transfer Tax
Consideration: 225000.00

Transfer Tax - State	900.00
Total:	900.00

State of New York

MONROE COUNTY CLERK'S OFFICE
WARNING – THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT, REQUIRED BY SECTION 317-a(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH OR REMOVE

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

JAMIE ROMEO

MONROE COUNTY CLERK

W

EXECUTOR'S DEED

THIS INDENTURE is made the 17 day of October, 2025,

BETWEEN Shanna House-Bost-Carty, residing at 7529 Pittsford Palmyra Road, Fairport, New York 14450, as **Executor** of the Last Will and Testament of **Cheryl R. House-Kesby**, late of Monroe County, New York, deceased as of April 20, 2025, the "Grantor",

and

DIRISIO BUILDERS, INC., with an address of 3 Nobleman Court, Fairport, New York 14450, the "Grantee".

WITNESSETH, that whereas Letters Testamentary were issued to the Grantor by the Surrogate's Court, County of Monroe, New York on June 3, 2025, and by virtue of the power and authority given in and by the said Last Will and Testament, and in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00) lawful money of the United States, paid by the Grantee, the Grantor does hereby grant and release unto the Grantee and the heirs, successors and assigns of the Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Perinton, County of Monroe and State of New York, which is more fully described in the "Schedule A" attached hereto and made a part hereof.

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

BEING and hereby intending to convey the same premises conveyed to Cheryl R. House-Kesby, by Executor's Deed dated February 24, 2021 and recorded March 4, 2021 in the Monroe County Clerk's Office in Liber 12470 of Deeds at page 265.

Parcel I
TAX ACCOUNT NO.: 180.02-1-27
PROPERTY ADDRESS: 7529 Pittsford Palmyra Road, Town of Perinton, NY 14450

Parcel II
TAX ACCOUNT NO.: 180.02-1-28
PROPERTY ADDRESS: 7551 Pittsford Palmyra Road, Town of Perinton, NY 14450

TAX MAILING ADDRESS: 3 Nobleman Court, Fairport, New York 14450

TOGETHER with the appurtenances, AND ALSO all the estate which the said Decedent had at the time of said Decedent's death, in said premises, AND ALSO the estate therein, which the Grantor has power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs, successors and assigns of the Grantee forever.

AND the Grantor states that the Grantor has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this Deed so requires.

IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hands and seals the day and year first above written.

IN PRESENCE OF

ESTATE OF CHERYL R. HOUSE-KESBY

By: _____
Shanna House-Bost-Carty, Executor

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On this 17 day of October, in the year 2025 before me, the undersigned, a Notary Public, in and for said State, personally appeared Shanna House-Bost-Carty, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted executed the instrument.

_____
NOTARY PUBLIC

Michelle A. Lepore
Notary Public, State of New York
Qualified in Monroe County
Reg. #01LE6305137
Commission Expires June 9, 2026

SCHEDULE A

Parcel I
7529 Pittsford Palmyra Road, Town of Perinton, NY 14450 (180.02-1-27)
Single Family Residence (210)

ALL THAT TRACT OR PARCEL OF LAND, being part of Town Lot 23, Township 12, Range 4, situate in the Town of Perinton, County of Monroe, State of New York:

COMMENCING at a point in the centerline of Pittsford-Palmyra Road (variable width) being 621.92 feet westerly of the northeast corner of Town Lot 23; said point being 218.00 feet westerly of the northeast corner of lands conveyed from Martindale to Rush as recorded in Liber 1299 of Deeds, page 372;

Thence:

A. South 00°36'36" East, a distance of 48.53 feet to the point of beginning; said point being in the southerly line of a NYS Appropriation as recorded in Liber 10132 of Deeds, page 678;
1. South 00°36'36" East, a distance of 140.85 feet to a point in the northerly line of lands formerly of Rochester & Syracuse Railway Company;
2. North 70°28'03" West, along said former Railway Co., a distance of 403.23 feet to a point; said point being the southeast corner of an Exception Parcel as recorded in Liber 8736 of Deeds, page 614;
3. North 00°44'44" West, along the easterly line of said Exception Parcel, a distance of 1.19 feet to a point; said point being the southwest corner of said NYS Appropriation;
4. North 89°16'03" East, along said southerly line of NYS Appropriation, a distance of 378.57 feet to the point of beginning.

Parcel contains 26,888 sq. ft. which equals 0.617 acres.

Parcel II
7551 Pittsford Palmyra Road, Town of Perinton, NY 14450 (180.02-1-28)
Residential Vacant Land (311)

ALL THAT TRACT OR PARCEL OF LAND, being part of Town Lot 23, Township 12, Range 4, situate in the Town of Perinton, County of Monroe, State of New York:

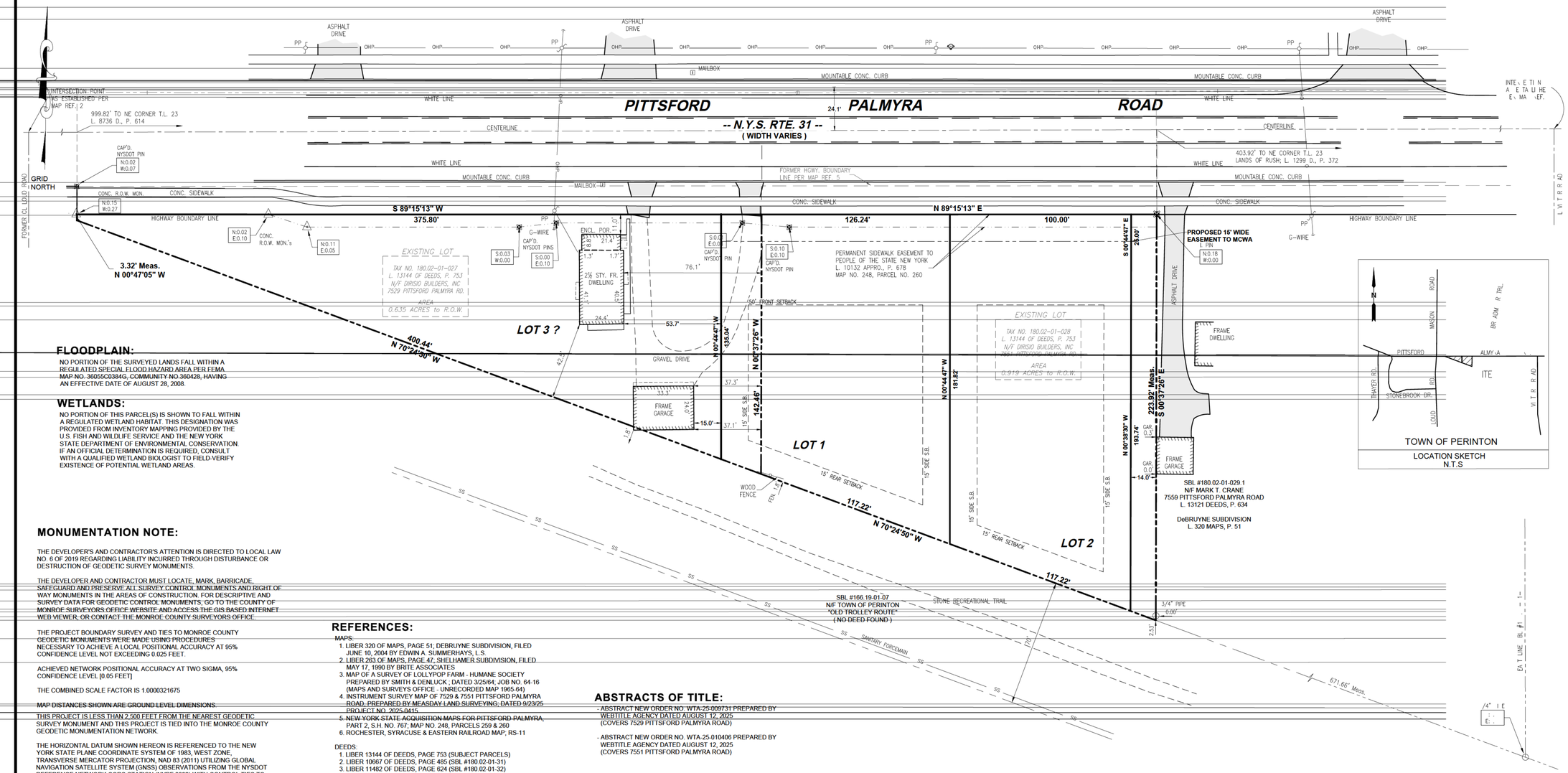
COMMENCING at a point in the centerline of Pittsford-Palmyra Road (variable width) being 403.92 feet westerly of the northeast corner of Town Lot 23; said point being the northeast corner of lands conveyed from Martindale to Rush as recorded in Liber 1299 of Deeds, page 372;

Thence:

A. South 00°36'36" East, a distance of 48.58 feet to the point of beginning; said point being the southeast corner of a NYS Appropriation as recorded in Liber 10132 of Deeds, page 678; said point marked by a NYSDOT monument found;
1. South 00°36'36" East, along the easterly line of said Martindale to Rush, a distance of 221.28 feet to a point in the northerly line of lands formerly of Rochester & Syracuse Railway Company;
2. North 70°28'03" West, along said former Railway Co., a distance of 232.20 feet to a point;
3. North 00°36'36" West, a distance of 140.85 feet to a point in the southerly line of aforesaid NYS Appropriation;
4. North 89°16'03" East, along said southerly line of NYS Appropriation, a distance of 218.00 feet to the point of beginning.

Parcel contains 39,471 sq. ft. which equals 0.906 acres.

All as shown on a map by Measday Land Surveying & Mapping, dated 09.23.2025, being project #2025-0415.



FLOODPLAIN:

NO PORTION OF THE SURVEYED LANDS FALL WITHIN A REGULATED SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 36055C0384G, COMMUNITY NO.360428, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008.

WETLANDS:

NO PORTION OF THIS PARCEL(S) IS SHOWN TO FALL WITHIN A REGULATED WETLAND HABITAT. THIS DESIGNATION WAS PROVIDED FROM INVENTORY MAPPING PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. IF AN OFFICIAL DETERMINATION IS REQUIRED, CONSULT WITH A QUALIFIED WETLAND BIOLOGIST TO FIELD-VERIFY EXISTENCE OF POTENTIAL WETLAND AREAS.

MONUMENTATION NOTE:

THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2019 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.

THE DEVELOPER AND CONTRACTOR MUST LOCATE, MARK, BARRICADE, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT OF WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA FOR GEODETIC CONTROL MONUMENTS, GO TO THE COUNTY OF MONROE SURVEYORS OFFICE WEBSITE AND ACCESS THE GIS BASED INTERNET WEB VIEWER, OR CONTACT THE MONROE COUNTY SURVEYORS OFFICE.

THE PROJECT BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A LOCAL POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.025 FEET.

ACHIEVED NETWORK POSITIONAL ACCURACY AT TWO SIGMA, 95% CONFIDENCE LEVEL [0.05 FEET]

THE COMBINED SCALE FACTOR IS 1.0000321675

MAP DISTANCES SHOWN ARE GROUND LEVEL DIMENSIONS.

THIS PROJECT IS LESS THAN 2,500 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK CORS STATION (NYPF 0032) WITH CONTROL TIES TO THE FOLLOWING MONUMENTS RECOVERED ON MARCH 31, 2026:

	PUBLISHED:	MEASURED:
MONUMENT: 1160-1 (NYGS) 1940	N= 1,120,480.01	N= 1,120,519.099
CONDITION: GOOD	E= 818,276.45	E= 1,466,635.474
	Z= 530.672	Z= 530.07
	(NAD27/NGVD29)	(NAD83/NAVD88)-[2011]

	PUBLISHED:	MEASURED:
MONUMENT: 1160-2 (NYGS) 1940	N= 1,121,902.17	N= 1,121,941.180
CONDITION: GOOD	E= 818,228.09	E= 1,466,587.529
	Z= 471.971	Z= 471.19
	(NAD27/NGVD29)	(NAD83/NAVD88)-[2011]

UTILITIES:

UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF FIELD LOCATIONS AND RECORD MAPS. SUB-GRADE UTILITY LOCATIONS WERE NOT VERIFIED NOR CERTIFIED TO SUCH.

SUB-SURFACE UTILITIES ARE DEPICTED AT QUALITY LEVEL "C" AS DEFINED IN ASCE STANDARD 38-22.

SURVEY CONTROL NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) - NY WEST ZONE.
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988. GEOID MODEL 2018
- DISTANCES ARE SHOWN AT GROUND.
- NORTH ARROW REFERENCED TO GRID NORTH.

0 30 60 90

GRAPHIC SCALE: 1" = 30'

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REFERENCES:

MAPS:

1. LIBER 320 OF MAPS, PAGE 51; DEBRUYNE SUBDIVISION, FILED JUNE 10, 2004 BY EDWIN A. SUMMERHAYS, L.S.
2. LIBER 263 OF MAPS, PAGE 47; SHELHAMER SUBDIVISION, FILED MAY 17, 1990 BY BRITE ASSOCIATES
3. MAP OF A SURVEY OF LOLLYPOP FARM - HUMANE SOCIETY PREPARED BY SMITH & DENLUCK ; DATED 3/25/64, JOB NO. 64-16 (MAPS AND SURVEYS OFFICE - UNRECORDED MAP 1965-64)
4. INSTRUMENT SURVEY MAP OF 7529 & 7551 PITTSFORD PALMYRA ROAD, PREPARED BY MEASDAY LAND SURVEYING; DATED 9/23/25 PROJECT NO. 2025-0415
5. NEW YORK STATE ACQUISITION MAPS FOR PITTSFORD-PALMYRA, PART 2, S.H. NO. 767; MAP NO. 248, PARCELS 259 & 260
6. ROCHESTER, SYRACUSE & EASTERN RAILROAD MAP; RS-11

DEEDS:

1. LIBER 13144 OF DEEDS, PAGE 753 (SUBJECT PARCELS)
2. LIBER 10667 OF DEEDS, PAGE 485 (SBL #180.02-01-31)
3. LIBER 11482 OF DEEDS, PAGE 624 (SBL #180.02-01-32)
4. LIBER 671 OF DEEDS, PAGE 32; (R.S.&E RAILROAD)
5. LIBER 8736 OF DEEDS, PAGE 614 (LANDS OF T. OF PERINTON)

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

REALTY SUBDIVISION APPROVAL **NOT** REQUIRED FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE.

BY: _____ DATE: _____

NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS MAY BE NEEDED

THIS PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-F, ARTICLE 12-B OF THE GENERAL MUNICIPAL LAW AND/OR THE MONROE COUNTY MONUMENTATION LAW. A SEPARATE APPROVAL IS REQUIRED FOR SITE CONSTRUCTION.

FOR THE GENERAL MUNICIPAL LAW:

_____ _____
MONROE COUNTY HIGHWAY SUPERINTENDENT DATE

FOR THE MONROE COUNTY MONUMENTATION LAW:

_____ _____
MONROE COUNTY SURVEYORS OFFICE DATE

ABSTRACTS OF TITLE:

- ABSTRACT NEW ORDER NO. WTA-25-009731 PREPARED BY WEBTITLE AGENCY DATED AUGUST 12, 2025 (COVERS 7529 PITTSFORD PALMYRA ROAD)

- ABSTRACT NEW ORDER NO. WTA-25-010406 PREPARED BY WEBTITLE AGENCY DATED AUGUST 12, 2025 (COVERS 7551 PITTSFORD PALMYRA ROAD)

TAXES PAID STAMP

I THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH

_____ DATED: _____

JENNIFER CESARIO
MONROE COUNTY TREASURER

BY: _____

SITE DATA:

S.B.L. LOT NO.: 180.02-01-028
ADDRESS: 7551 PITTSFORD PALMYRA ROAD
LANDOWNER: DIRISIO BUILDERS INC.
TITLE RECORD: LIBER 13144 DEEDS, PAGE 753

TOTAL SITE AREA = 40.058 6 SQ.FT.
0.920 ACRES TO R.O.W.

ZONING DISTRICT = B RESIDENTIAL

DIMENSIONAL CONSTRAINT:	REQUIRED:	PROPOSED LOT 1:	PROPOSED LOT 2:	PROPOSED LOT 3:
(SINGLE FAMILY DWELLING WITHOUT SEWER)				
FRONT YARD	50 FT.	96 FT.	109 FT.	11 FT.
REAR YARD	15 FT.	15 FT.	38 FT.	43 FT.
SIDE YARD	15 FT.	15 FT.	15 FT.	54 FT.
MIN. LOT AREA	20,000 SQ.FT.	20,000 SQ.FT.	20,000 SQ.FT.	24,590 SQ FT.
MIN. LOT WIDTH	100 FT.	126 FT.	100 FT.	355 FT.
MIN. GROUND AREA BLDG.	1,000 SQ.FT.	1660 SQ.FT.	1660 SQ.FT.	1185 SQ. FT.
MAX. BLDG. HEIGHT	40 FT.	< 40 FT.	< 40 FT.	<40 FT.

APPROVAL SIGNATURES :

PLANNING BOARD CHAIRPERSON DATE

---------- DATE

---------- DATE

---------- DATE

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES LISTED HERE UNDER THAT THIS MAP WAS MADE USING THE REFERENCE MATERIAL LISTED HEREON AND THE NOTES OF AN INSTRUMENT SURVEY PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS COMPLETED ON **MARCH 31, 2026.**

- **DIRISIO BUILDERS INC.**

_____
Alfred I. LaRue, N.Y.S.P.L.S # 046558

MCMAHON LARUE
ENGINEERS AND SURVEYORS

822 HOLT RD.
WEBSTER, NEW YORK 14580
INFO@MCMAHON-LARUE.COM
(585) 436 - 1080

PLANS UNDER REVIEW NOT FOR CONSTRUCTION

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPL ES TO THIS DRAWING

" IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENG NEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENG NEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPEC FIC DESCRIPTION OF THE ALTERATION ".

DIRISIO SUBDIVISION

SITUATED IN

PART OF TOWN LOT 23
TOWNSHIP 12 - RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF PERINTON, MONROE COUNTY
STATE OF NEW YORK

PROJECT:

DIRISIO TOWNHOUSES

7551 PITTSFORD PALMYRA ROAD
FAIRPORT, NEW YORK

TAX NO: 180.02-01-028

PROJ. NO: 26-0007

CLIENT:
DIRISIO BUILDERS INC.
3 NOBLEMAN COURT
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY:	CHECKED BY:
JAT	AIL, IFK
ISSUED:	SCALE:
APRIL 2026	1" = 30'

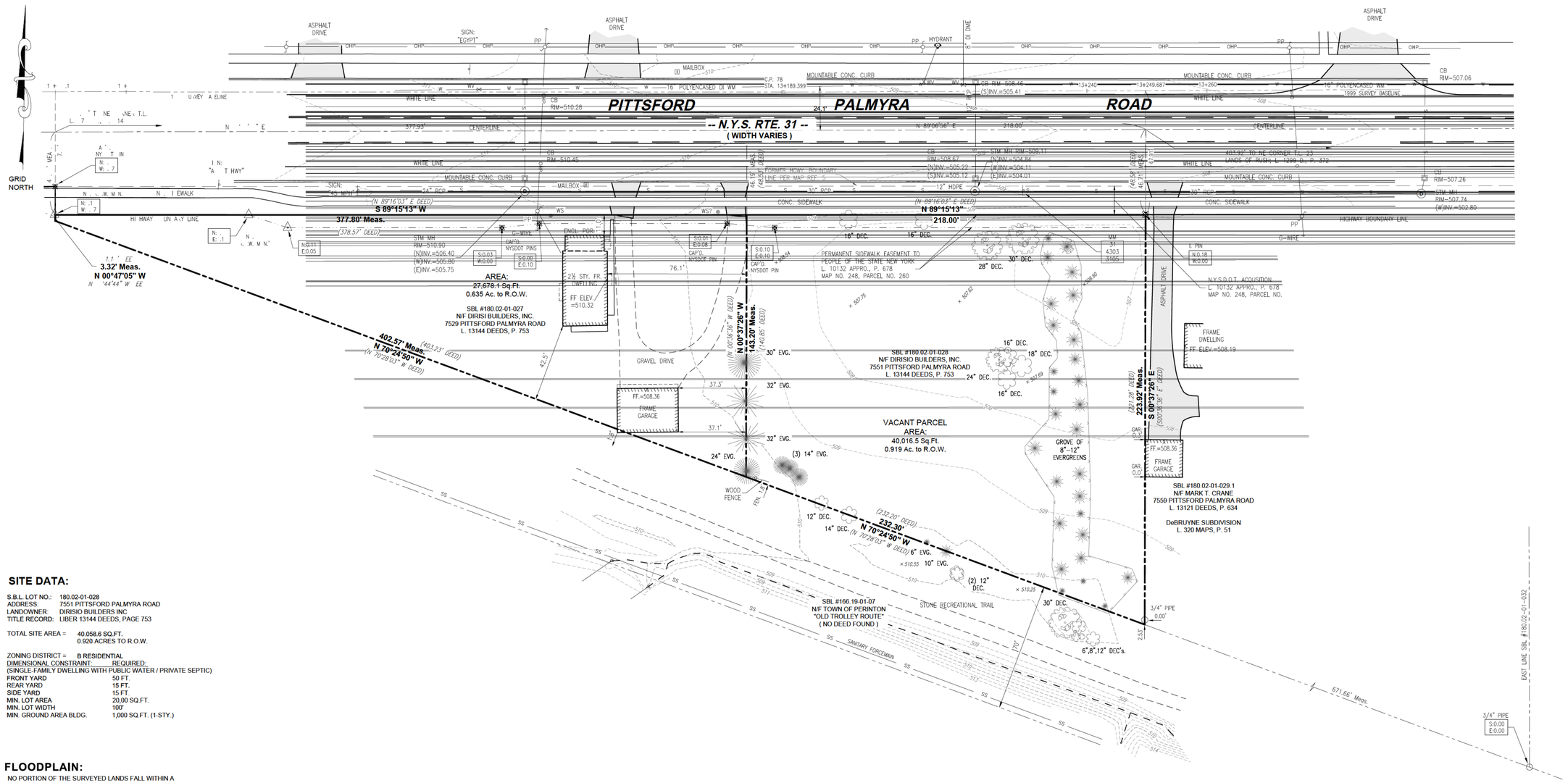
PROJECT STATUS

PRELIMINARY / FINAL

DRAWING TITLE

SUBDIVISION PLAT

SHEET NUMBER	DRAWING NUMBER
1 of 6	C-100



SITE DATA:

S.B.L. LOT NO.: 180.02-01-028
ADDRESS: 7551 PITTSFORD PALMYRA ROAD
LANDOWNER: DIRISIO BUILDERS INC
TITLE RECORD: LIBER 13144 DEEDS, PAGE 753

TOTAL SITE AREA = 40,058.6 SQ.FT.
0.920 ACRES TO R.O.W.

ZONING DISTRICT = B RESIDENTIAL

DIMENSIONAL CONSTRAINT: (SINGLE-FAMILY DWELLING WITH PUBLIC WATER / PRIVATE SEPTIC)	REQUIRED:
FRONT YARD	50 FT.
REAR YARD	15 FT.
SIDE YARD	15 FT.
MIN. LOT AREA	20,00 SQ.FT.
MIN. LOT WIDTH	100'
MIN. GROUND AREA BLDG.	1,000 SQ.FT. (1-STY.)

FLOODPLAIN:

NO PORTION OF THE SURVEYED LANDS FALL WITHIN A REGULATED SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 36055C0384G, COMMUNITY NO.360428, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008.

WETLANDS:

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UTILITIES:

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SUB-SURFACE UTILITIES ARE DEPICTED AT QUALITY LEVEL "C" AS DEFINED IN ASCE STANDARD 38-22.

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- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988. GEOID MODEL 2018
- DISTANCES ARE SHOWN AT GROUND.
- NORTH ARROW REFERENCED TO GRID NORTH.

0 30 60 90

GRAPHIC SCALE: 1" = 30'

REFERENCES:

MAPS:
1. LIBER 320 OF MAPS, PAGE 51; DEBRUYNE SUBDIVISION, FILED JUNE 10, 2004 BY EDWIN A. SUMMERHAYS, L.S.
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5. NEW YORK STATE ACQUISITION MAPS FOR PITTSFORD-PALMYRA, PART 2, S.H. NO. 767, MAP NO. 248, PARCELS 259 & 260
6. ROCHESTER, SYRACUSE & EASTERN RAILROAD MAP; RS-11

DEEDS:
1. LIBER 13144 OF DEEDS, PAGE 753 (SUBJECT PARCELS)
2. LIBER 10667 OF DEEDS, PAGE 485 (SBL #180.02-01-31)
3. LIBER 11482 OF DEEDS, PAGE 624 (SBL #180.02-01-32)

CERTIFICATION:

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- **DIRISIO BUILDERS INC.**

Alfred I. LaRue, N.Y.S.P.L.S # 046558

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\\LUCIDLINK\ACTIVE-PROJECTS\2026\26-0007 7551 PITTSFORD PALMYRA RD\02 CAD\01 CONTRACT PLANS\01 EX CONDITIONS.DWG

MCMAHON LARUE
ENGINEERS AND SURVEYORS

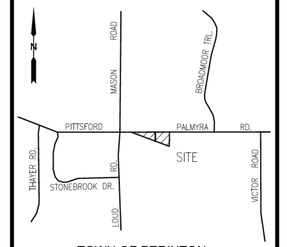
822 HOLT RD.
WEBSTER, NEW YORK 14580
INFO@MCMAHON-LARUE.COM
(585) 436 - 1080

PLANS UNDER REVIEW NOT FOR CONSTRUCTION

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

" IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENG NEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENG NEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPEC FIC DESCRIPTION OF THE ALTERATION ".



TOWN OF PERINTON

LOCATION SKETCH
N.T.S

PROJECT:

DIRISIO HOMES
7551 PITTSFORD PALMYRA ROAD

BEING PART OF TOWN LOT 23
TOWNSHIP 12 - RANGE 4
OF THE PHELPS & GORHAM PURCHASE
TOWN OF PERINTON
COUNTY OF MONROE
STATE OF NEW YORK

TAX NO: 180.02-01-028

PROJ. NO: 26-0007

CLIENT:
DIRISIO BUILDERS INC.
3 NOBLEMAN COURT
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY:	CHECKED BY:
JAT, JYT	IFK
ISSUED:	SCALE:
OCTOBER 2026	1" = 30'

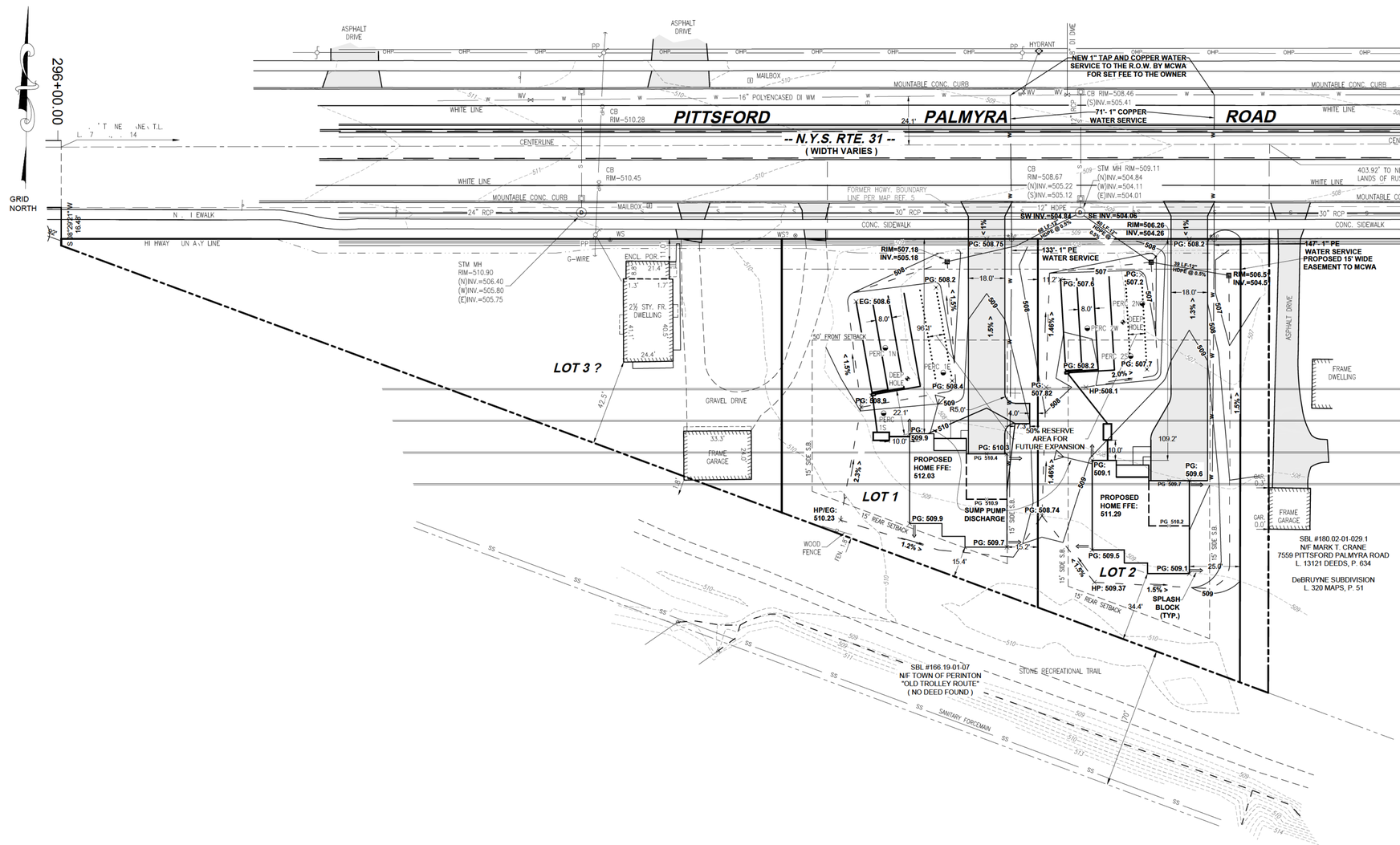
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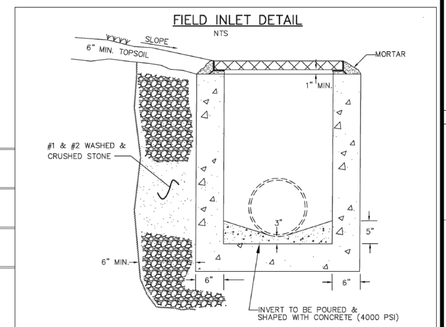
PRELIMINARY / FINAL

DRAWING TITLE:

EXISTING CONDITIONS PLAN

SHEET NUMBER	DRAWING NUMBER
2 of 6	C-101





NOTES:

1. PRECAST STEEL REINFORCED CONCRETE CATCH BASIN MANUFACTURED BY KISTNER (CB–315BS) OR APPROVED EQUAL.
2. MINIMUM INSIDE DEPTH 36"
3. MAXIMUM INSIDE DEPTH 48" (TOP OF GRATE TO INVERT)
4. ALL GRADE ADJUSTMENTS SHALL BE MADE WITH MANUFACTURED RINGS OR FORMED & POURED CONCRETE (4000 PSI).
5. MAX PIPE SIZE INTO OR OUT OF CATCH BASIN 18".
6. UNUSED KNOCKOUTS TO BE FILLED WITH BRICK & MORTAR TO A FULL 6" THICKNESS.
7. CATCH BASIN EXTERIOR SHALL BE COATED WITH BITUMASTIC 300M OR SUPER SERVICE BLACK, BOTH MANUFACTURED BY KOPPERS OR APPROVED EQUAL. THE INTERIOR SHALL BE COATED WITH 2 COATS OF EPOXY RESIN DAMP PROOFING.

D20
JANUARY 2021

SITE DATA:

LOT NO.: 180.02-01-028
ADDRESS: 7551 PITTSFORD PALMYRA ROAD
LANDOWNER: DIRISIO BUILDERS INC.
TITLE RECORD: LIBER 13144 OF DEEDS, PAGE 753

TOTAL SITE AREA = 40,058.6 SQ.FT.
0.920 ACRES

ZONING DISTRICT = B RESIDENTIAL

DIMENSIONAL CONSTRAINT:	REQUIRED:	PROP. LOT 1:	PROP. LOT 2:
FRONT YARD	50 FT.	96 FT.	109 FT.
REAR YARD	15 FT.	15 FT.	34 FT.
SIDE YARD	15 FT.	15 FT.	25 FT.
MIN. LOT SIZE	20,000 SF.	20,000 SF.	20,000 SF.
MIN. LOT WIDTH	100 FT.	126 FT.	100 FT.
MIN. GROUND AREA			
1 STY	1000 SF	1660 SF.	1660 SF.
1.5 STY	850 SF		
2 STY/2.5 STY	750 SF		
MAX. BLDG. HEIGHT	40 FT.	<40FT.	<40 FT.

MCDPH CONDITIONS OF APPROVAL (PROVIDE ON UTILITY PLAN)

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH APPROVAL IS GRANTED ON CONDITION THAT:

1. THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMITY WITH THE APPROVED PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH (MCDPH).
2. A COPY OF THE PLANS APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY, IF APPLICABLE.
3. NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RE-SUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.
4. THIS CERTIFICATE IS GRANTED WITH THE UNDERSTANDING THAT THE APPROVED PLANS ARE SUBJECT TO REVIEW AND RE-APPROVAL AFTER TWO YEARS FROM DATE OF APPROVAL, IF INSTALLATION IS NOT COMPLETED BY THAT TIME.
5. ADEQUATE EROSION/SILTATION CONTROL MEASURES SHALL BE EMPLOYED PRIOR TO AND DURING CONSTRUCTION. IF THE PROJECT WILL RESULT IN THE DISTURBANCE OF ONE ACRE OR MORE, COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT GP-0-25-001 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES WILL BE OBTAINED.
6. PRIVATE WELLS AND PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED AFTER PUBLIC FACILITIES BECOME AVAILABLE.

Monroe County Department of Public Health

These plans for Private Wastewater Treatment Facility are hereby approved, pursuant to Article IIA of the Monroe County Sanitary Code
Director of Public Health

By Public Health Engineer Date

APPROVAL SIGNATURES :

PLANNING BOARD CHAIRPERSON DATE

TOWN ENGINEER DATE

MONROE COUNTY WATER AUTHORITY DATE

0 30 60 90
GRAPHIC SCALE: 1" = 30'

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\\LUCIDLINK\ACTIVE-PROJECTS\2026\26-0007 7551 PITTSFORD PALMYRA RD\02 CAD\01 CONTRACT PLANS\02 SITE PLAN.DWG

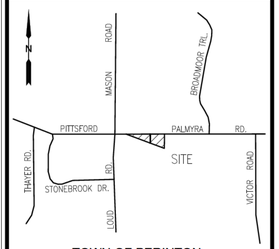
MCMAHON LARUE
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PLANS UNDER REVIEW NOT FOR CONSTRUCTION

DRAWING ALTERATION

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TOWN OF PERINTON

LOCATION SKETCH
N.T.S

PROJECT:

DIRISIO HOMES
7551 PITTSFORD PALMYRA ROAD

BEING PART OF TOWN LOT 23
TOWNSHIP 12 - RANGE 4
OF THE PHELPS & GORHAM PURCHASE
TOWN OF PERINTON
COUNTY OF MONROE
STATE OF NEW YORK

TAX NO: 180.02-01-028

PROJ. NO: 26-0007

CLIENT:
DIRISIO BUILDERS INC.
3 NOBLEMAN COURT
FAIRPORT, NEW YORK 14450

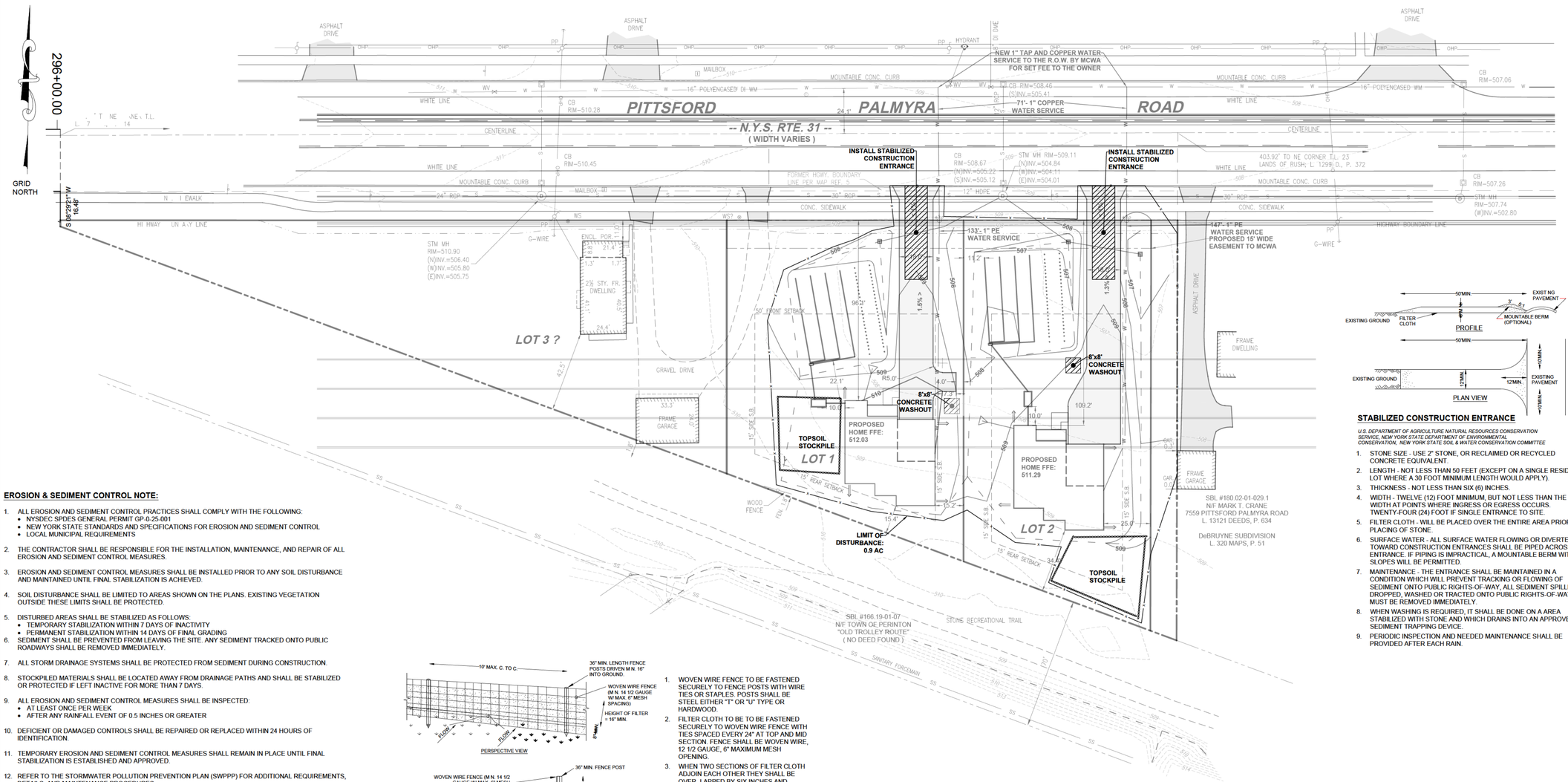
DATE	REVISIONS	BY:
10/15	MCDPH AND MCWA COMMENTS	JYT

DRAWN BY: JAT, JYT
CHECKED BY: IFK
ISSUED: OCTOBER 2026
SCALE: 1" = 30'

PROJECT STATUS
PRELIMINARY / FINAL

DRAWING TITLE
SITE DEVELOPMENT PLAN

SHEET NUMBER: 3 of 6
DRAWING NUMBER: C-200



STABILIZED CONSTRUCTION ENTRANCE

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

EROSION & SEDIMENT CONTROL NOTE:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE FOLLOWING:
   - NYSDEC SPDES GENERAL PERMIT GP-0-25-001
   - NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
   - LOCAL MUNICIPAL REQUIREMENTS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE AND MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
4. SOIL DISTURBANCE SHALL BE LIMITED TO AREAS SHOWN ON THE PLANS. EXISTING VEGETATION OUTSIDE THESE LIMITS SHALL BE PROTECTED.
5. DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
   - TEMPORARY STABILIZATION WITHIN 7 DAYS OF INACTIVITY
   - PERMANENT STABILIZATION WITHIN 14 DAYS OF FINAL GRADING
6. SEDIMENT SHALL BE PREVENTED FROM LEAVING THE SITE. ANY SEDIMENT TRACKED ONTO PUBLIC ROADWAYS SHALL BE REMOVED IMMEDIATELY.
7. ALL STORM DRAINAGE SYSTEMS SHALL BE PROTECTED FROM SEDIMENT DURING CONSTRUCTION.
8. STOCKPILED MATERIALS SHALL BE LOCATED AWAY FROM DRAINAGE PATHS AND SHALL BE STABILIZED OR PROTECTED IF LEFT INACTIVE FOR MORE THAN 7 DAYS.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED:
   - AT LEAST ONCE PER WEEK
   - AFTER ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER
10. DEFICIENT OR DAMAGED CONTROLS SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF IDENTIFICATION.
11. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ESTABLISHED AND APPROVED.
12. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL REQUIREMENTS, DETAILS, AND MAINTENANCE PROCEDURES.

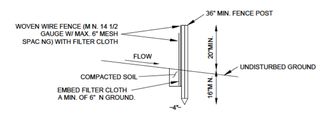
TEMPORARY/PERMANENT EROSION CONTROL MEASURES

A. TEMPORARY STABILIZATION -TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES
THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
IF: SPRING OR SUMMER OR EARLY FALL, THEN SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE
(APPROXIMATELY 0.7 LB./1000 SQ. FT. OR USE 1 LB./1000 SQ. FT.)
IF: LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (2.5 LBS./1000 SQ.
ANY SEEDING METHOD MAY BE USED THAT WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND RESULT IN GOOD SOIL TO SEED CONTACT.
MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES). THE STRAW MULCH IS TO BE TACKED INTO PLACE BY A DISK WITH BLADES SET NEARLY STRAIGHT.

B. PERMANENT STABILIZATION -DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED THRU THE APPLICATION OF SOIL STABILIZATION MEASURES INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.. LIME AND FERTILIZER WILL BE APPLIED AS
DETERMINED BY SOIL TESTS. SEEDING SHALL BE COMPLETED IN COMPLIANCE WITH THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL."

GENERAL SEED MIX:

SPECIES	VARIETY	LBS./ACRE	LBS/1000 SQ. FT.
COMMON WHITE	CLOVERCOMMON	8	0.20
TALL FESCUE	KY-31/REBEL	20	0.45
RYEGRASS (PERENNIAL)	PENNFINE/LINN	5	0.10

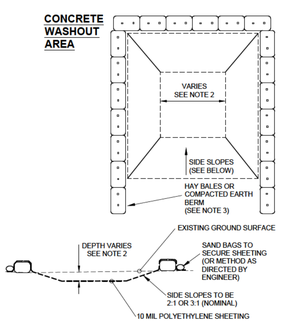


SILT FENCE

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE 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 OVER- LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA 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.

CONCRETE WASHOUT AREA



1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.
   LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.
   SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.
7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.

0 30 60 90

GRAPHIC SCALE: 1" = 30'

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Monroe County Department of Public Health

These plans for Private Wastewater Treatment Facility are hereby approved pursuant to Article IIA of the Monroe County Sanitary Code

Director of Public Health

By Public Health Engineer Date

APPROVAL SIGNATURES :

PLANNING BOARD CHAIRPERSON DATE

TOWN ENGINEER DATE

MONROE COUNTY WATER AUTHORITY DATE

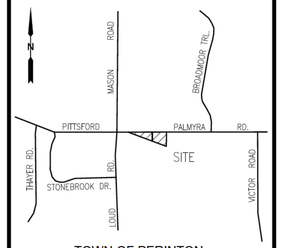
MCMAHON LARUE
ENGINEERS AND SURVEYORS
822 HOLT RD.
WEBSTER, NEW YORK 14580
INFO@MCMAHON-LARUE.COM
(585) 436 - 1080

PLANS UNDER REVIEW NOT FOR CONSTRUCTION

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

" IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENG NEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENG NEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPEC FIC DESCRIPTION OF THE ALTERATION ".



LOCATION SKETCH
N.T.S

PROJECT:

DIRISIO HOMES
7551 PITTSFORD PALMYRA ROAD

BEING PART OF TOWN LOT 23
TOWNSHIP 12 - RANGE 4
OF THE PHELPS & GORHAM PURCHASE
TOWN OF PERINTON
COUNTY OF MONROE
STATE OF NEW YORK

TAX NO: 180.02-01-028

PROJ. NO: 26-0007

CLIENT:
DIRISIO BUILDERS INC.
3 NOBLEMAN COURT
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:
10/15	MCDPH AND MCWA COMMENTS	JYT

DRAWN BY: JAT, JYT
CHECKED BY: IFK
ISSUED: OCTOBER 2026
SCALE: 1" = 30'

PROJECT STATUS:

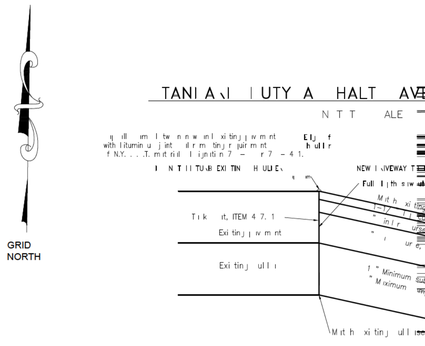
PRELIMINARY / FINAL

DRAWING TITLE:

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: 4 of 6
DRAWING NUMBER: C-201

\\LUCIDLINK\ACTIVE-PROJECTS\2026\26-0007 7551 PITTSFORD PALMYRA RD\02 CAD\01 CONTRACT PLANS\03 E SC PLAN.DWG



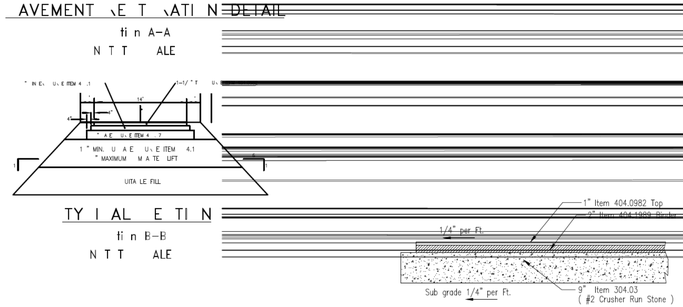
GRID NORTH

TRAFFIC MAINTENANCE NOTES:

1. DROP-OFF'S GREATER THAN 3 1/2" WILL NOT BE ALLOWED OVERNIGHT. PROVIDE TEMPORARY FILL WITH 1 ON 4 OR FLATTER CROSS SLOPE.
2. THE CONTRACTOR IS DIRECTED TO WORK EXPEDITIOUSLY TO MINIMIZE DISRUPTIONS TO THE HIGHWAY.
3. SIGNS SHALL BE VISIBLE ONLY AT TIMES WHEN THE MESSAGE THEY CONVEY IS PERTINENT.

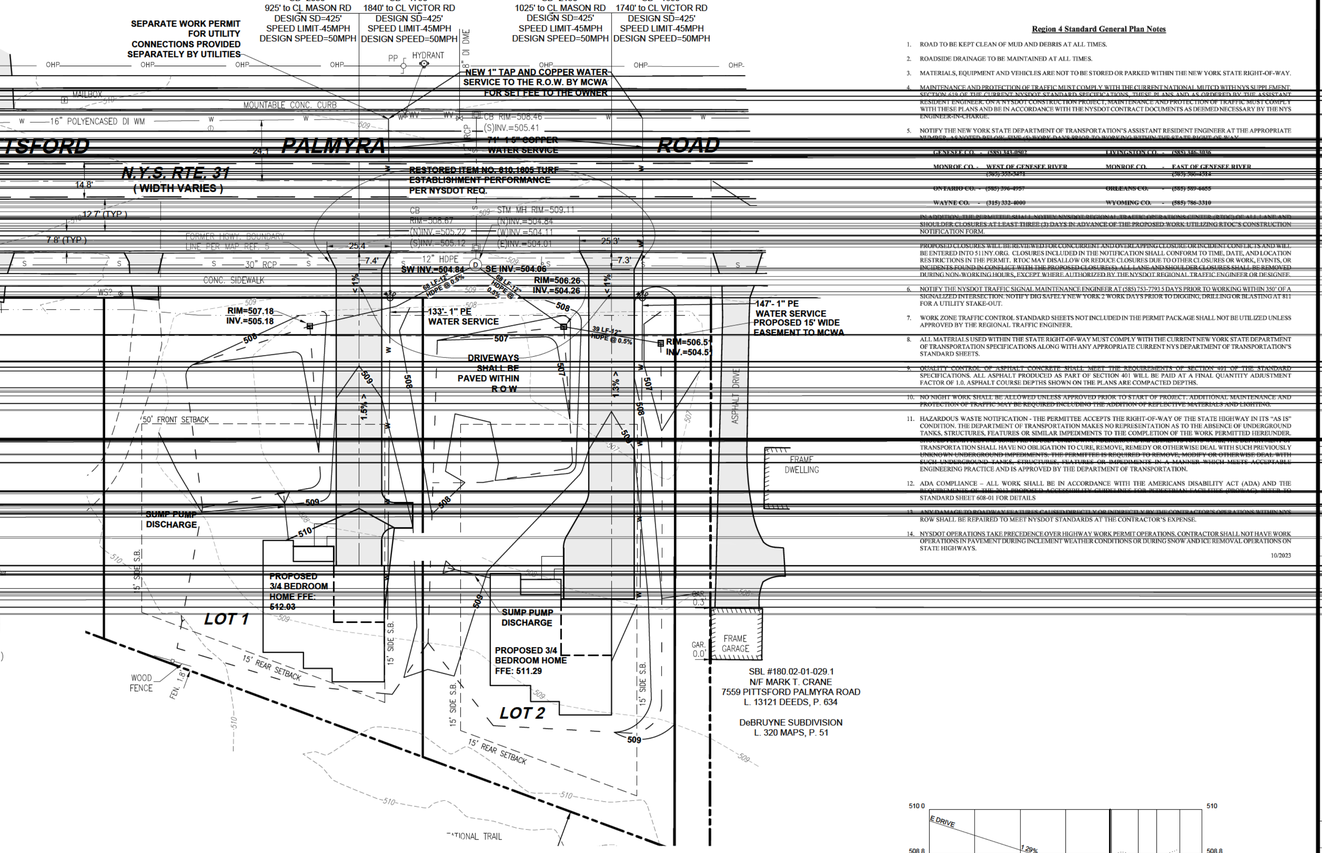
NYSDOT NOTES:

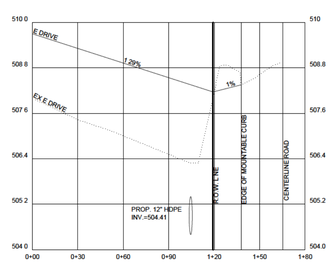
1. REFERENCE APPLICABLE NYSDOT STANDARD SHEETS 209-05, 608-03, 619-10, 619-11, 619-12, 619-307.
2. MCMAHON LARUE ASSOCIATES IS RESPONSIBLE FOR THE DESIGN OF THIS PROJECT. IAN KUCHMAN IS THE DESIGNER AND IS FAMILIAR WITH NYSDOT STANDARDS AND REQUIREMENTS AND SHALL BE CONTACTED AT (585) 436-1080 TO RESOLVE ISSUES OR PROBLEMS DURING CONSTRUCTION. ALL REVISIONS, INCLUDING REVISIONS NECESSARY DUE TO FIELD CONDITIONS, SHALL BE APPROVED BY THE NYSDOT.



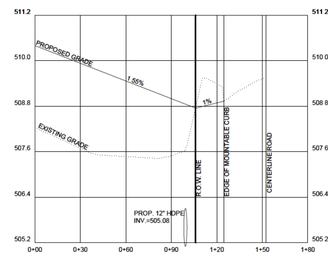
STANDARD DUTY ASPHALT PAVEMENT

NOT TO SCALE

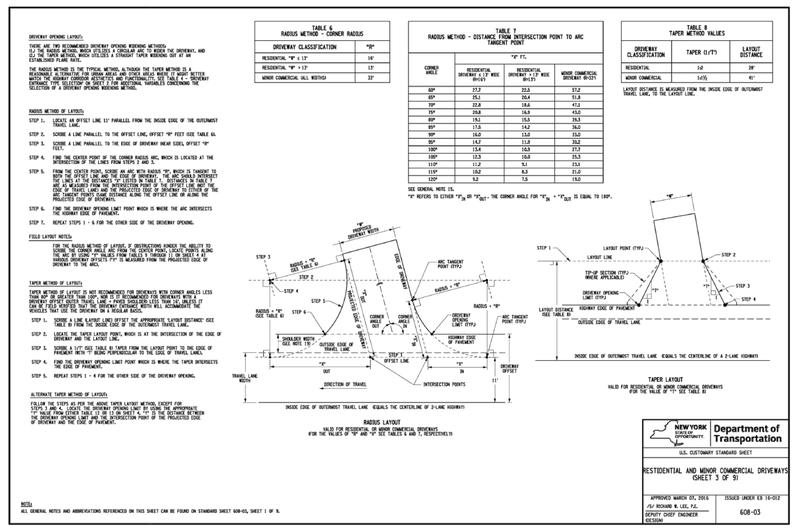


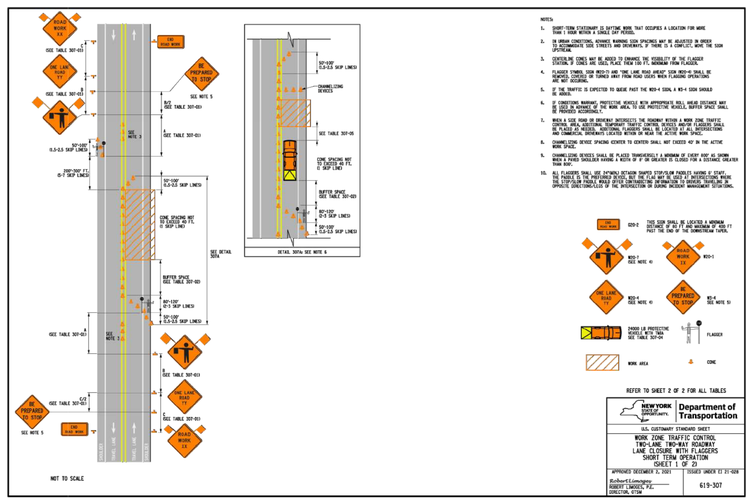


LOT 1
CENTERLINE PROFILE PROPOSED DRIVE
1"=50' H, 1"=2' V



LOT 2
CENTERLINE PROFILE PROPOSED DRIVE
1"=50' H, 1"=2' V





STANDARD SHEETS May 01, 2023

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Region 4 Standard General Plan Notes

1. ROAD TO BE KEPT CLEAN OF MUD AND DEBRIS AT ALL TIMES.
2. ROADSIDE DRAINAGE TO BE MAINTAINED AT ALL TIMES.
3. MATERIALS, EQUIPMENT AND VEHICLES ARE NOT TO BE STORED OR PARKED WITHIN THE NEW YORK STATE RIGHT-OF-WAY.
4. MAINTENANCE AND PROTECTION OF TRAFFIC MUST COMPLY WITH THE CURRENT NATIONAL MUTCD WITH NYS SUPPLEMENT, SECTION 616 OF THE CURRENT NYSDOT STANDARD SPECIFICATIONS, THESE PLANS AND, AS DIRECTED BY THE ASSISTANT RESIDENT ENGINEER, ON A NYSDOT CONSTRUCTION PROJECT, MAINTENANCE AND PROTECTION OF TRAFFIC MUST COMPLY WITH THESE PLANS AND BE IN ACCORDANCE WITH THE NYSDOT CONTRACT DOCUMENTS AS DEEMED NECESSARY BY THE NYS ENGINEER IN CHARGE.
5. NOTIFY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION'S ASSISTANT RESIDENT ENGINEER AT THE APPROPRIATE NUMBER AS NOTED BELOW, FIVE (5) WORK DAYS PRIOR TO WORKING WITHIN THE STATE RIGHT OF WAY.

ALBANY CO. – (518) 485-2087		LIVINGSTON CO. – (585) 658-3656	
MONROE CO. – (585) 784-5474	WEST OF GENESEE RIVER	MONROE CO. – (585) 784-5474	EAST OF GENESEE RIVER
ONTARIO CO. – (585) 394-4727		ORLEANS CO. – (585) 589-4455	
WAYNE CO. – (315) 332-8000		WYOMING CO. – (585) 786-3310	

IN ADDITION, THE PERMITTEE SHALL NOTIFY NYSDOT REGIONAL TRAFFIC OPERATIONS CENTER (RTOC) OF ALL LANE AND SHOULDER CLOSURES AT LEAST THREE (3) DAYS IN ADVANCE OF THE PROPOSED WORK UTILIZING RTOC'S CONSTRUCTION NOTIFICATION FORM.
PROPOSED CLOSURES WILL BE REVIEWED FOR CONCURRENT AND OVERLAPPING CLOSURE OR INCIDENT CONFLICTS AND WILL BE ENTERED INTO 511NY.ORG. CLOSURES INCLUDED IN THE NOTIFICATION SHALL CONFORM TO TIME, DATE, AND LOCATION RESTRICTIONS IN THE PERMIT. RTOC MAY DISALLOW OR REDUCE CLOSURES DUE TO OTHER CLOSURES OR WORK, EVENTS, OR INCIDENTS FOUND IN CONFLICT WITH THE PROPOSED CLOSURE(S). ALL LANE AND SHOULDER CLOSURES SHALL BE REMOVED DURING NON-WORKING HOURS, EXCEPT WHERE AUTHORIZED BY THE NYSDOT REGIONAL TRAFFIC ENGINEER OR DESIGNEE.
6. NOTIFY THE NYSDOT TRAFFIC SIGNAL MAINTENANCE ENGINEER AT (585) 753-7593 5 DAYS PRIOR TO WORKING WITHIN 350' OF A SIGNALIZED INTERSECTION. NOTIFY DIG SAFELY NEW YORK 2 WORK DAYS PRIOR TO DIGGING, DRILLING OR BLASTING AT 811 FOR A UTILITY STAKE-OUT.
7. WORK ZONE TRAFFIC CONTROL STANDARD SHEETS NOT INCLUDED IN THE PERMIT PACKAGE SHALL NOT BE UTILIZED UNLESS APPROVED BY THE REGIONAL TRAFFIC ENGINEER.
8. ALL MATERIALS USED WITHIN THE STATE RIGHT-OF-WAY MUST COMPLY WITH THE CURRENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS ALONG WITH ANY APPROPRIATE CURRENT NYS DEPARTMENT OF TRANSPORTATION'S STANDARD SHEETS.
9. QUALITY CONTROL OF ASPHALT CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 401 OF THE STANDARD SPECIFICATIONS. ALL ASPHALT PRODUCED AS PART OF SECTION 401 WILL BE PAID AT A FINAL QUANTITY ADJUSTMENT FACTOR OF 1.0. ASPHALT COURSE DEPTHS SHOWN ON THE PLANS ARE COMPACTED DEPTHS.
10. NO NIGHT WORK SHALL BE ALLOWED UNLESS APPROVED PRIOR TO START OF PROJECT. ADDITIONAL MAINTENANCE AND PROTECTION OF TRAFFIC MAY BE REQUIRED INCLUDING THE ADDITION OF REFLECTIVE MATERIALS AND LIGHTING.
11. HAZARDOUS WASTE NOTIFICATION - THE PERMITTEE ACCEPTS THE RIGHT-OF-WAY OF THE STATE HIGHWAY IN ITS "AS IS" CONDITION. THE DEPARTMENT OF TRANSPORTATION MAKES NO REPRESENTATION AS TO THE ABSENCE OF UNDERGROUND TANKS, STRUCTURES, FEATURES OR SIMILAR IMPEDIMENTS TO THE COMPLETION OF THE WORK PERMITTED HEREUNDER. TRANSPORTATION SHALL HAVE NO OBLIGATION TO CURE, REMOVE, REMEDY OR OTHERWISE DEAL WITH SUCH PREVIOUSLY UNKNOWN UNDERGROUND IMPEDIMENTS. THE PERMITTEE IS REQUIRED TO REMOVE, MODIFY OR OTHERWISE DEAL WITH SUCH UNDERGROUND TANKS, STRUCTURES, FEATURES OR IMPEDIMENTS IN A MANNER WHICH MEETS ACCEPTABLE ENGINEERING PRACTICE AND IS APPROVED BY THE DEPARTMENT OF TRANSPORTATION.
12. ADA COMPLIANCE – ALL WORK SHALL BE IN ACCORDANCE WITH THE AMERICANS DISABILITY ACT (ADA) AND THE STANDARDS SET BY THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES (PROWAG). REFER TO STANDARD SHEET 608-01 FOR DETAILS
13. ANY DAMAGE TO ROADWAY FEATURES CAUSED DIRECTLY OR INDIRECTLY BY THE CONTRACTOR'S OPERATIONS WITHIN THE ROW SHALL BE REPAIRED TO MEET NYSDOT STANDARDS AT THE CONTRACTOR'S EXPENSE.
14. NYSDOT OPERATIONS TAKE PRECEDENCE OVER HIGHWAY WORK PERMIT OPERATIONS. CONTRACTOR SHALL NOT HAVE WORK OPERATIONS IN PAVEMENT DURING INCLEMENT WEATHER CONDITIONS OR DURING SNOW AND ICE REMOVAL OPERATIONS ON STATE HIGHWAYS.

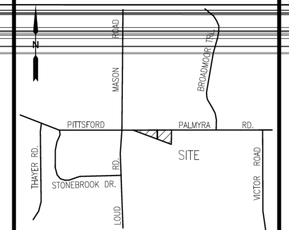
10/2023

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL"

THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION ".



TOWN OF PERINTON

LOCATION SKETCH
N.T.S.

PROJECT:

DIRISIO HOMES
7551 PITTSFORD PALMYRA ROAD

BEING PART OF TOWN LOT 23
TOWNSHIP 12 - RANGE 4
OF THE PHELPS & GORHAM PURCHASE
TOWN OF PERINTON
COUNTY OF MONROE
STATE OF NEW YORK

TAX NO: 180.02-01-028

PROJ. NO: 26-0007

CLIENT:
DIRISIO BUILDERS INC.
3 NOBLEMAN COURT
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY: JAT, JYT
CHECKED BY: IFK
ISSUED: OCTOBER 2026
SCALE: 1" = 30'

PROJECT STATUS
PRELIMINARY / FINAL

DRAWING TITLE
N.Y.S.D.O.T. HIGHWAY PERMIT PLAN

SHEET NUMBER	DRAWING NUMBER
5 of 6	C-202

MCMAHON LARUE
ENGINEERS AND SURVEYORS
822 HOLT RD.
WEBSTER, NEW YORK 14580
INFO@MCMAHON LARUE.COM
(585) 436 - 1080

\\LUCIDLINK\ACTIVE-PROJECTS\2026\26-0007 7551 PITTSFORD PALMYRA RD\02 CAD\01 CONTRACT PLANS\04 NYSDOT PLAN.DWG

L T	r	th	rt	r	r	h l
1	1E	"				–4" T i il 4"–7 " in l with jr iv l
	1	"				
	1N	"			4	N Min r il N l i j N lr k
	W	"				–7" T i il 7"–7 " in l with jr iv l
	N	"			4	N Min r il N l i j N lr k

STANDARD NOTES FOR RESIDENTIAL ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS)

1. LAUNDRY WASTE SHALL BE PIPED TO THE SEPTIC TANK. THE LINE SHALL HAVE A CHECK VALVE IF THE WASTEWATER IS PUMPED TO THE SYSTEM.
2. BASEMENT SUMP PUMPS, ROOF DRAINS AND FOOTING DRAINS SHALL NOT BE CONNECTED TO THE OWTS.
3. UNLESS APPROVED FOR A SPECIAL SYSTEM DESIGN, NO EARTHWORK (CUTTING OR FILLING) SHALL BE ALLOWED IN THE SEPTIC SYSTEM AREA.
4. ANY CHANGE IN HOUSE LOCATION AND/OR OWTS LOCATION OR ELEVATION SHALL REQUIRE ADDITIONAL REVIEW AND RE-APPROVAL FROM THE MCDPH.
5. THE AREA OF THE PROPOSED ABSORPTION FIELD SHOULD BE STAKED OUT TO PREVENT VEHICLES AND MATERIALS FROM ENTERING. IF THIS AREA IS DISTURBED, NEW PERCOLATION TESTS MAY BE REQUIRED AND SEPTIC SYSTEM APPROVAL MAY BE REVOKED.
6. ALL WELL(S) AND OWTS EXISTING OR APPROVED WITHIN 200 FEET OF THE PROPOSED WELL(S) AND OWTS SHALL BE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTALLY SENSITIVE AREAS IN THE AREA. A THOROUGH DESIGN AND FUNCTIONAL ABILITY OF THE OWTS AND WELL(S).

OWTS INSPECTION PROCEDURE NOTES:

PLEASE CALL THE MCDPH AT 753-5060 AT LEAST 24 HR IN ADVANCE TO SCHEDULE THE FOLLOWING INSPECTIONS:

1. COMPLETE INSPECTION - BEFORE BACKFILLING, THE MCDPH WILL VERIFY ALL SYSTEM COMPONENTS ARE INSTALLED PER THE APPROVED PLAN AND MCDPH REQUIREMENTS.
2. FINAL GRADE INSPECTION - THE MCDPH WILL VERIFY THERE IS ADEQUATE COVER OVER SYSTEM COMPONENTS AND SURFACE DRAINAGE IS ADEQUATE.

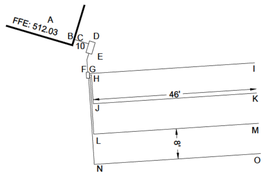
IF YOU HAVE ANY QUESTIONS REGARDING THESE PROCEDURES, PLEASE CONTACT THIS OFFICE AT (585) 753-5060

ADDITIONAL MCDPH NOTES:

ANY MODIFICATIONS TO ADDITIONAL BEDROOMS WILL REQUIRE SUBMISSION OF REVISED PLAN FOR REVIEW AND APPROVAL BY MCDPH

SEPTIC SYSTEM DESIGN TABLE

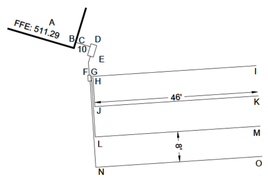
Lot No.	Perc Rate of in-situ soil (Minutes)	NO. OF BEDROOM	Design Flows (GPD/Bedroom)	Septic tank	LF LEACH REQUIRED	LF LEACH PROVIDED	NO. OF LATERALS	LENGTH OF LATERALS	Type of Septic System Proposed	Distribution Box/ Drop Box
1	3	2	110	1250	92	92	2	46'	Conventional	Distribution Box
		3	110	1250	138	138	3			
		4	110	1500	184	184	4			
2	4	2	110	1250	92	92	2	46'	Conventional	Distribution Box
		3	110	1250	138	138	3			
		4	110	1500	184	184	4			



A) BUILDING FFE = 512.03
B) BUILDING EXTERIOR GRADE = 509.9
C) BUILDING INVERT = 508.1
D) TANK INVERT INLET = 507.9
E) TANK INVERT OUTLET = 507.7
F) DIST BOX INVERT INLET = 507.5
G) DIST BOX INVERT OUTLET = 507.3

LOT 1 LEACH LINE INVERTS

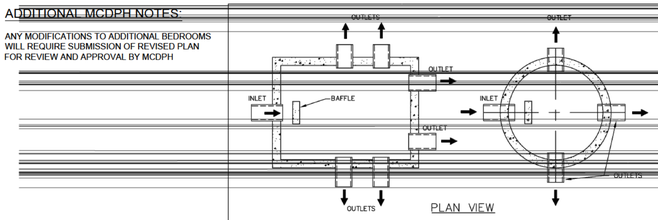
START:	END:
H) INV. = 507.3	I) INV. = 507.1
J) INV. = 507.1	K) INV. = 506.9
L) INV. = 506.8	M) INV. = 506.6
N) INV. = 506.6	O) INV. = 506.4



A) BUILDING FFE = 511.29
B) BUILDING EXTERIOR GRADE = 509.2
C) BUILDING INVERT = 507.2
D) TANK INVERT INLET = 507.0
E) TANK INVERT OUTLET = 506.75
F) DIST BOX INVERT INLET = 506.4
G) DIST BOX INVERT OUTLET = 506.2

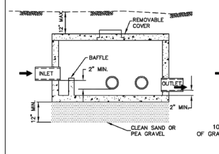
LOT 2 LEACH LINE INVERTS

START:	END:
H) INV. = 506.2	I) INV. = 506.0
J) INV. = 506.2	K) INV. = 506.0
L) INV. = 506.1	M) INV. = 505.9
N) INV. = 506.0	O) INV. = 505.8

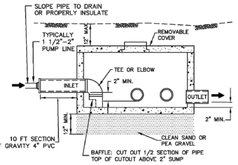


PLAN VIEW

NOTES:
1. PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
2. INVERT ELEVATIONS OF ALL OUTLET PIPES MUST BE EQUAL.
3. THE SLOPES OF OUTLET PIPES BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTOR LATERALS SHOULD BE AT LEAST 1/32" PER FOOT.
4. BUILT-IN BAFFLE MAY BE REPLACED BY PVC TEE OR ELBOW.



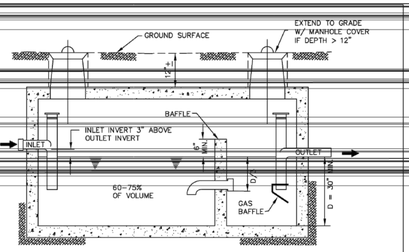
GRAVITY SECTION VIEW
(SHOWING BUILT-IN BAFFLE)



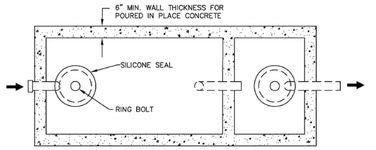
PUMPED SECTION VIEW
(SHOWING OPTIONAL TEE OR ELBOW)

DISTRIBUTION BOX
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 4



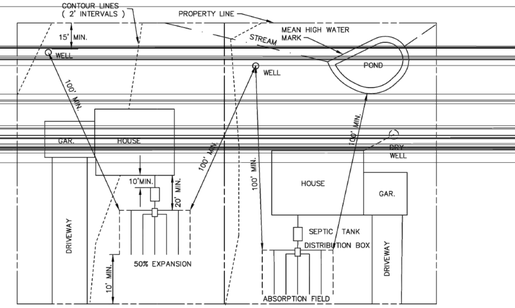
SECTION VIEW



PLAN VIEW

SEPTIC TANK
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 2

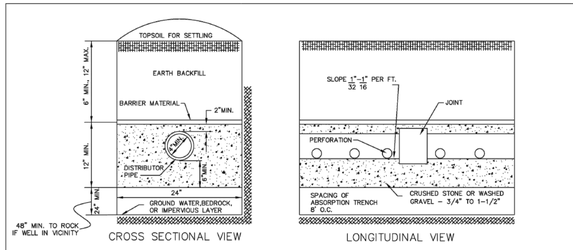


STREET

NOTE:
IN ADDITION TO THIS DIAGRAM, SYSTEM SHALL MEET ALL SEPARATION REQUIREMENTS IN TABLE 2 OF THE MCDPH OWTS DESIGN AND CONSTRUCTION STANDARDS.

STANDARD ABSORPTION TRENCH SYSTEM – SEPARATION REQUIREMENTS
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 8



CROSS SECTIONAL VIEW

LONGITUDINAL VIEW

TRENCH PROFILE

ABSORPTION TRENCH
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 6

1", 1-1/2" AND 2" WATER SERVICE LINE NOTES

1. All materials, installation and testing procedures shall be in compliance with current AWWA standards and in accordance with the regulations and specifications of the Authority. Should a conflict exist the Authority's specifications shall govern.
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 finished grade in paved areas.
3. Water service lines shall be separated at least ten feet, measured from the outside of the pipes, from sewer mains or septic systems.
4. Water service lines shall be identified as:

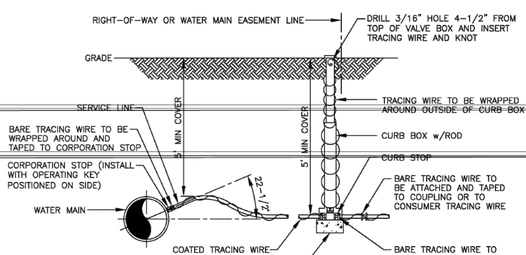
DESCRIPTION	SIZE [a]	MATERIAL[b]	TYPE [c]
MCWA Portion = from the water main to and including the control valve on the ROW/property/easement line	1"	Type "K" Copper	
Private Portion = from the control valve to the meter	1"	E	

[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 (CTS OD)
[c] Service Types include: Domestic = DS, Fire = FS, or Combined = CMB

5. The Water Authority's portion of the service line shall be installed after the private portion of service is installed.
6. Water meter(s) to be located on the interior of exterior wall(s) immediately upon service entrance into the building footprint or heated enclosure. A bypass assembly is not required around 5/8-inch through 1-inch meters. 1 ½-inch and 2-inch meters may require a bypass assembly depending upon the application. 3-inch and larger meters require a bypass assembly.

MONROE COUNTY WATER AUTHORITY ROCHESTER, NEW YORK | JAN 2025 DATE | DME 27

R:\DETAILS\DME\2016 DME DETAILS\DME 17.DWG



NOTES:
1. COPPER SERVICE TO BE USED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. TRACING WIRE TO BE USED WITH POLYETHYLENE SERVICE ONLY.

SERVICE INSTALLATION
NOT TO SCALE

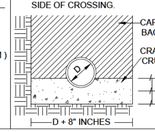
MONROE COUNTY WATER AUTHORITY ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 17

WATER MAIN/SEWER CROSSING DETAIL

CONDITION	SCHEMATIC	REQUIREMENTS
1 WATER LINE ABOVE SEWER LINE	WL MORE THAN 18" INCHES SL	A.) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10' FT. MINIMUM.
2 WATER LINE ABOVE SEWER LINE	WL MORE THAN 12" INCHES BUT LESS THAN 18" INCHES SL	A.) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10' FT. MINIMUM. B.) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10' FT. EACH SIDE OF CROSSING. WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10' FT. EACH SIDE OF CROSSING.
3 SEWER LINE ABOVE WATER LINE	SL MORE THAN 12" INCHES WL	A.) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10' FT. MINIMUM. B.) SLEEVE SEWER LINE WITH " STEEL CASING FOR 10' FT." EACH SIDE OF CROSSING. FOR 10' FT. EACH SIDE OF CROSSING. C.) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE (SEE TRENCH SECTION DETAIL BELOW FOR WATER LINE AND SEWER LINE FOR 10' FT. EACH SIDE OF CROSSING.

DETAILS:
WL (WATER LINE)
SL (SEWER LINE, SANITARY OR STORM)
D (OUTSIDE DIAMETER OF PIPE)

IN NO CASE SHALL PIPES BE CLOSER THAN 12" APART. DISTANCES ARE MEASURED BETWEEN OUTSIDE OF PIPES.



Monroe County Department of Public Health
These plans for Private Wastewater Treatment Facility are hereby approved pursuant to Article IIA of the Monroe County Sanitary Code
Director of Public Health
By Public Health Engineer Date

APPROVAL SIGNATURES :

PLANNING BOARD CHAIRPERSON DATE

TOWN ENGINEER DATE

MONROE COUNTY WATER AUTHORITY DATE

MCMAHON LARUE
ENGINEERS AND SURVEYORS
822 HOLT RD.
WEBSTER, NEW YORK 14580
INFO@MCMAHON-LARUE.COM
(585) 436 - 1080

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

" IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENG NEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENG NEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPEC FIC DESCRIPTION OF THE ALTERATION ".



TOWN OF PERINTON
LOCATION SKETCH
N.T.S

PROJECT:

DIRISIO HOMES
7551 PITTSFORD PALMYRA ROAD

BEING PART OF TOWN LOT 23
TOWNSHIP 12 - RANGE 4
OF THE PHELPS & GORHAM PURCHASE
TOWN OF PERINTON
COUNTY OF MONROE
STATE OF NEW YORK

TAX NO: 180.02-01-028

PROJ. NO: 26-0007

CLIENT:
DIRISIO BUILDERS INC.
3 NOBLEMAN COURT
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:
10/15	MCDPH AND MCWA COMMENTS	JYT

DRAWN BY: JAT, JYT
CHECKED BY: IFK
ISSUED: OCTOBER 2026
SCALE: N.T.S.

PROJECT STATUS
PRELIMINARY / FINAL

DRAWING TITLE
SEPTIC AND WATER DETAILS

SHEET NUMBER	DRAWING NUMBER
6 of 6	C-300

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\\LUCIDLINK\ACTIVE-PROJECTS\2026\26-0007 7551 PITTSFORD PALMYRA RD\02 CAD\01 CONTRACT PLANS\05 DETAILS.DWG