

# BME|ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

December 9, 2025

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

RECEIVED  
DEC 9 2025  
TOWN OF PERINTON

**Re: Hartwell Heights 2850**  
**Thornell Road & NYS Route 96**  
**T.A. #'s 179.09-2-8, 179.09-2-9, 179.09-2-10, and 179.09-2-11.111**  
**(Updated Landscape Plan and Site Plan Color Rendering)**

Dear Board Members:

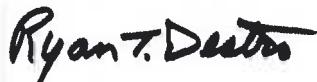
On behalf of WDG2, LLC, the owner/applicant of the subject property(s), the Preliminary/Final Site Plan application for the above referenced project was presented to the Conservation Board at their December 2, 2025 public meeting. Based on feedback provided by the Conservation Board at that meeting, the applicant is now proposing additional landscaping to be installed as a buffer to the adjacent residential uses to the south and southwest of the proposed Hartwell Heights development. As a result, an additional ten (10) trees have been added to the site plans from what was submitted to the Planning Board as part of the Preliminary/Final Site Plan application materials on November 14, 2025.

We have enclosed thirteen (13) copies of the following updated materials for your use and review:

- Updated Landscape Plan (Revision Date 12/8/25)
- Updated Site Plan Color Rendering w/ Aerial Image

Please contact our office if you require any additional information concerning this application in advance of the December 17, 2025 Planning Board meeting.

Sincerely,  
**BME Associates**



Ryan T. Destro, P.E.

Encl.

c: Dennis Wilmot, WDG2, LLC  
James P. Barbato, Pride Mark Homes



#### LANDSCAPE NOTES:

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

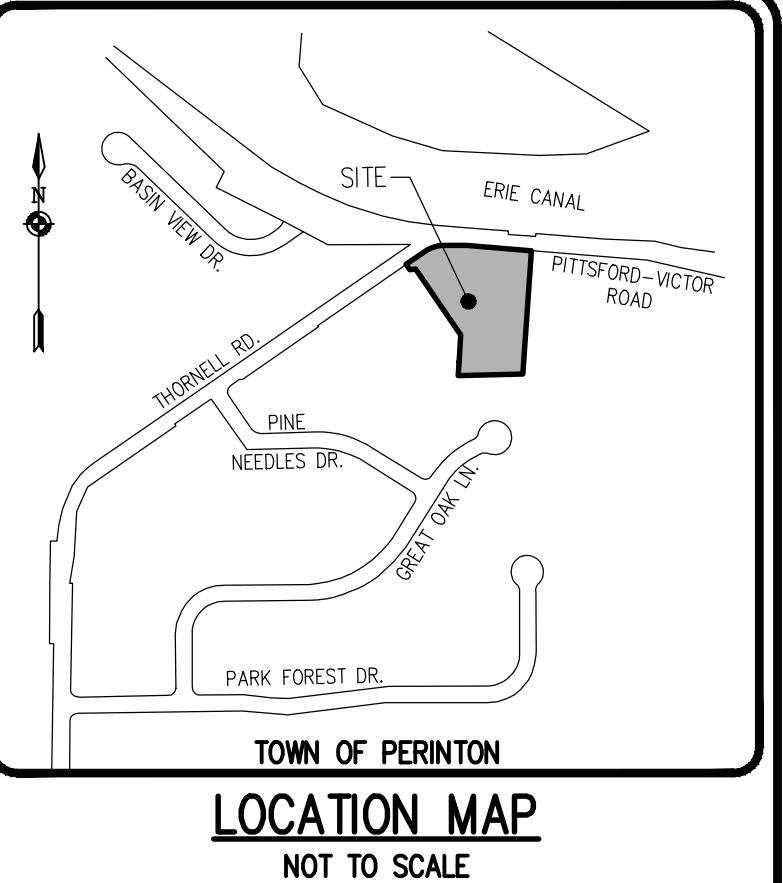
LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:

LBS/ACRE	% BY PURITY	% GERM.
35	85	85
35	97	80
30	85	80

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

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

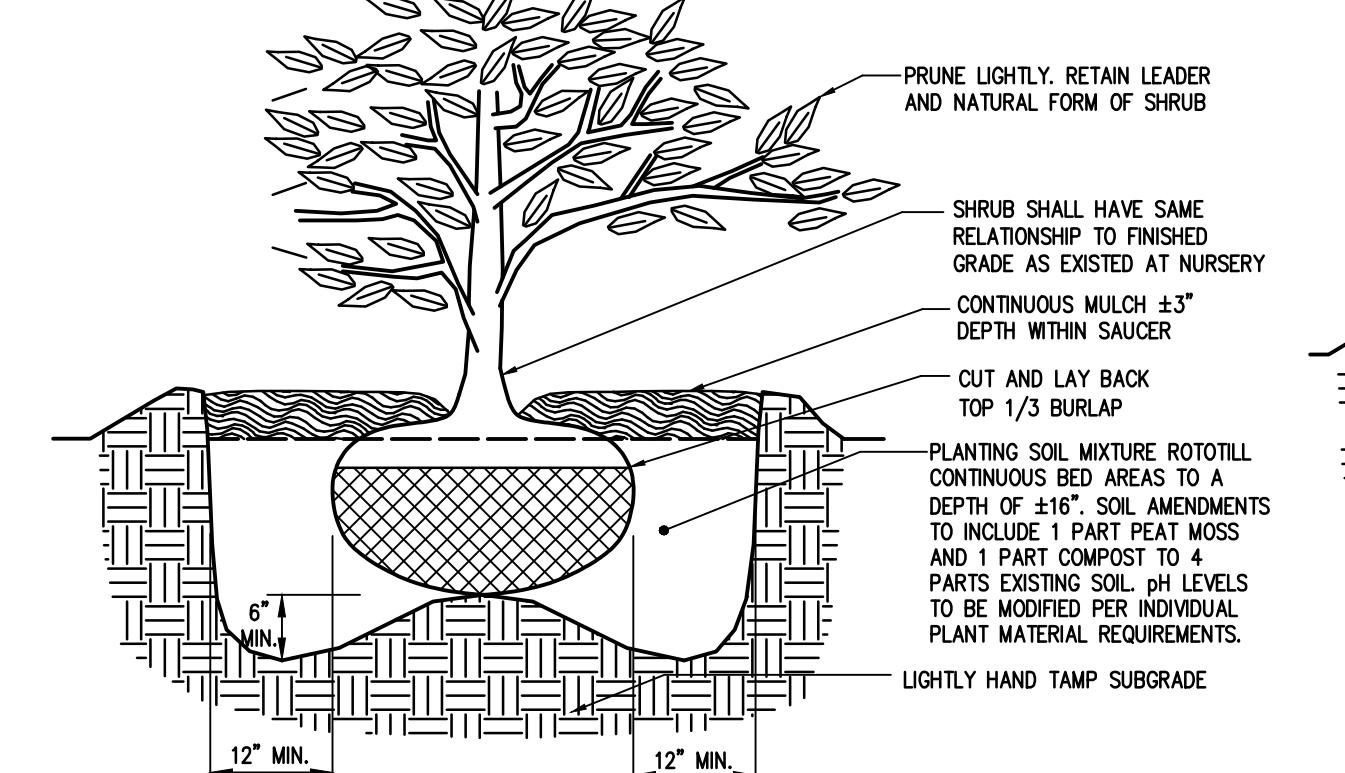
9. PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED, AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEDED AREAS UNTIL FINAL ACCEPTANCE.
11. A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.



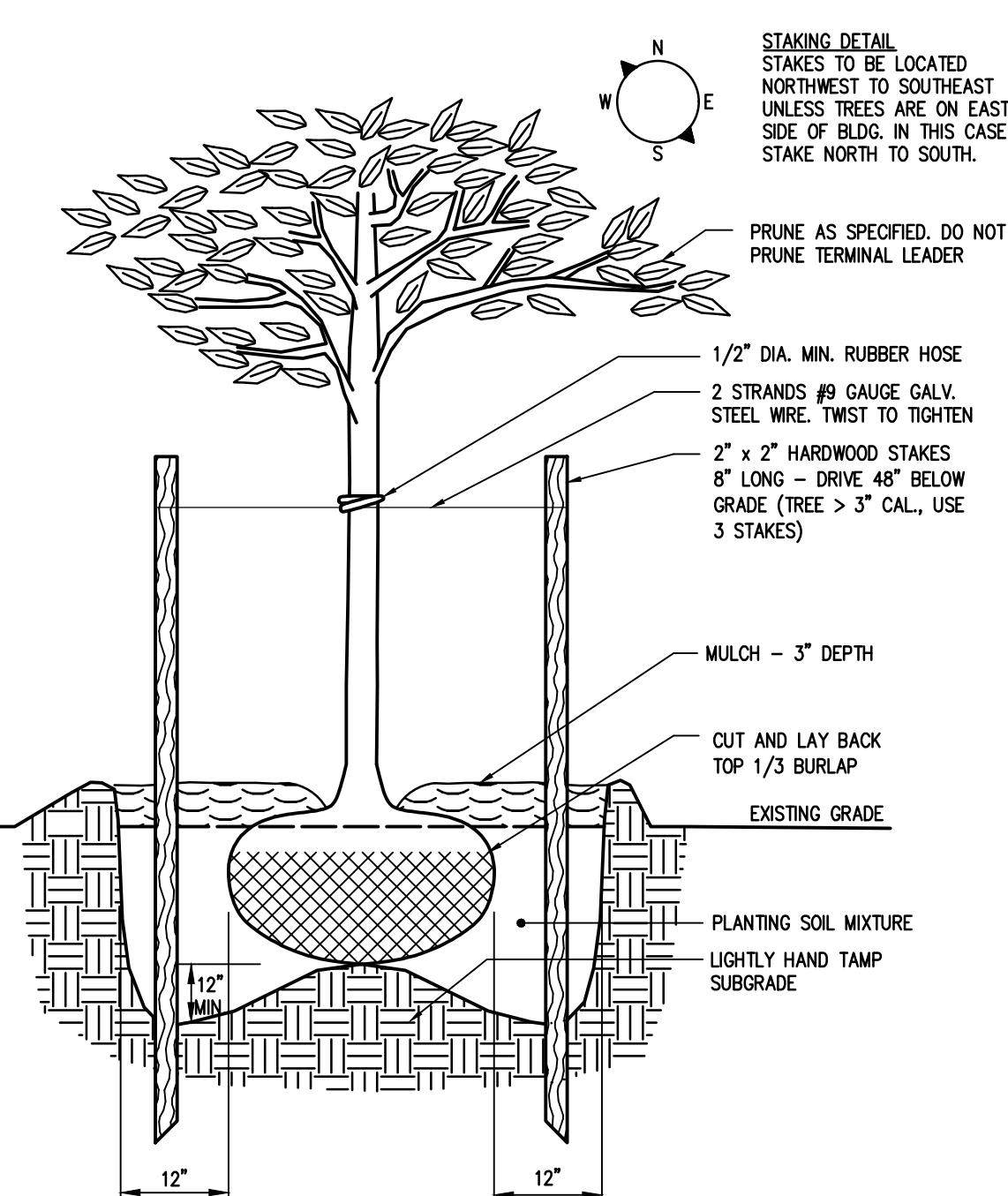
Drawing Alteration  
The following is an excerpt from the New York State Education Law Article 148 Section 7209 and applies to this drawing:  
"It is a violation of this law for any director of a licensed engineering or land surveyor to alter any item in any way, if an item on the drawing or survey is altered, the altering engineer or land surveyor shall affix to the item his seal and the date of alteration, and shall sign by his signature and the date of such alteration, and a specific description of the alteration."

REVISIONS	DATE	BY
7	12/8/25 JRS	
6		
5		
4		
3	2 REvised TO ADD ADDITIONAL TREE PLANTING	
1	1 REvised PER TOWN COMMENTS	

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
10 LIFT BRIDGE LANE EAST  
FAIRPORT, NEW YORK 14450  
PHONE 585-377-7360  
FAX 585-377-7309  
WWW.BMEPC.COM



**SHRUB PLANTING DETAIL**  
N.T.S.



**TREE PLANTING DETAIL**  
N.T.S.

#### SITE PLANT MATERIALS LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
<b>TREES</b>						
7	AC	Abies concolor	Concolor Fir	5-6' Ht.	B&B	
5	AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2-2.5" cal	B&B	
4	GT	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Honeylocust	2-2.5" cal	B&B	
7	PG	Picea glauca	Black Hills Spruce	5-6' Ht.	B&B	
6	QR	Quercus rubra	Red Oak	2-2.5" cal	B&B	

#### LEGEND

- W - Boundary Line
- W - Proposed Lot Line
- Existing Watermain, Hydrant, and Valve
- Proposed Watermain, Hydrant, and Valve
- Proposed Storm Sewer, Manhole, and Inlet
- Existing Storm Sewer, Manhole, and Inlet
- Proposed Storm Sewer Lateral and Cleanout
- Existing Sanitary Sewer and Manhole
- Proposed Sanitary Sewer and Manhole
- Proposed Sanitary Lateral and Cleanout
- Existing Tree Line
- Proposed Tree Line
- Existing Easement Line
- Proposed Easement Line

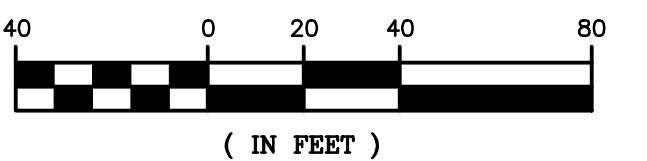
#### GROUNDCOVER SEEDING LEGEND

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

#### NOT APPROVED

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

#### GRAPHIC SCALE





# HARTWELL HEIGHTS

## SITE PLAN

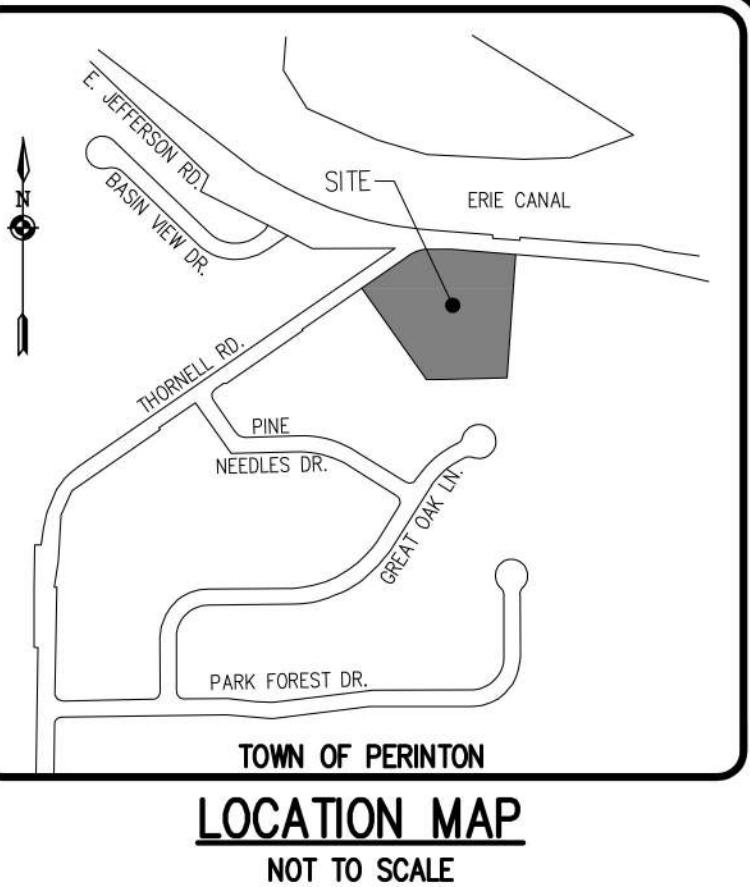
TOWN OF PERINTON, MONROE COUNTY, NEW YORK

PREPARED FOR:  
**WDG2, LLC.**

P.O. BOX 34

PITTSFORD, NEW YORK 14534

COPYRIGHT © 2025  
BME Associates



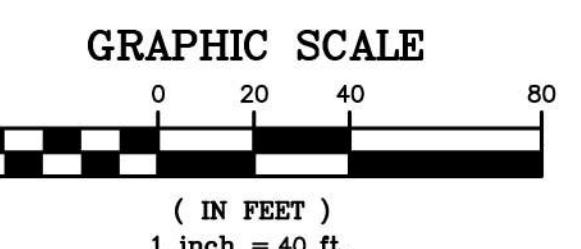
**LOCATION MAP**  
NOT TO SCALE

**SITE NOTES:**

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

REQUIRED (MUD)	PROPOSED	
MIN. LOT SIZE MIN. LOT WIDTH	10,000 SF 80' ±36,460 S.F. (LOT 1) ±200'	
SETBACKS		
FRONT	10' MIN./30' MAX.	20'
SIDE	15'	15'
REAR	15'	15'
SIDE AND REAR ABUTTING RESIDENTIAL	50'	50'
MAX. LOT COVERAGE	75%	±47% TOTAL (LOT 1 = 35.1%, LOT 2 = 50.3%)
MIN. BLDG. HEIGHT	22'	>22'
MAX. BLDG. HEIGHT	40'	<40'
PARKING STALL SIZE: PARKING STALL QTY:	9'x18'	9'x18'
TOWNHOUSES:	2 SPACES/UNIT 1 GUEST SPACE/UNIT 2 UNITS = 6 SPACES	8 SPACES PROVIDED. (2 SPACES PER GARAGE) (2 SPACES PER DRIVEWAY)
MULTI-FAMILY:	2 SPACES/UNIT ½ GUEST SPACE/UNIT 16 UNITS = 40 SPACES	47 SPACES PROVIDED.
SINGLE-FAMILY:	2 SPACES/UNIT 6 UNITS = 12 SPACES	22 SPACES PROVIDED. (2 SPACES PER GARAGE) (2 SPACES PER DRIVEWAY)

5. THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF PERINTON AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
6. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PERINTON AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
8. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
9. THIS PROPERTY LIES WITHIN A DESIGNATED ZONE X AREA OF MINIMAL FLOOD HAZARD BASED UPON MAPPING INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PART OF THE NATIONAL FLOOD INSURANCE PROGRAM, TOWN OF PERINTON, COMMUNITY No. 360428, AS SHOWN ON PANEL No. 03886G, DATED AUGUST 28, 2008.
10. THE PERINTON TOWN BOARD GRANTED A SPECIAL USE PERMIT TO ALLOW THE PROPOSED MIXED USE DEVELOPMENT ON AUGUST 13, 2025.



SCALE: 1"=40'  
PROJECT NUMBER: 2850  
DATE ISSUED: DECEMBER 2025

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
10 LIFT BRIDGE LANE EAST  
FAIRPORT, NEW YORK 14450  
WWW.BMEPC.COM  
PHONE 585-377-7360  
FAX 585-377-7309