

September 10, 2026

Town of Perinton
Attn: James Brasley
1350 Turk Hill Road
Fairport, NY 14450

Re: Lilac Estates (2366 Turk Hill Rd) – Planning Board Application
Tax ID: 180.03-01-019

Dear Chairman Brasley:

On behalf of our client, Gerber Homes, we respectfully submit the attached materials for consideration of Concept, Preliminary and Final Subdivision Approval at the next available Planning Board meeting.

The existing site is a 12.5 acre property located at 2366 Turk Hill Rd in the Town of Perinton, New York. The site is in the Residential Transition 2-5 zoning district. The project site has a single family home on it and was the home of Lilac Hill Nursery. Lilac Hill Nursery was in operation from 1991 until 2021 when the owner Ted Collins passed.

For those twenty years, Ted enhanced the community's identity as a Lilac City. A few examples of his activities that brought regional and national attention:

- 10 years selling lilacs at the Lilac Festival
- Featured in May, 2008, Better Homes & Garden Magazine
- Featured in 2006, People, Places, & Plants magazine
- Interviewed by Martha Stewart
- Revitalized the signature perfume, Highland Lilac of Rochester with Dan Morgan
- Sent lilac bouquets to six living First Ladies
- At the height of its operation the nursery boasted over 300 different varieties of lilacs and a total of approximately 15,000 plants. Many of the specimens are still part of the property.

The proposal is to subdivide the property into 6 single family lots. 5 new lots and 1 lot for the existing single family home. A portion of the east side of the property is located within the town of Perinton LDD. No proposed roads or buildings are proposed within the LDD. The proposed lots will connect to a public watermain. The site is not currently served by sanitary sewer and therefore private septic systems will be provided for each lot.

Per town zoning code section 208-37D The use of §278 of the town law is permissible in this zone. This reduces the minimum lot size from 2 acres down to 1 acre. Clustering shall result in the reservation of land from development. Larger lots or open spaces created by the use of § 278 shall be treated in one of the following manners:

1. Dedication to the public.
2. Reservation from development with land held in common by a community association.

3. Restrictive covenants on LDD lands and other lands designated by the Planning Board to enhance the open space or agricultural qualities of the development, to minimize land disturbance and to maintain natural open space or agricultural land values.

We are proposing a 2 acre conservation easement to preserve open space which also contains many lilac trees/shrubs that pay homage to the history of Lilac Hill Nursery.

In support of our request, attached please find:

- (15) Letters of Intent
- (15) Planning Board Application
- (15) Owner Authorization Letter
- (15) Checklists
- (15) Short EAF & 1 Original
- (15) Deeds
- (15) Ag Data Statement with tax map.
- (15) Subdivision Plans
- (15) Conventional Plan
- (1) Check for \$600.00 Fee (Concept, Preliminary and Final)
- (1) Monroe County Development referral will be made online.
- (1) Electronic Copy of Application (emailed)

If you have any questions or require additional information regarding this matter, please do not hesitate to contact me at any time dcoxengineering@gmail.com or (585) 683-1313. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Cox', is positioned above the typed name.

David Cox PE MBA
President

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 Lilac Estates

Location 2366 Turk Hill Rd, Perinton, NY

APPLICANT Gerber Homes

Phone 315.524.7890 mailing address 1260 Ridge Road

City Ontario Zip 14519 Fax _____ e-mail nick@gerberhomes.com

OWNER Jennifer Collins

Phone 585.752.9520 mailing address 2366 Turk Hill Rd, Perinton, NY

City Victor Zip 14564 Fax _____ e-mail jcollins816@gmail.com

Person appearing at public hearing for application David Cox

Phone 585.683.1313 mailing address 677 Gasberry Ln.

City Webster Zip 14580 Fax _____ e-mail dcoxengineering@gmail.com

REASON FOR APPEARING

Subdivision Approval: X Concept X Preliminary X Final

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

Change of Use From to

TYPE OF PROJECT Single family subdivision

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

Size of parcel in acreage 12.5 acres Tax Account Number(s) 180.03-01-019

Present Zoning Residential Transition 2-5

Nicholas Graziose

Nicholas Graziose 9/2/2026

Applicant Signature - sign & print name

Jennifer Collins

Jennifer Collins 8/27/2026

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

CONCEPT SUBDIVISION REVIEW

PROJECT NAME

Lilac Estates

This CHECKLIST is for use by the applicant and the Building Department 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, it may be to their best interest to appear before the Planning 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 further conflicts later on.

- | | | |
|--|-------|-----|
| 1. Plan of not more that 200 feet to the inch. Scale showing the project title or name and name and address of the applicant. | SHOWN | N/A |
| 2. North point, scale, date and small scale location map shall be included. | SHOWN | N/A |
| 3. Boundary map of applicant's entire holding and showing subdivisions, streets and easements within 100 feet of applicant's property. Adjacent land use including buildings, pavement, landscaping, topography, ownership, utility lines and zoning should also be shown. | SHOWN | N/A |
| 4. Topographic information at not more than 5 ft. intervals: | | |
| a. Existing street and building | SHOWN | N/A |
| b. Water courses | SHOWN | N/A |
| c. 100 year flood plane limits | SHOWN | N/A |
| d. Perinton L.D.D. Limits | SHOWN | N/A |
| e. Water bodies and wooded areas | SHOWN | N/A |
| f. Large trees and swamp areas | SHOWN | N/A |

- | | | |
|--|--------------|-----|
| 5. Proposed streets, sidewalks and open space | <u>SHOWN</u> | N/A |
| 6. Storm water drainage schematic | <u>SHOWN</u> | N/A |
| 7. Statement and/or schematic plan of proposed water supply and method of sewage disposal. | <u>SHOWN</u> | N/A |
| 8. Indication of present zoning and any existing legal restrictions. | <u>SHOWN</u> | N/A |
| 9. Name and address of licensed preparer of each plan. | <u>SHOWN</u> | N/A |

NOTE: If the applicant is requesting the use of Town Law 281 Clustering or Perinton 10% Townhouse rule, this must be so noted on the plans.

Review completed by _____ Date _____

MAP NO. _____ Date _____

This proposal will be reviewed for a determination under the State Environmental Quality Review Act.

Under which of the following classifications does this project fall?

- | | | |
|-------------|------------|----|
| 1. Exempted | YES | NO |
| 2. Excluded | YES | NO |
| 3. Type I | YES | NO |
| 4. Type II | YES | NO |
| 5. Unlisted | <u>YES</u> | NO |

PRELIMINARY SUBDIVISION REVIEW

PROJECT NAME

Lilac Estates

This CHECKLIST is for use by the applicant and the Building Department 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, it may be to their best interest to appear before the Planning 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.

CONCEPT APPROVAL was granted on _____.
The Preliminary Plan must accommodate the directions given by the Planning board at Concept approval as listed in the minutes of that meeting. The plan must contain the following minimum requirements as listed in Section 182-12.

- | | | |
|---|-------|-----|
| 1. The drawing should be of a size not greater than 34" x 44" and of a scale not more than 1"=100' and shall indicate the Title, Subdivision name and name and address of the subdivider. A small-scale location map shall also be shown. | SHOWN | N/A |
| 2. North point, scale and date issued. | SHOWN | N/A |
| 3. Parcel boundary lines with dimensions and phases of development where applicable. | SHOWN | N/A |
| 4. Names and property lines of adjacent owner(s), subdivision names and sections where applicable, plus tax account information. | SHOWN | N/A |
| 5. Existing streets that abut the development parcel. | SHOWN | N/A |
| 6. Site distance for road or driveway intersections. | SHOWN | N/A |
| 7. Existing watercourses, water mains, sanitary and storm sewers near the parcel with size, type, depth, and any utilities or easements. | SHOWN | N/A |

8. Contours at not more than 5 foot intervals of all land within and adjacent to the parcel and all pertinent topographic and surface features, such as buildings, streams or swales, water bodies, swamps, wooded areas. Also, limits of N.Y.S.D.E.C. Wetlands and Town of Perinton L.D.D. areas.	SHOWN	N/A
9. Grading plan for all disturbed areas showing 2 foot contours with building elevations and drainage arrows.	SHOWN	N/A
10. Erosion control plan.	SHOWN	N/A
11. Proposed street and sidewalk alignments with center-line spot elevations and slopes.	SHOWN	N/A
12. Names of proposed streets.	SHOWN	N/A
13. Proposed lot lines with dimensions and lot numbers. If existing structures are involved show resulting yard setbacks.	SHOWN	N/A
14. Alignment and purpose of proposed easements.	SHOWN	N/A
15. Location and purpose of open space areas.	SHOWN	N/A
16. A statement as to proposed public water source and method of sewage disposal.	SHOWN	N/A
17. Utility plan showing design details of water, sewer profiles, storm water systems. Include invert and rim elevations, pipe sizes, off site improvements and identify any deviation from the Town Design Criteria.	SHOWN	N/A
18. Indicate present zoning of parcel and adjacent lands and bulk area requirements to be applied.	SHOWN	N/A
19. Identification of any non-conforming lots and the actual bulk area information.	SHOWN	N/A
20. Identification of present municipal and special district boundaries.	SHOWN	N/A
21. Seal and signature of the licensed plan preparer.	SHOWN	N/A
22. Drainage report and storm water management plan.	SHOWN	N/A
23. Conservation Easements as applicable.	SHOWN	N/A
24. Other special feature accommodations as applicable.	SHOWN	N/A

This proposal will be reviewed for a determination under the State Environmental Quality Review Act.

Under which of the following classifications does this project fall?

1. Exempted	YES	NO
2. Excluded	YES	NO
3. Type I	YES	NO
4. Type II	YES	NO
5. Unlisted	YES	NO

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: Gerber Homes

B. Mailing address of applicant: 1260 Ridge Road
Ontario, NY 14519

C. Description of the proposed project: Proposed subdivision of land into 6 lots.

D. Project location: 2366 Turk Hill Rd

(give street address, distance and direction from nearest cross street)

E. Tax account number 180.03-01-019

F. Total number of acres involved in the project 12.5 acres
(total acreage in tax account Or in all involved tax accounts)

G. Total number of acres to be disturbed, altered, divided, effected 3.5 acres

H. Is any of the site currently used for agriculture? _____ Yes ☒ 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? ☒
(information is available on the location of the operations within the district)

I. Who is currently farming the site? Homes Hollow Farm LLC
Does this person own the site? ☒ Yes _____ No, rent the land

K. Generally describe the topography of the site 0%-10% slopes

L. Does the site contain any Limited Development District? X Yes 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 lots and open space

Who will retain ownership of the remainder of the site?
Individual single family lot owners

N. Please describe the existing ground cover on the site
Grass with some tree areas.

Describe the site drainage
Drainage flows to the east and south

(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  Date 8/27/26

(FOR TOWN USE ONLY)

Referred to Monroe County Planning X 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

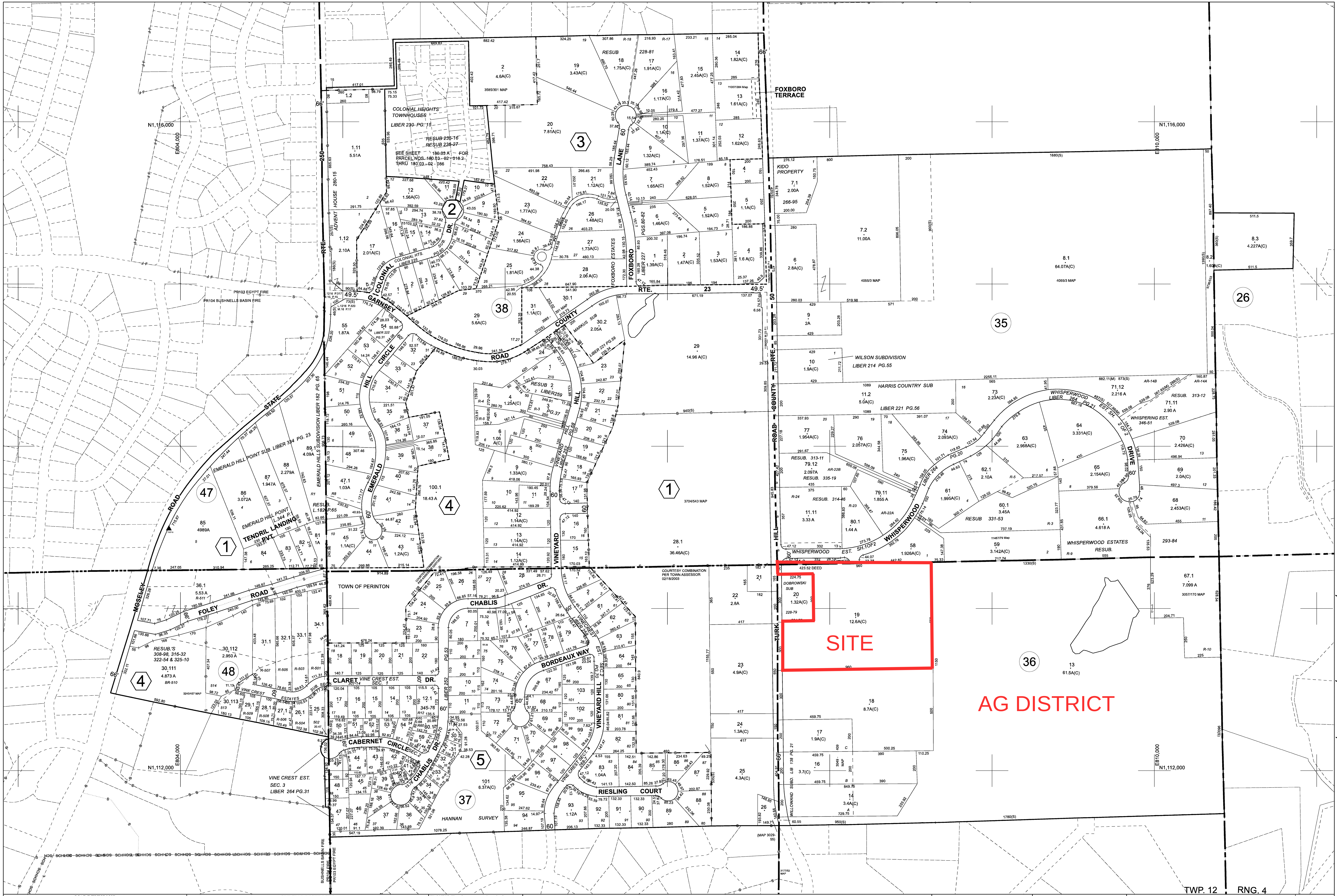
This notice is being sent to you, an identified owner of land containing a farm operation or the operator of a farm operation with boundaries within five hundred feet of a parcel of land proposed for Site Plan, Subdivision, Special Use Permit or Use Variance approval before the Town. This notice is being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

Gerber Homes is proposing Single family subdivision at
(Applicant Name) (Proposed Action)

2366 Turk Hill Rd tax account no. 180.03-01-019
(Street Location)

The Planning Board of the Town of Perinton will conduct a public hearing on this application on 10/21/26 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.



MAP REVISIONS					
DATE	MADE BY	DATE	MADE BY	DATE	MADE BY
2/25/2000	DMP	7/5/2001	TSC	2/26/2003	TSC
2/7/2001	TSC	7/5/2001	TSC	2/27/2003	TSC
2/7/2001	TSC	8/8/2001	TSC	12/16/2004	TSC
2/7/2001	TSC	8/5/2002	TSC	6/5/2007	JB
2/7/2001	TSC	12/12/2002	TSC	11/12/2010	LRP

SPECIAL DISTRICTS					
DATE	MADE BY	DATE	MADE BY	DATE	MADE BY
2/25/2000	DMP	7/5/2001	TSC	2/26/2003	TSC
2/7/2001	TSC	7/5/2001	TSC	2/27/2003	TSC
2/7/2001	TSC	8/8/2001	TSC	12/16/2004	TSC
2/7/2001	TSC	8/5/2002	TSC	6/5/2007	JB
2/7/2001	TSC	12/12/2002	TSC	11/12/2010	LRP

WARNING: Use of monument and penalty for destruction thereof is established by law. Contact the Monroe County Surveyor for exact monument location.

Copyright 1989. All rights reserved by the County of Monroe. Maintenance, alteration, sale or distribution of this map, or any portion thereof, is prohibited without written permission of the Monroe County Director of Finance.

THIS MAP IS FOR TAX PURPOSES ONLY

Property Line	Town/County Boundary	○ Tax Map Block No	S Sewer District	M Snow Removal District	2 Tax Map Parcel No
Right of Way	Village Boundary	● Centroid Position	F Fire District	K Sidewalk District	14 Original Sublot No
Original Sublot Line	Block Limit Line	▲ Wetland Marker	W Water District	W Pure Waters District	17.5A Acreage
Railroad	Great Lot or Tract Line		L Light District	SCH School District	22.554 Lot Dimension
Easement	Monument		R Refuse District	D Development District	173.35(D) Deed Dimension
Water Course	Great Lot or Tract No		P Park District		500(S) Scaled Dimension

Denotes Parcel Continuation

200 0 200 Feet

60 0 60 Meters

SCALE: 1" = 200'

N

179.04	180.01	180.02
179.04	180.03	180.04
193.02	194.01	194.02

SHEET INDEX

Town of Perinton
Monroe County, New York
Prepared By
REAL PROPERTY SERVICE AGENCY
Map Date: May 12, 2022

TWP. 12

RNG. 4

180.03

Provided by Landmax Data Systems Inc., October 2022

Short Environmental Assessment Form

Part 1 - Project Information

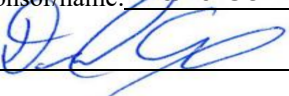
Instructions for Completing

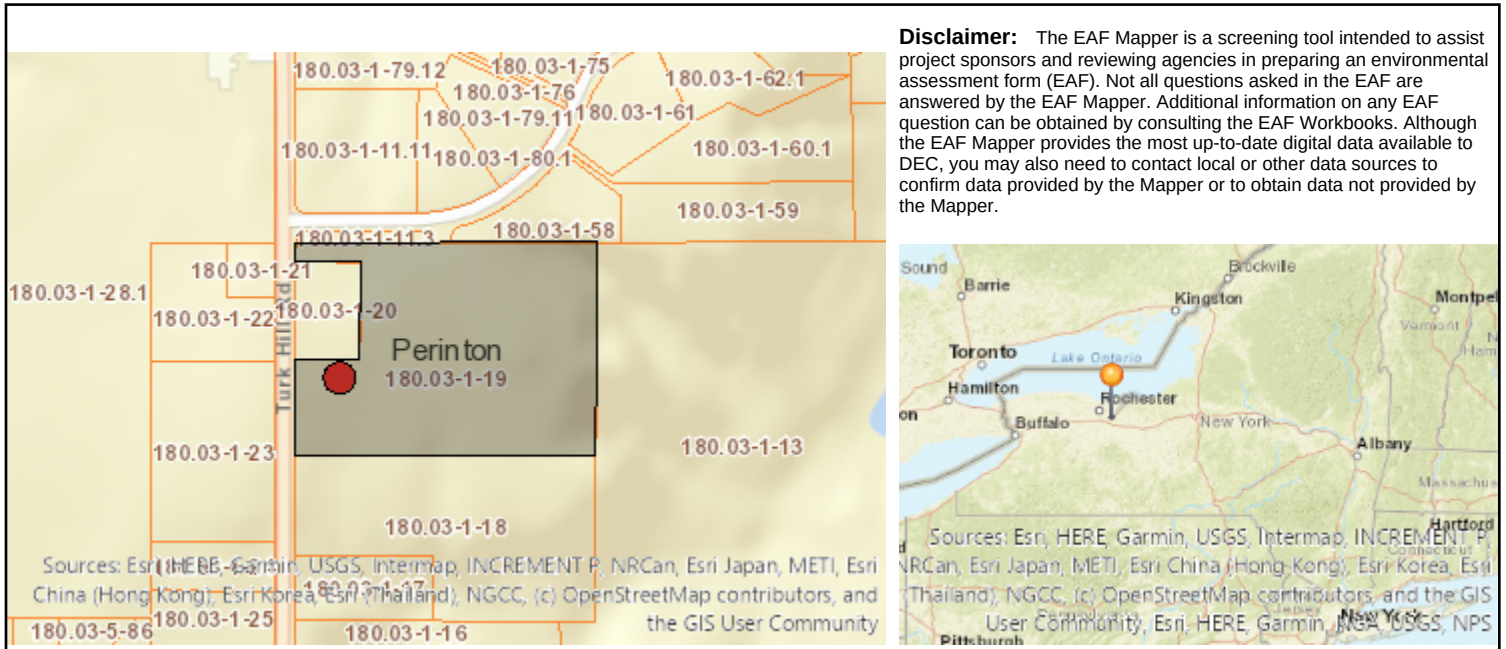
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Lilac Estates			
Project Location (describe, and attach a location map): 2366 Turk Hill RD			
Brief Description of Proposed Action: Proposed subdivison of 12.5 acres into 6 lots (5 new lots and 1 lot for exisiting single family homes).			
Name of Applicant or Sponsor: Gerber Homes		Telephone: 315.524.7890	
		E-Mail: nick@gerberhomes.com	
Address: 1260 Ridge Rd			
City/PO: Ontario		State: NY	Zip Code: 14519
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.		NO ☒	YES ☐
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: MCDOH - Septic, MCWA - water		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		<u>12.5</u> acres	
b. Total acreage to be physically disturbed?		<u>3.5</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>12.5</u> 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
Private septic systems			
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?	NO	YES	
	☒	☐	
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?	☐	☒	
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?	NO	YES	
	☒	☐	
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		
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?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
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: 	NO ☒ ☒ ☒	YES ☐ ☐ ☐
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: _____	NO ☒	YES ☐
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: _____	NO ☒	YES ☐
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: _____	NO ☒	YES ☐
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): _____	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>David Cox PE - Cox Engineering</u> Date: <u>9/7/26</u> Signature: <u></u> Title: <u>President</u>		



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]	Digital mapping data are not available or are incomplete. Refer to 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

Project: Lilac Estates

Date: 9/8/26

Short Environmental Assessment Form

Part 2 - Impact Assessment

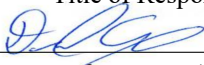
Part 2 is to be completed by the Lead Agency.

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?	☒	☐

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.

☐ 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)



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, Jennifer Collins, authorize
(print owner name legibly)

Gerber Homes and Cox Engineering PLLC

(applicant/engineer name & company name)

to act as my agent to make application(s) to the Town of Perinton for the purpose of
Subdivision Approval and other town approvals,
(site plan/subdivision/change of use, etc.)

for the property that I own located at 2366 Turk Hill Rd.

Jennifer Collins
Signature

8/27/2026

Date

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Return To:
HOLTZBERG LAW FIRM
2526 BROWNCROFT BLVD
ROCHESTER, NY 14625

Receipt # 2215012

Book Page D 12242 0448

No. Pages: 5

Instrument: DEED

Control #: 201909191319

Ref #: TT0000003640

Date: 09/19/2019

Time: 4:02:30 PM

COLLINS, EDWARD E
COLLINS, TED

COLLINS, JENNIFER

Recording Fee	\$26.00
Pages Fee	\$20.00
State Fee Cultural Education	\$14.25
State Fee Records	\$4.75
Management	
TP-584 Form Fee	\$5.00
RP-5217 County Fee	\$9.00
RP5217 State Equal Fee	\$116.00
Total Fees Paid:	\$195.00

Employee: ED

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.

Consideration: \$1.00

ADAM J BELLO

MONROE COUNTY CLERK



RECORDS RETURN TO: HOLTZBERG LAW FIRM
2526 BROOKHURST BL
ROCHESTER, NY 14625
RECORDED
Time

SEP 19 2019

Monroe County Clerk's Office

Executor's Deed

THIS INDENTURE, made the 17 day of SEPT., 2019.

BETWEEN JENNIFER COLLINS, residing at 2360 Turk Hill Road, Victor, New York 14564, as Executrix of the last will and testament of Edward F. Collins a/k/a Ted Collins, late of the Town of Perinton, Monroe County, New York, who died on the 8th day of January, 2018, party of the first part, and

JENNIFER COLLINS, residing at 2360 Turk Hill Road, Victor, New York 14564, party of the second part,

WITNESSETH, that the party of the first party, who whom letters testamentary were issued by the Surrogate's Court, Monroe County, New York on January 23, 2018, and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of **00/100 (.00) DOLLARS**, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

SEE ATTACHED SCHEDULE "A"

Being part of the same premises conveyed to Edward F. Collins, now deceased, and Janice M. Collins, now deceased (DOD: November 25, 2010), by deed dated January 7, 1977, and recorded in the Monroe County Clerk's Office on March 11, 1977, in Liber 5186 of Deeds, page 49.

Tax Account No. 180.03-1-19

Property Address: 2366 Turk Hill Road, Town of Perinton, New York 14564

Tax Billing Address: 2360 Turk Hill Road, Victor, New York 14564

TOGETHER with all right, title and interest, if any, of the party of the first part in an to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or 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 party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

Subject to the trust fund provisions of section thirteen of the Lien Law.

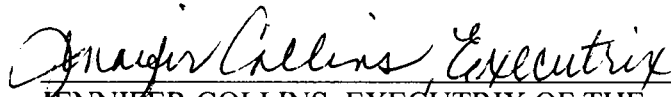
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

CHICAGO TITLE INSURANCE CO.

Order # 1916-1800 SCH

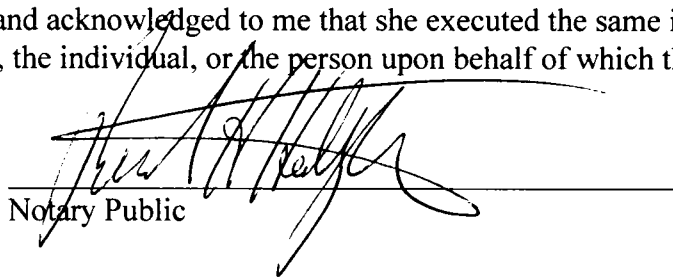
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

 L.S.
JENNIFER COLLINS, EXECUTRIX OF THE
ESTATE OF EDWARD F. COLLINS A/K/A
TED COLLINS

STATE OF NEW YORK)
COUNTY OF MONROE) SS:

On the 17 day of SEPT, 2019, before me, the undersigned, personally appeared JENNIFER COLLINS, 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 she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

RICHARD H. HOLTZBERG
Notary Public 4936232
Monroe County, New York
Commission Exp. 6/13/20 22

SCHEDULE "A"

20192769.0356

Description of Lands Now or Formerly of Edward F. Collins

All that tract or parcel of land situate in Town Lot 36, Township 12, 4th Range, in the Town of Perinton, County of Monroe, State of New York all as shown on a map entitled, "Instrument Survey #2366 Turk Hill Road and #2320 Turk Hill Road", prepared by Passero Associates, dated August 9, 2019, having Drawing No. 20192769.0356 IS-1 and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Turk Hill Road (66 feet wide), said point being at the intersection with the northerly line of Town Lot 36, said line also being the southerly line of Whisperwood Estates Subdivision as shown on a map filed in the Monroe County Clerk's Office in Liber 264 of maps, at page 20; thence,

1. S 80° 23' 00" E, along said Town Lot line, a distance of 960.00 feet to a point; thence,
2. S 10° 00' 00" W, a distance of 650.00 feet to a point; thence,
3. N 80° 23' 00" W, a distance of 960.00 feet a point of intersection with the aforementioned centerline of Turk Hill Road; thence,
4. N 10° 00' 00" E, along said centerline of Turk Hill Road, a distance of 300.00 feet to a point of intersection with the southerly line of lands now or formerly of Andrew Dobrowski; thence,
5. S 80° 23' 00" E, along said southerly line, a distance of 224.75 feet to a point; thence,
6. N 10° 00' 00" E, along the easterly line of said lands of Dobrowski, a distance of 300.00 feet to a point; thence,
7. N 80° 23' 00" W, along the northerly line of said lands of Dobrowski, a distance of 224.75 feet to a point of intersection with the aforementioned centerline of Turk Hill Road; thence,
8. N 10° 00' 00" E, along said centerline of Turk Hill Road, a distance of 50.00 feet to the Point of Beginning.

Subject to any right, title or interest the public may have in and to the centerline of Turk Hill Road.

Also, all that tract or parcel of land situate in Town Lot 35, Township 12, Range 4, Town of Perinton, County of Monroe and State of New York being more particularly bounded and described as follows:

Beginning at the point of intersection of the easterly Right-of-Way line of Turk Hill Road (66 feet wide) with the northerly boundary line of lands now or formerly of Edward F. Collins and wife; said line also being the northerly line of Town Lot 36; thence,

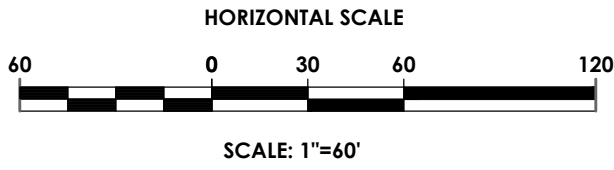
1. N 10° 00' 00" E, along said easterly Right-of-Way line, a distance of 7.10 feet to a point of curvature; thence,

2. Northeasterly along the southerly Right-of-Way line of Whisperwood Drive (60 feet wide) and along the arc of a curve deflecting to the right, having a central angle of $90^{\circ} 00' 00''$ and a radius of 30.00 feet, a distance of 47.12 feet to a point of tangency; thence,
3. $S 80^{\circ} 34' 27'' E$, along said southerly Right-of-Way line, a distance of 332.00 feet to a point of curvature having a center line station of 3+95.00; thence,
4. Easterly continuing along said Right-of-Way line and along the arc of a curve deflecting to the left, having a central angle of $02^{\circ} 52' 59''$ and a radius of 560.00 feet, a distance of 28.18 feet to a point of reverse curvature; thence,
5. Southeasterly continuing along said Right-of-Way line and along the arc of a curve deflecting to the right having a central angle of $84^{\circ} 09' 48''$ and a radius of 30.00 feet, a distance of 44.07 feet to a point of tangency; thence,
6. $S 00^{\circ} 42' 21'' W$, continuing along said Right-of-Way line a distance of 13.97 feet to a point on the northerly boundary line of lands of the aforementioned Edward F. Collins and wife; thence,
7. $N 80^{\circ} 23' 00'' W$, along said northerly boundary line a distance of 423.45 feet to the Point of Beginning.

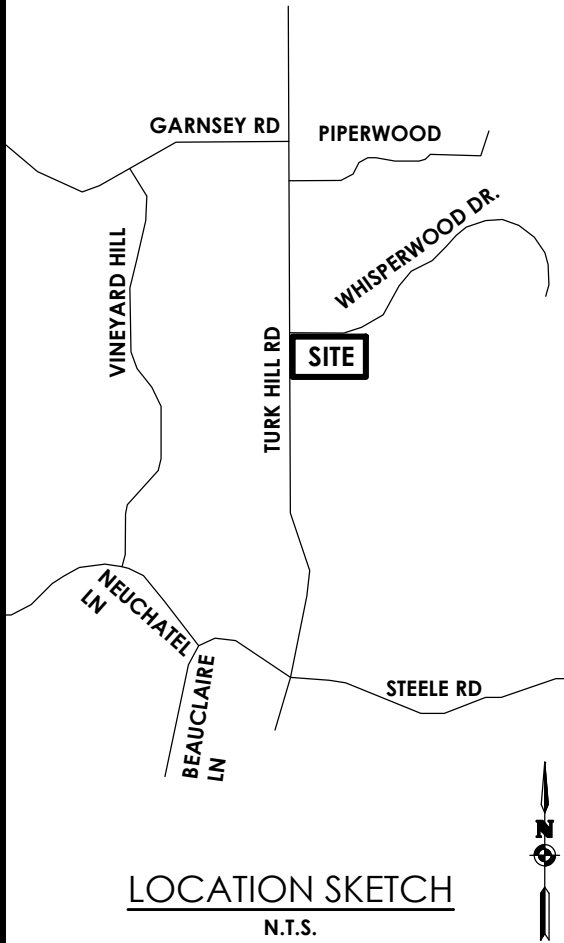
Intending to describe the same premises conveyed per Liber 8182 Deeds; page 150

Bearings shown hereon are referenced to those contained in Liber 5186 Deeds; page 49.

SITE DEVELOPMENT PLANS FOR
LILAC ESTATES
TOWN OF PERINTON, MONROE COUNTY, NEW YORK



COX
ENGINEERING



STAMP:



CLIENT:

GERBER HOMES
1260 RIDGE RD.
ONTARIO, NY 14519

PROJECT ENGINEER: DAVID COX P.E.

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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS
DRAWING IS IN VIOLATION OF STATE EDUCATION LAW
ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307.
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COVERSHEET

LILAC ESTATES

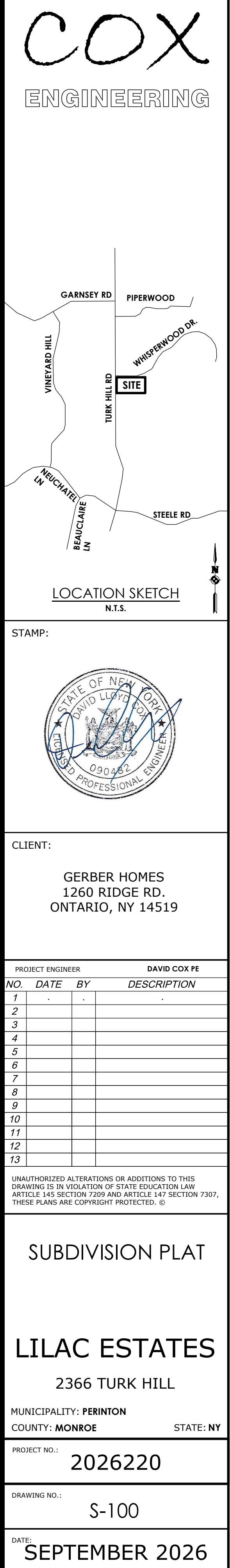
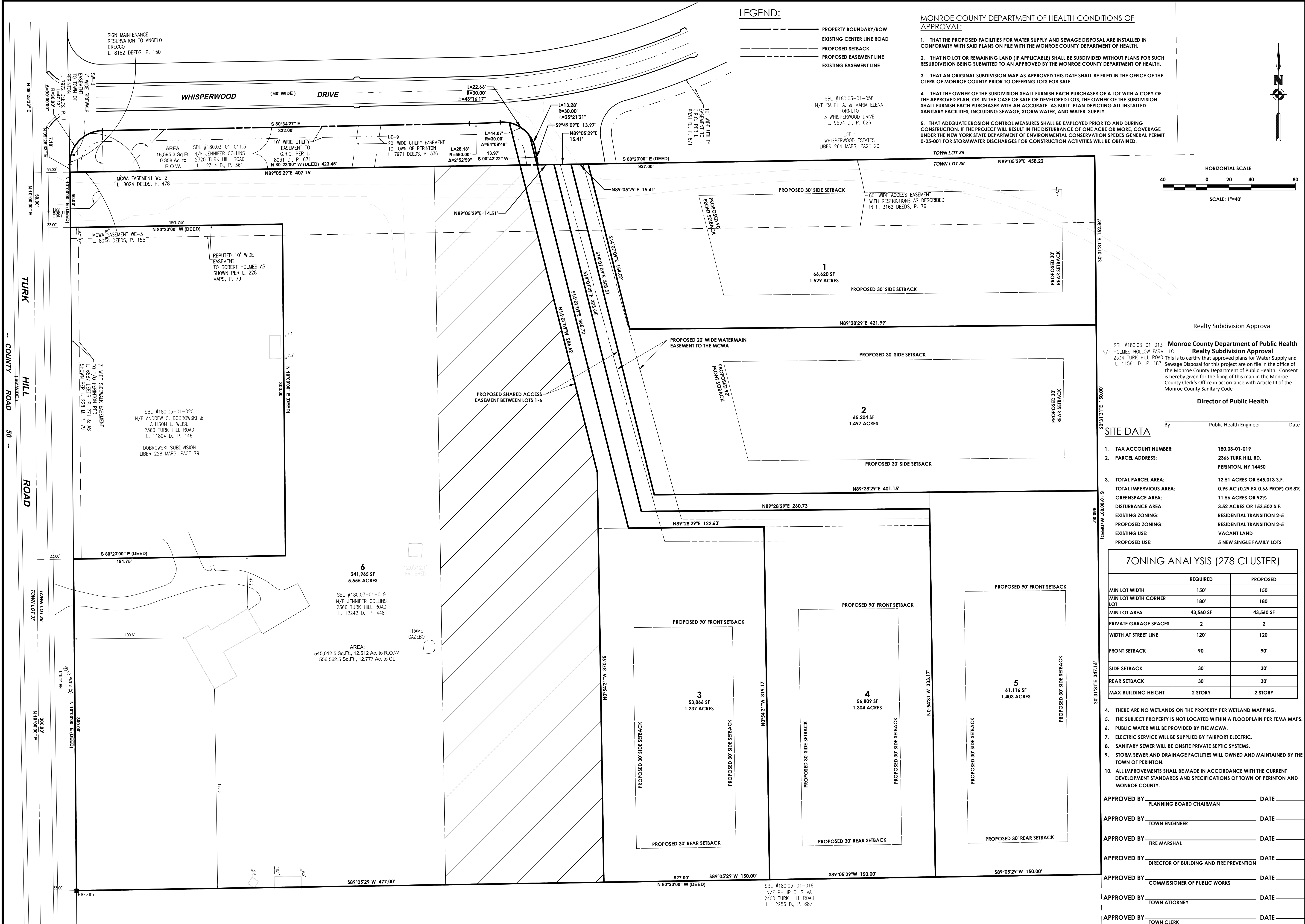
2366 TURK HILL

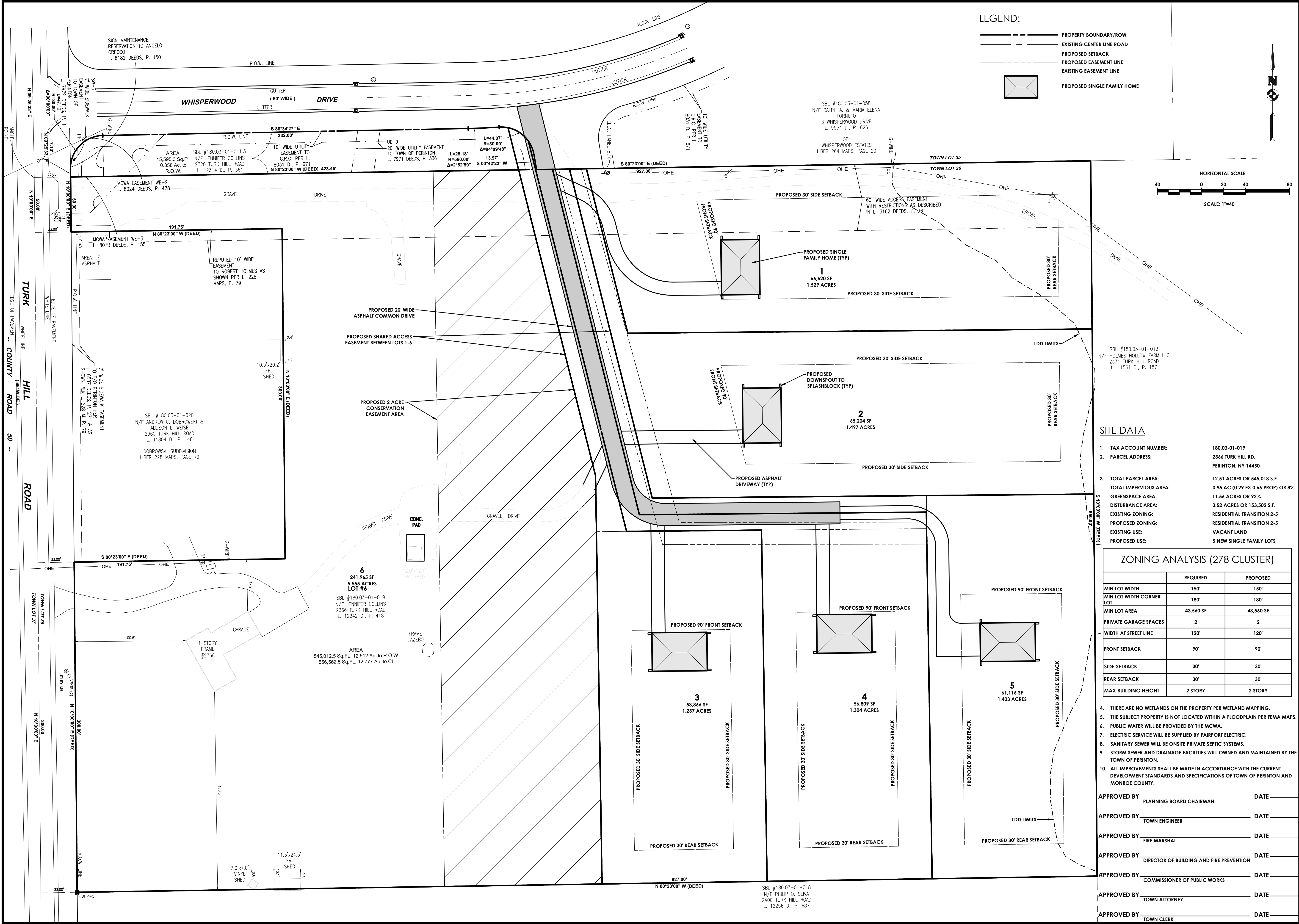
MUNICIPALITY: PERINTON
COUNTY: MONROE STATE: NY

PROJECT NO.: 2026220

DRAWING NO.: C 100

DATE: SEPTEMBER 2026





COX

ENGINEERING

LOCATION SKETCH
N.T.S.

STAMP:

CLIENT:

GERBER HOMES
1260 RIDGE RD.
ONTARIO, NY 14519

PROJECT ENGINEER: DAVID COX PE

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SITE PLAN

LILAC ESTATES

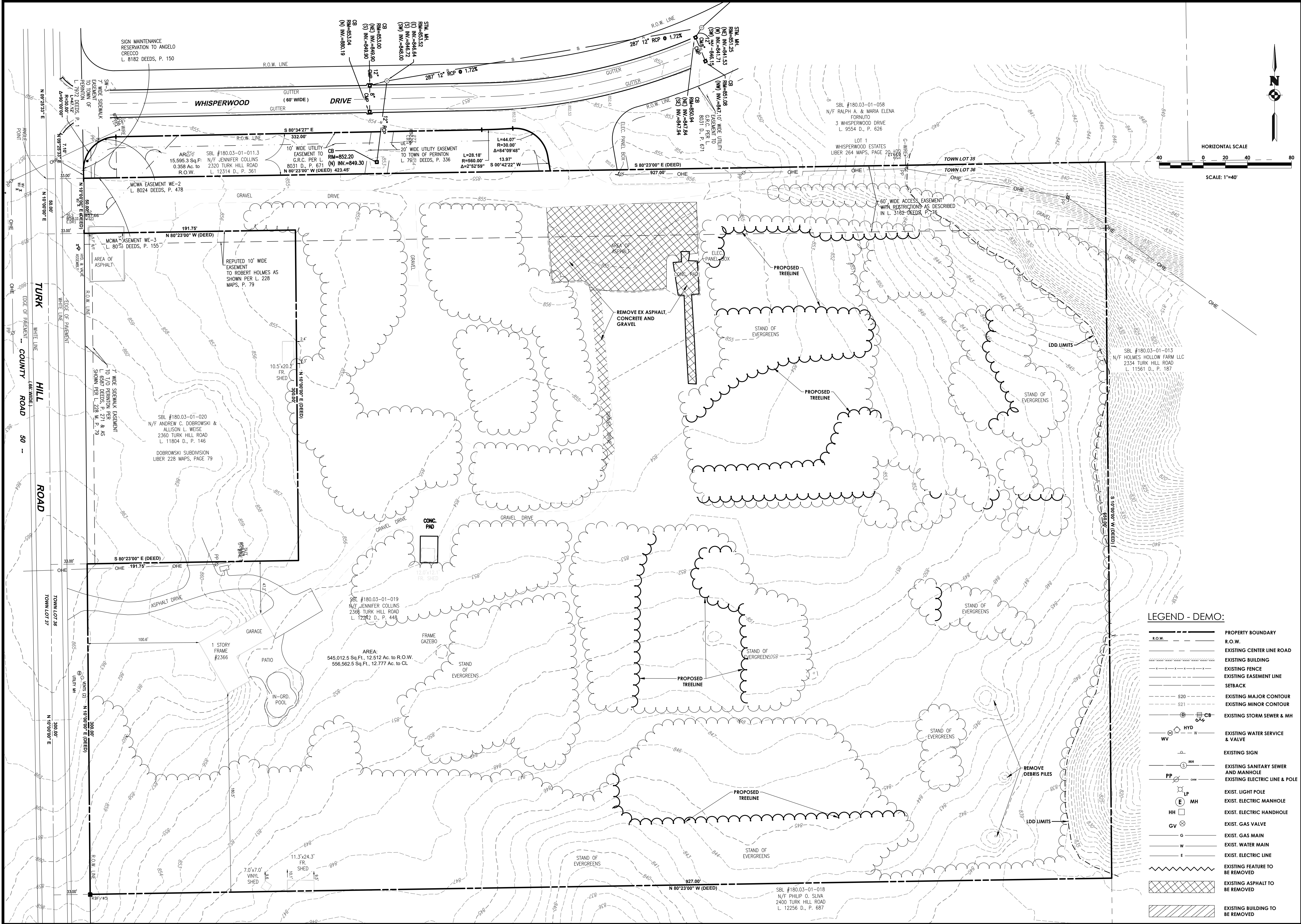
2366 TURK HILL

MUNICIPALITY: PERINTON
COUNTY: MONROE STATE: NY

PROJECT NO.: 2026220

DRAWING NO.: C 101

DATE: SEPTEMBER 2026



COX

ENGINEERING

GARNSEY RD

PIPERWOOD

VINEYARD HILL

TURK HILL RD

WHISPERWOOD DR

BEAUCLAIRE LN

WEICHAETER LN

STEELE RD

SITE

LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK

DAVID COX P.E.

090462

REGISTERED PROFESSIONAL ENGINEER

CLIENT:

GERBER HOMES

1260 RIDGE RD.

ONTARIO, NY 14519

PROJECT ENGINEER

DAVID COX P.E.

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EXISTING
CONDITIONS PLAN

LILAC ESTATES

2366 TURK HILL

MUNICIPALITY: PERINTON

COUNTY: MONROE

STATE: NY

PROJECT NO.:
2026220

DRAWING NO.:
C 102

DATE:
SEPTEMBER 2026

GERBER HOMES
1260 RIDGE RD.
ONTARIO, NY 14519

PROJECT ENGINEER			DAVID COX PE
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LILAC ESTATES

2366 TURK HILL

MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **MISSISSIPPI**

PROJECT NO.:

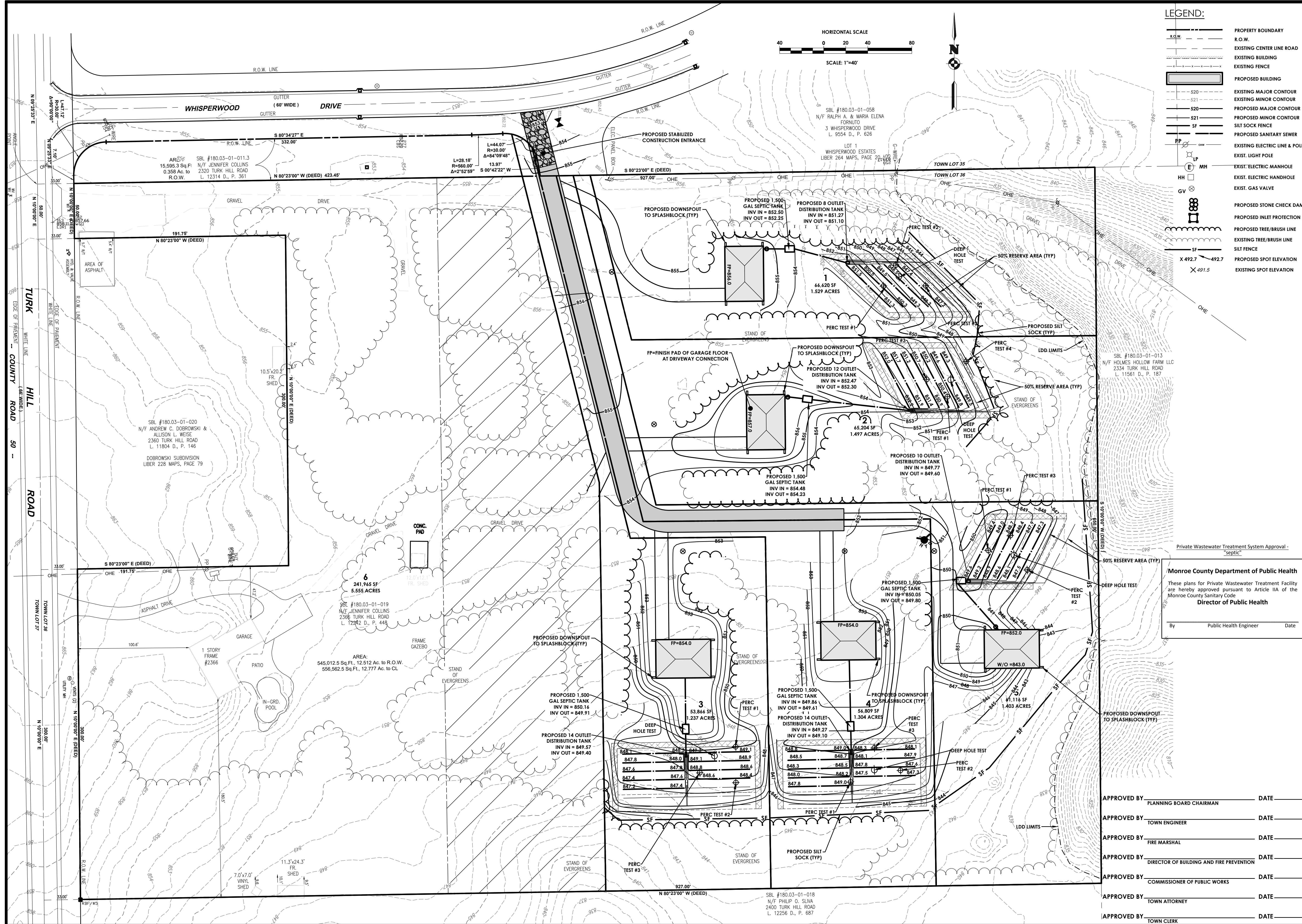
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DRAWING NO.

C 104

DATE:

DATE: **SEPTEMBER 2026**



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CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT STORMWATER MANAGEMENT AREA AND EROSION CONTROL MEASURES AS SHOWN ON THE PLANS.
3. CONSTRUCT DRAINAGE SWALES ALONG PROPERTY LINES AS SHOWN.
4. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
5. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
6. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
7. CONSTRUCT SEDIMENTATION BARRIERS AS SHOWN ON THIS PLAN.
8. REPLACE TOPSOIL AND FINE GRADE.
9. HYDRO-SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
10. UPON APPROVAL OF THE TOWN, REMOVE ALL TEMPORARY SITUATION CONTROLS.
11. SLOPES SHALL NOT EXCEED 1" VERTICAL TO 3" HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
12. MINIMUM OF 6" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS ABOVE. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITUATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
15. ALL END SECTIONS WILL BE PROVIDED WITH RIP-RAP APRONS.
16. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE TOWN OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN THE STORM SEWER SYSTEM UNTIL THE PROJECT IS DEVELOPED AND APPROVED BY THE TOWN AND OWNER.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STONE FILL, CORRECTIVE ACTION, AND/OR MAINTENANCE OF THE STORM SEWER MONITOR OR A TOWN REPRESENTATIVE, SHALL BE INITIATED WITHIN 24 HOURS OF BEING REPORTED. THE TOWN MAY REVIEW THE PROJECT SITE AT ANY TIME. REVIEW OF EROSION CONTROL MEASURES BY THE TOWN DOES NOT RELIEVE THE DEVELOPER OF HIS OBLIGATIONS UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITY. (GP-0-20-001).

SOIL RESTORATION NOTES:

1. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12" USING CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
2. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF 4" AND LARGER ARE CLEANED OFF SITE.
3. APPLY TOPSOIL TO A DEPTH OF 6 INCHES ON ALL AREAS BEING RETURNED TO GRASS.
4. VEGETATE AS REQUIRED BY APPROVED PLAN.

TOPSOIL AND SEEDING NOTES:

1. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE-SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
3. REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
4. APPLY MINIMUM OF SIX (6) INCHES OF CLEAN TOPSOIL (IMPORTED OR SCREEN ON-SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRABLE CONDITION FOR SEEDING.
5. LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL pH BETWEEN 5.5 - 7.0.
6. LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
7. SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE PRESSED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT, NO DEEPER THAN THE THICKNESS OF THE SEED.
8. FERTILIZING, APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ. FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
9. SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.
10. LAWN SEED MIX

MIX A: SEEDING RATE: 4 LBS./1,000 SQ.FT.
LOW MAINTENANCE FESCUE LAWN
PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL

25% FIRELY HARD FESCUE
25% BIG HORN GT HARD/SHEEP
20% INTRIGUE CHEWINGS FESCUE
20% QUATRO SHEEP FESCUE
10% MINOTAUR HARD FESCUE

11. DRY APPLICATION MULCH
A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.
- B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.
- C. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ FT OF SEEDED AREA.
12. HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.

A. COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWED HYDRO MULCH, CONWED FIBERS, 231 4TH STREET SW, HICKORY, NC
13. FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.
14. DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

STANDARD WATER MAIN EXTENSION NOTES:

1. THE WATER MAIN PIPELINE SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN PIPELINE SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM.

ALL WATER MAIN PIPE FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.

FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.

THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. THE DEPARTMENT WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL COLIFORM, ESCHERICHIA COLI (E. COLI) AND TURBIDITY.

THE WATER MAIN PIPE AND APPURTENANCES SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.

2. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN PIPELINES AND SEWER PIPELINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING 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 MAIN PIPELINE PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAIN PIPES AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
3. WHEN INSTALLING FIRE HYDRANTS, SHOULD GROUND WATER BE ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE, FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED.
4. THE WATER MAIN PIPELINE AND APPURTENANCES SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600, C602, C604, OR C605 (MOST RECENT VERSION AS APPLICABLE) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER

PUBLIC WATER SYSTEM NOTES

Water mains and appurtenances to be constructed in accordance with the regulations and specifications of the Water Authority:

Material:

- Water main(s) shall be **8"** -inch ductile iron cement-lined Class 52.
- Water service(s) shall be **1"** -inch Type K Copper from the water main to the curb box and **1.5"** -inch (Type K soft Copper or PE#4710) from the curb box to the meter.
- Water meter(s) shall be located on the interior of exterior walls immediately upon service entrance into the building(s). On metered services requiring a 1 1/2-inch or larger meter a bypass around the meter is required.
- All gate valves shall have stainless steel body and bonnet bolts.

Tests:

- **Soil Test.** The contractor shall provide a soil test evaluation to determine the need for polyethylene encasement per ANSI/AWWA C105/A21.5-82 prior to water main installation. Soil testing shall be conducted by an approved soil testing laboratory in accordance with Water Authority standards.
- **Pressure Test.** Water mains to be pressure tested in accordance with the latest Water Authority specifications. A Water Authority representative must witness this test.
- **Health Sample.** The water main shall be disinfected equal to AWWA Standard Specifications, designation C-651, by using the continuous feed method. After flushing and disinfecting the water main, water samples shall be collected from the main by the Health Department with jurisdiction of the area. Fire hydrants are not acceptable sampling points. Approval and notification by the Health Department must be received before the main is placed in service.

Installation:

- Water mains and all water service lines shall have a minimum of five feet of cover from finished grade in lawn areas and a minimum of six feet of cover from finished grade in paved areas.
- Minimum vertical separation between water main and sewer mains shall be 18" measured from the outside of the pipes at the point of crossing. Minimum horizontal separation between water mains and sewer mains shall be ten feet measured from the outside of the pipes. One full length of water main shall be centered under or over the sewer so that both joints will be as far from the sewer as possible. Where a water main crosses under a sewer, adequate structural support (compacted selected fill) shall be provided for the sewers to prevent excessive deflection of joints and settling on and breaking the water mains.
- Fire hydrant weep holes (drains) shall be plugged when ground water is encountered within seven feet of the finished grade.
- All mechanical joint fittings (tees, bends, plugs, etc.) shall be backed with 2500 psi concrete thrust blocks of appropriate size to provide thrust restraint.



TEMPORARY CONSTRUCTION AREA SEEDING NOTES:

1. THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE.
2. SEEDING MUST TAKE PLACE WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL WILL BE NEEDED PRIOR TO SEEDING.
3. TYPICALLY FERTILIZER OR LIME IS NOT USED FOR TEMPORARY SEEDINGS.
4. ANY SEEDING METHOD MAY BE USED THAT PROVIDES UNIFORM APPLICATION OF SEED TO THE AREA.
5. SEEDING

PLANTING SEASON	SPECIES	RATE IN LBS./ACRE
SPRING, SUMMER, OR EARLY FALL	RYEGRASS (ANNUAL OR PERENNIAL)	30
LATE FALL OR EARLY WINTER	WINTER RYE (CEREAL RYE)	100

*MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO SPECIFICATIONS.

COMPACTION NOTES

1. THE CONTRACTOR SHALL STRIP THE TOPSOIL AND REMOVE ANY UNSUITABLE SOILS WITHIN THE PROPOSED GRADING LIMITS PRIOR TO PLACEMENT OF FILL MATERIAL.
2. ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY OF STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
3. THE COMPACTION TESTS WILL BE CONDUCTED BY A LICENSED TESTING LABORATORY AND RESULTS SUBMITTED TO DESIGN ENGINEER.

LANDSCAPING NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN OF PERINTON, AND STATE DESIGN STANDARDS AND CODES.
2. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
3. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
5. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
6. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AND MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
7. ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
8. THE CONTRACTOR SHALL TAKE SPECIAL CARE IN PLANTING AND WATERING ALL PLANT VARIETIES THAT ARE CONSIDERED A FALL PLANTING HAZARD.
9. ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS DELINEATED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
11. ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
12. THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. PLANTS TO BE LOCATED A MINIMUM OF FIVE (5') FROM ALL UNDERGROUND UTILITIES.
13. ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
14. PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE AND 10 LBS. 5-0-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
15. MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3") INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
16. ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
17. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESSICANT), AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
18. UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR THREE (3) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNER'S REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
19. ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6") INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
20. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
21. EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
22. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
23. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.

EARTHWORK

1. PREPARATION - PRIOR TO START OF EARTHWORK OPERATIONS THE CONTRACTOR SHALL COMPLETE THE FOLLOWING APPLICABLE ITEMS:
SITE DEMOLITION - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER: STRUCTURES, UTILITIES, PAVEMENTS, ETC.
CLEARING AND GRUBBING - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER: TREES, BRUSH, STUMPS, ETC.
TOPSOIL STRIPPING - STRIP AND STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL 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 DETERMINE THE VOLUME OF CUT, FILL, AND TOPSOIL. COMPARE AND COORDINATE WITH INFORMATION PROVIDED BY THE DESIGN ENGINEER.
GRADE TOLERANCES - ESTABLISHING 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 REMAINING AREAS.
COMPACTION - ACHIEVING THE SPECIFIED MINIMUM COMPACTION VALUES 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 DETERMINED BY CONTRACTOR TO BE NOT SUITABLE FOR SUBGRADE PLACEMENT SHALL BE IMMEDIATELY REPORTED WHEN THE SUBGRADE IS ESTABLISHED TO OWNER'S REPRESENTATIVE. STABILIZATION MEASURES FOR CUT AREAS MAY BE CONSIDERED BY OWNER'S REPRESENTATIVE AS A CHANGE TO THE BASE CONTRACT.
3. TESTING - THE FOLLOWING MAXIMUM DRY DENSITIES SHALL BE ACHIEVED AS MEASURED BY THE MODIFIED PROCTOR METHOD ASTM D-1557:
95% UNDER PAVEMENTS, WALKS, AND IN STRUCTURAL FILL AREAS
85% IN REMAINING AREAS
THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE NUMBER OF TESTS AND RESPONSIBILITY. WE RECOMMEND IN EMBANKMENT AREAS ONE PER LIFT AND/OR ONE PER 1,000 CUBIC YARDS.
4. LIFT THICKNESS - THE MAXIMUM LIFT THICKNESS UNDER PAVEMENTS, WALKS, AND STRUCTURAL FILLS SHALL BE 12 INCHES. HAND OPERATED COMPACTION FILLS 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 "FAIL" SHALL BE REMOVED AND REPLACED TO ACHIEVE A PASSING SUBGRADE.

TOPSOIL AND SEEDING NOTES:

1. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE-SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
3. REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
4. APPLY MINIMUM OF EIGHT (8) INCHES OF CLEAN TOPSOIL(IMPORTED OR SCREEN ON -SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRABLE CONDITION FOR SEEDING.
5. LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL pH BETWEEN 5.5 - 7.0.
6. LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
7. SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE PRESSED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT, NO DEEPER THAN THE THICKNESS OF THE SEED.
8. FERTILIZING, APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ.FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
9. SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.
10. LAWN SEED MIX

MIX A: SEEDING RATE: 4 LBS./1,000 SQ.FT.
LOW MAINTENANCE FESCUE LAWN
PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL

25% FIRELY HARD FESCUE
25% BIG HORN GT HARD/SHEEP
20% INTRIGUE CHEWINGS FESCUE
20% QUATRO SHEEP FESCUE
10% MINOTAUR HARD FESCUE

MIX B: SEEDING RATE: 4LBS./1,000 SQ.FT.
OCCASIONAL WET - WET LOCATIONS (BIORETENTION):
20% RED TOP
20% ALKALI GRASS
10% AUTUMN BENTGRASS
20% VIRGINIA WILD RYEGRASS
20% FOX SEDGE
10% FOWL BLUEGRASS
11. DRY APPLICATION MULCH
A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.
B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.
C. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQFT OF SEEDED AREA.
12. HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.

A. COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWED HYDRO MULCH, CONWED FIBERS, 231 4TH STREET SW, HICKORY, NC
13. FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.
14. DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

UTILITY NOTES:

1. PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING OF ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR INCLUDING BUT NOT LIMITED TO VERTICAL AND HORIZONTAL LOCATION, PENETRATIONS, AND SIZES. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROCEED WITH UTILITY INSTALLATION BY THE OWNERS ONSITE REPRESENTATIVE UPON COMPLETION OF COORDINATION WITH CONTRACTORS, AND PLANS.
2. THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
3. PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY AND COORDINATE WITH EXISTING UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROCEED WITH UTILITY INSTALLATION BY THE OWNERS ONSITE REPRESENTATIVE UPON COMPLETION EXISTING UTILITY VERIFICATION.
4. THRUST BLOCKS ON THE WATERMAIN ARE REQUIRED AT BENDS, TEES OR PLUGS. SEE DETAIL SHEETS FOR THRUST BLOCK DETAILS.

STORM NOTES:

1. STORM SEWER LATERAL MATERIAL SHALL BE PVC SDR-35 6" MIN. SIZE & SHALL BE LAID AT A MINIMUM GRADE OF 1.00% PER FT.
2. STORM SEWER MAIN MATERIAL INCLUDING CROSsoVERS SHALL BE ADS HDPE 12" MIN.
3. FOUNDATION DRAINS WILL BE CONNECTED TO STORM WATER SYSTEM. DOWNSPOUTS TO BE CONNECTED TO STORM SEWER WHERE APPLICABLE, AND CONTRACTOR SHALL PROVIDE APPROPRIATE FITTINGS TO CONNECT STORM SYSTEM TO ROOF OF LEADERS. OTHERWISE THE DOWNSPOUT SHALL DISCHARGE TO SPLASH BLOCKS.
4. AFTER PROJECT COMPLETION, THE STORM SYSTEM SHALL BE FLUSHED. ALL DEPOSITED SEDIMENT AT THE SEWER OUTLET SHALL BE REMOVED.

EROSION AND SEDIMENT CONTROL NOTES:

1. IN ACCORDANCE WITH SECTIONS 107-12 AND 209-3.01 OF THE NYSDOT STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL REVIEW THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED IN THE CONTRACT DOCUMENTS, AND IF NECESSARY, MODIFY THE PLAN WITH THE CONTRACTOR'S INTENDED SEQUENCE AND TYPES OF OPERATIONS. THE CONTRACTOR'S MODIFIED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL, ALONG WITH A PROGRESS SCHEDULE THAT ADDRESSES THIS WORK.

2. IN ACCORDANCE WITH SECTIONS 107-12 AND 209-3.01 OF THE NYSDOT STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL DESIGNATE AN "EROSION AND SEDIMENT CONTROL SUPERVISOR" FOR THE PROJECT. THE SUPERVISOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN AND FOR INSPECTING AND MAINTAINING THE CONTROL MEASURES. THE NAME AND QUALIFICATIONS (TRAINING AND EXPERIENCE) OF THIS INDIVIDUAL SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING EARTHWORK.

3. THE DESIGNATED "EROSION AND SEDIMENT CONTROL SUPERVISOR" SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY FIELD CHANGES TO THE EROSION AND SEDIMENT CONTROL MEASURES INDICATED IN THE CONTRACT DOCUMENTS. THE ENGINEER MAY REQUIRE THE CONTRACTOR TO SUBMIT A MODIFIED EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO IMPLEMENTING ANY FIELD CHANGES.

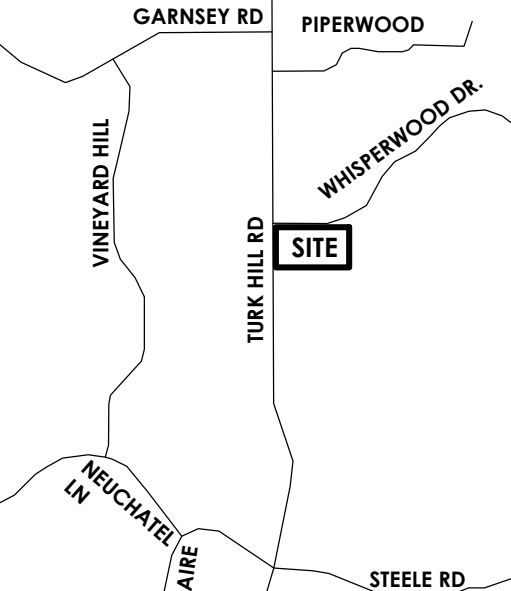
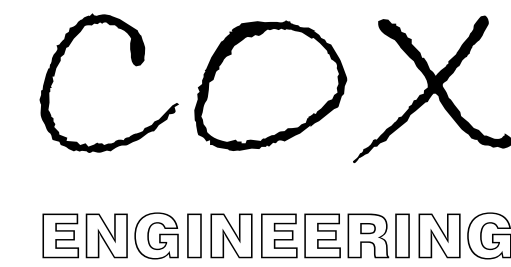
4. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL DEVICES BEFORE ENTERING A WATER BODY OR WETLAND.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE FOR WHICH THEY ARE INTENDED AND SHALL REMAIN IN PLACE UNTIL SOILS ARE PERMANENTLY STABILIZED.

6. UNDER NO CONDITION SHALL DISCONTINUED CONSTRUCTION ACTIVITIES IN AREAS WITH SOIL DISTURBANCES BE LEFT FOR A PERIOD OF GREATER THAN 7 DAYS WITHOUT TEMPORARILY STABILIZING THOSE AREAS WITH TEMPORARY SEED AND MULCH. MAINTENANCE OF THOSE AREAS SHALL INCLUDE RESEEDING AND REMULCHING AS NEEDED TO ESTABLISH A SATISFACTORY STAND OF GRASS. THERE SHALL BE NO ADDITIONAL PAYMENT FOR RESEEDING AND REMULCHING.

NO WET OR FRESH CONCRETE, LEACHATE, MATERIAL, OR DEBRIS SHALL BE ALLOWED TO ESCAPE INTO A WATER BODY OR WETLAND, NOR SHALL WASHINGS FROM CONCRETE TRUCKS, MIXERS OR OTHER DEVICES BE ALLOWED TO ENTER A WATER BODY OR WETLAND. ANY MATERIAL OR DEBRIS ACCIDENTALLY DROPPED INTO THE CHANNEL SHALL BE IMMEDIATELY AND COMPLETELY REMOVED AND DEPOSITED IN AN UPLAND AREA.

7. THE CONTRACTOR SHALL COVER TEMPORARY STOCKPILES OF ERODIBLE MATERIAL (SUCH AS TOPSOIL OR EARTH FILL) WITH POLY SHEETING, OR RING THE STOCKPILES WITH SILT FENCE TO CONTROL EROSION. POLY SHEETING SHALL COMPLETELY COVER THE STOCKPILE AND BE SECURELY ANCHORED AT ALL TIMES. ANY POLY SHEETING OR SILT FENCE THAT IS DAMAGED SHALL BE PROMPTLY REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER. RINGED STOCKPILES EXPOSED OR EXPECTED TO BE EXPOSED FOR LONGER THAN 7 CALENDAR DAYS SHALL IMMEDIATELY BE STABILIZED WITH APPROPRIATE MEASURES. THE COST OF COVERING AND RINGING/STABILIZING STOCKPILES SHALL BE INCLUDED IN THE PRICE BID FOR THE CORRESPONDING STOCKPILED MATERIAL.



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

GERBER HOMES
1260 RIDGE RD.
ONTARIO, NY 14519

PROJECT ENGINEER DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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NOTE SHEET
LILAC ESTATES

2366 TURK HILL

MUNICIPALITY: PERINTON
COUNTY: MONROE
STATE: NY

PROJECT NO.: 2026220

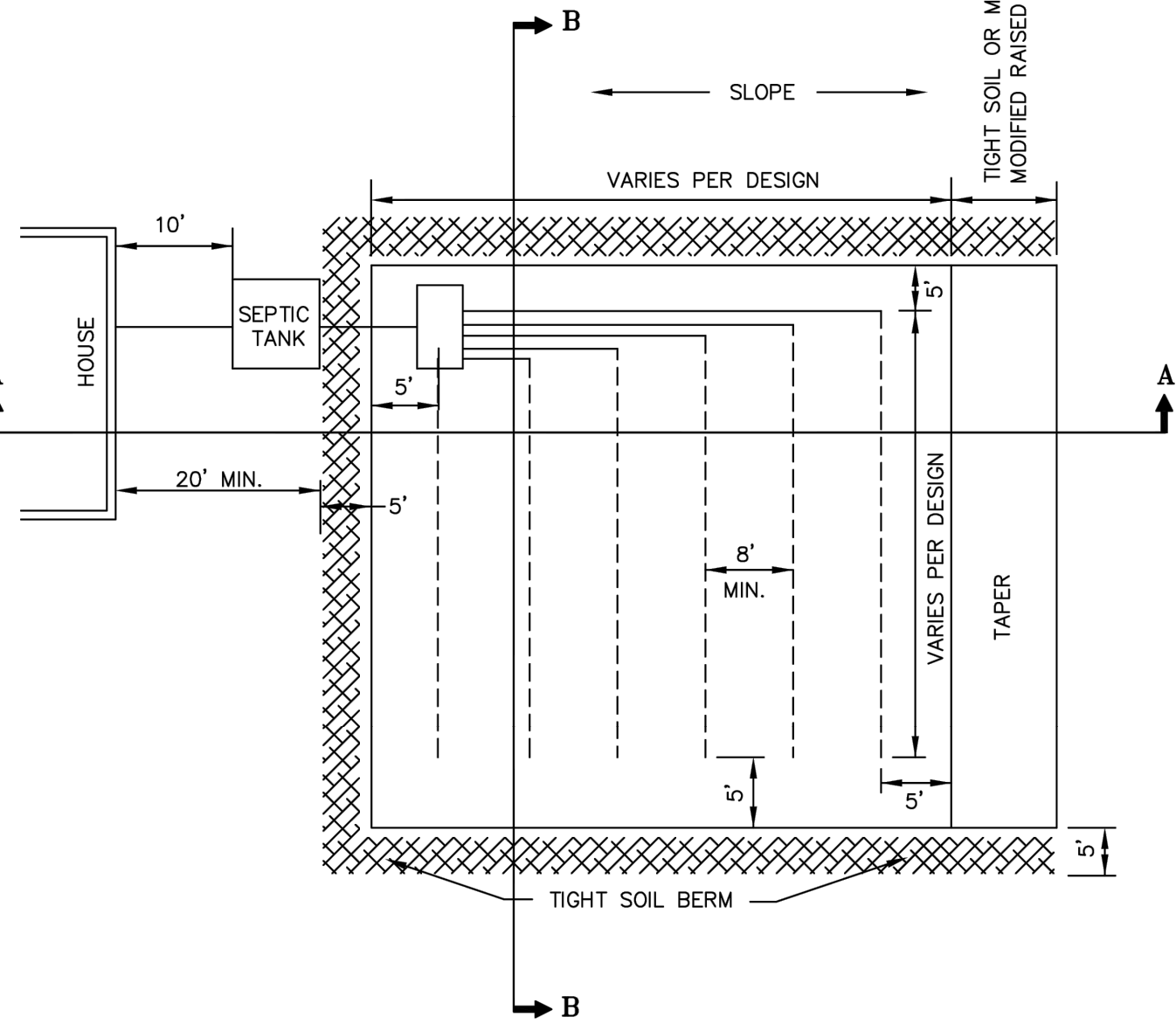
DRAWING NO.: C-201

DATE: SEPTEMBER 2026

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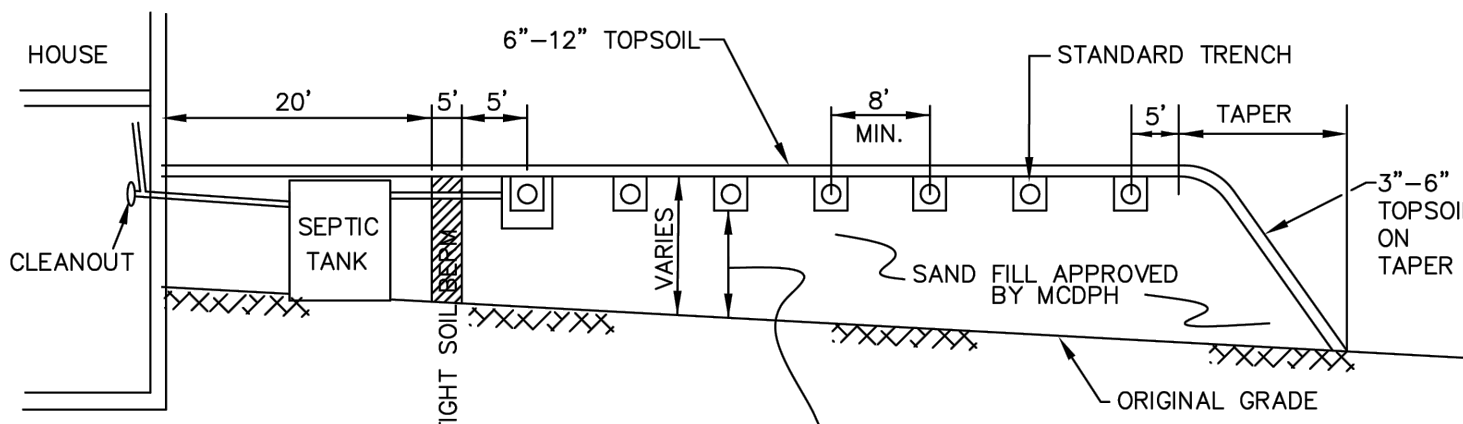
C:\USERS\DCOXE\ONE DRIVE\DESKTOP\FILES\DEVELOPMENT\PROJECTS\PERIMON\LILAC ESTATES\01_CAD-BIM-MODELS\DETAILS.DWG 9/7/2026 8:37 PM David Cox

NOTE:
FOR ANY RAISED SYSTEM, IF THE TRENCHES ARE INSTALLED WITH
A 10 FT O.C. SEPARATION, THE REQUIREMENT FOR 50%
EXPANSION WILL BE SATISFIED.

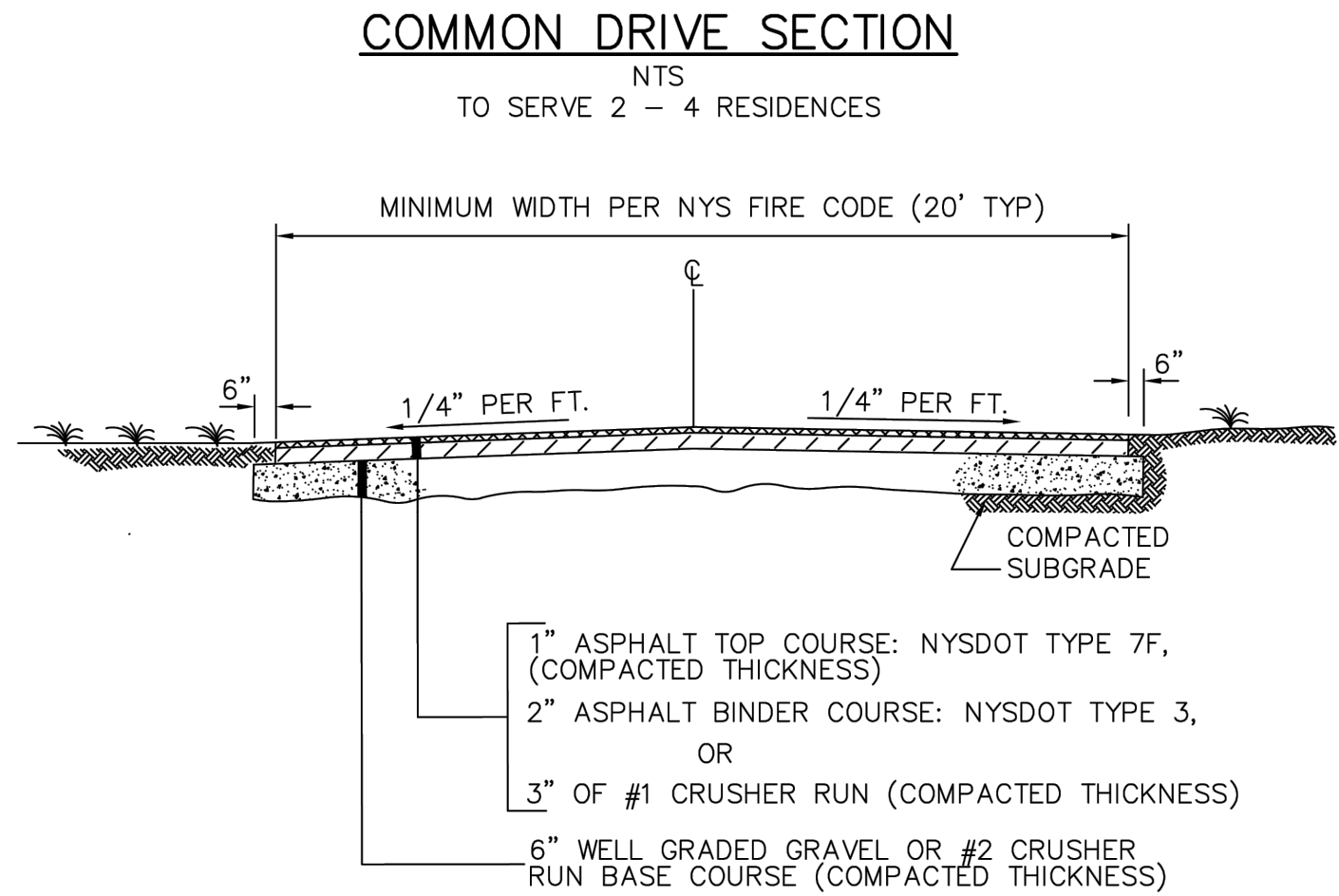
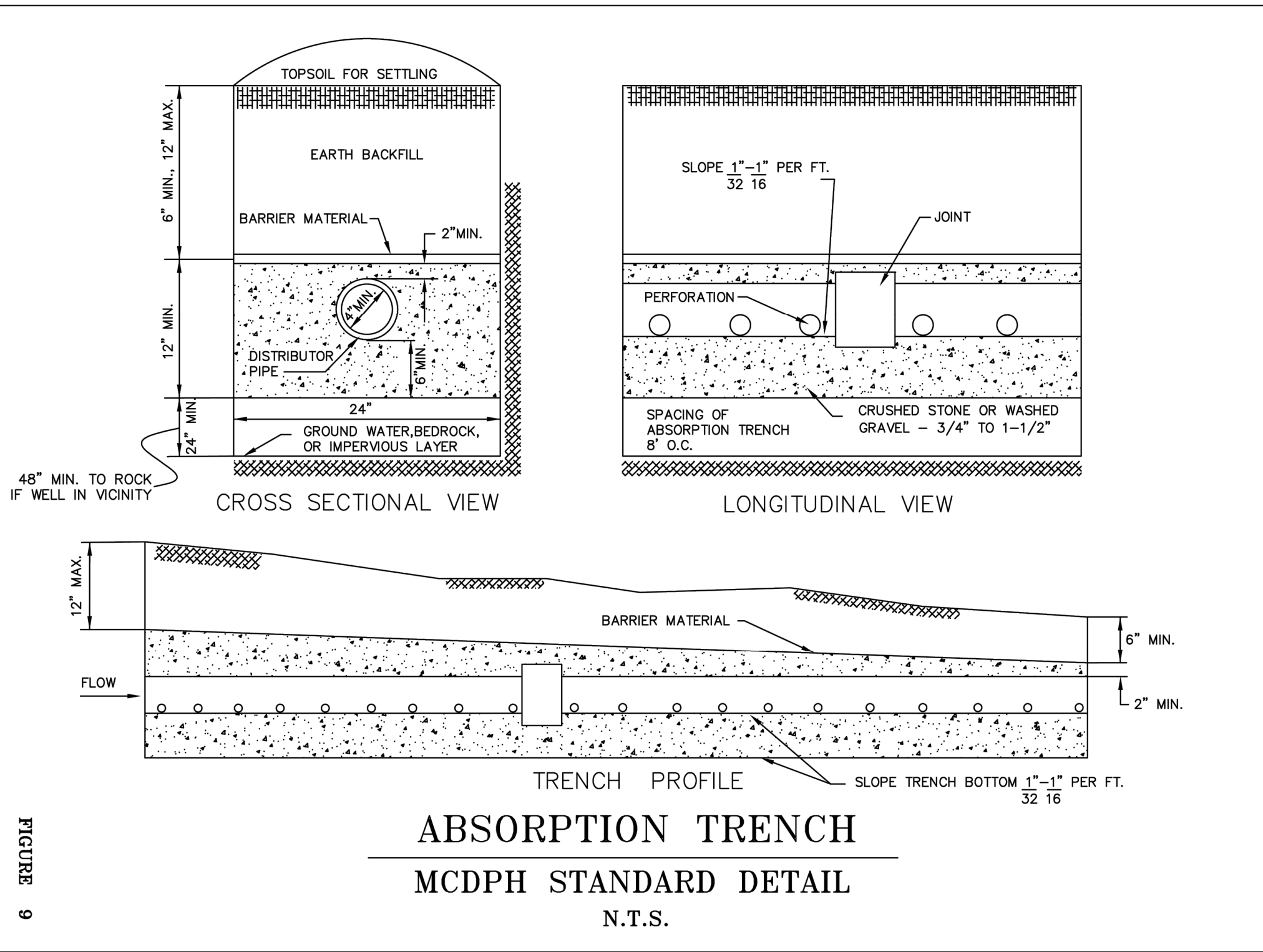


RAISED FILL SYSTEM PLAN
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 15



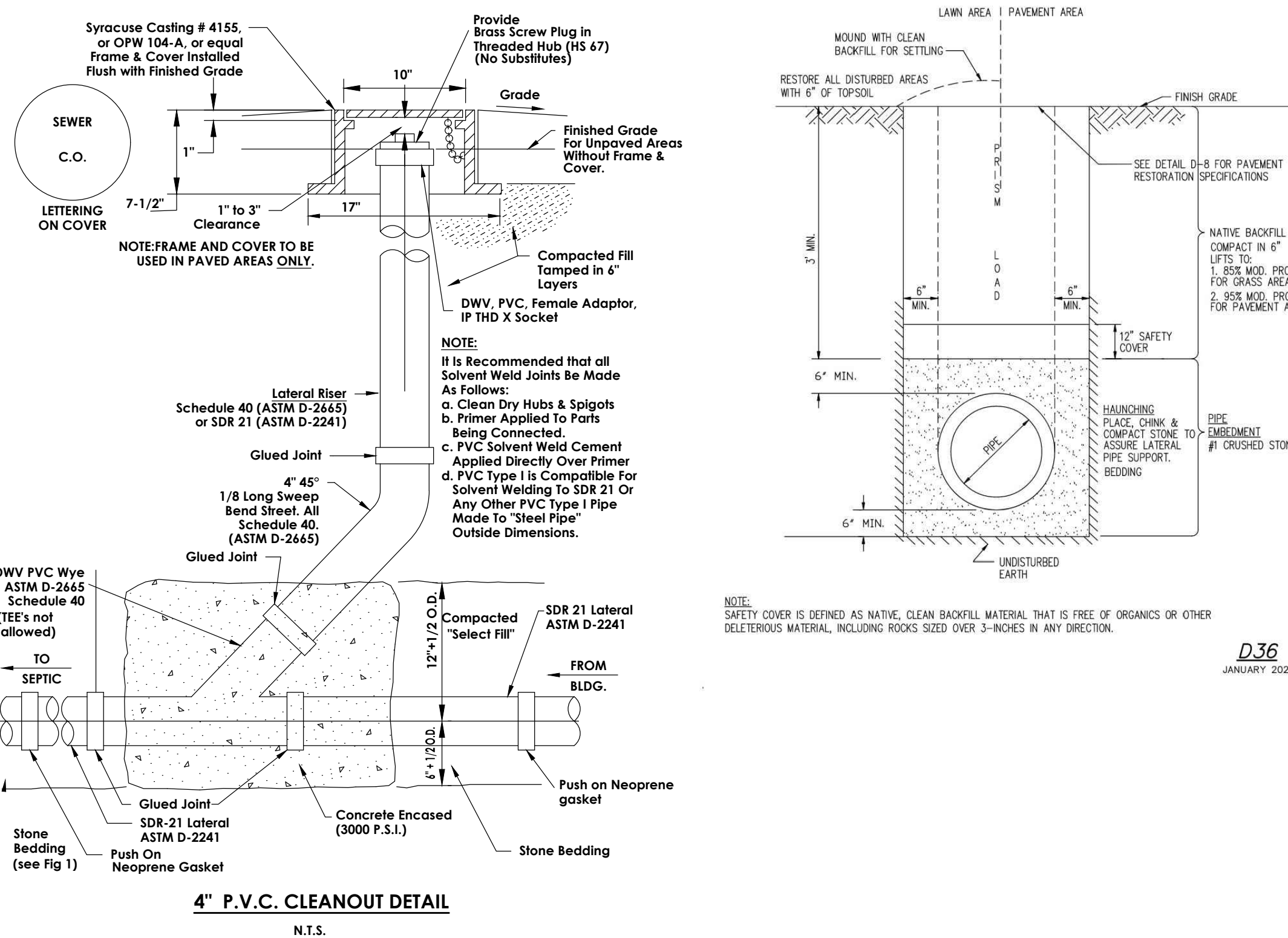
SECTION A
RAISED FILL SYSTEM SECTIONS
MCDPH STANDARD DETAIL
N.T.S.



- NOTES:
1. DRIVE SHALL BE PAVED IN ALL ZONING DISTRICTS EXCEPT RT & RS. STONE SURFACED DRIVES SHALL BE PAVED WITHIN THE ROAD RIGHT-OF-WAY.
 2. IF CLOSED DRAINAGE SYSTEM IS NOT AVAILABLE, PROVIDE ROADSIDE SWALE WITH A MINIMUM 1% LONGITUDINAL SLOPE THAT DRAINS TO AN EXISTING CONVEYANCE CHANNEL/SYSTEM.

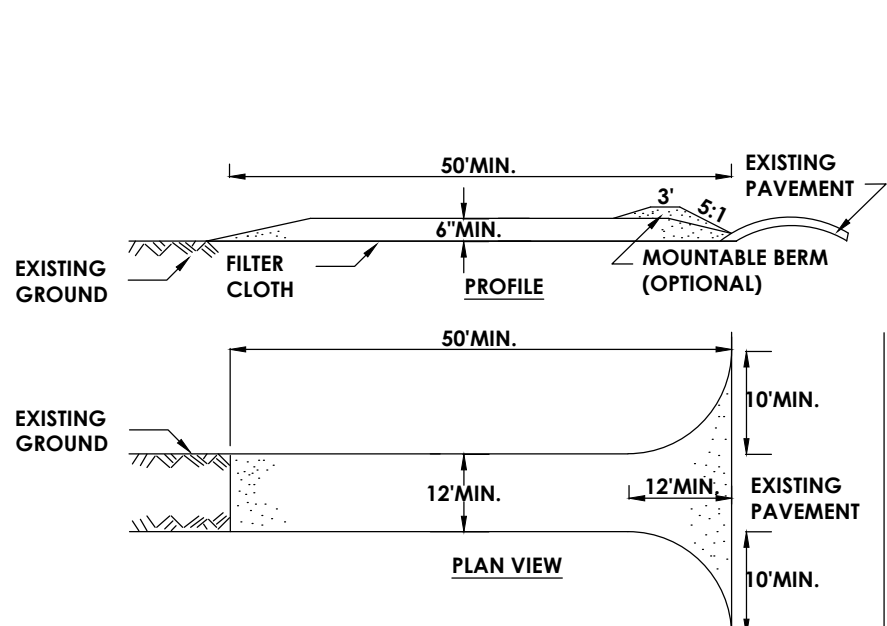
D5
JANUARY 2021

SEWER TRENCH DETAIL
NTS



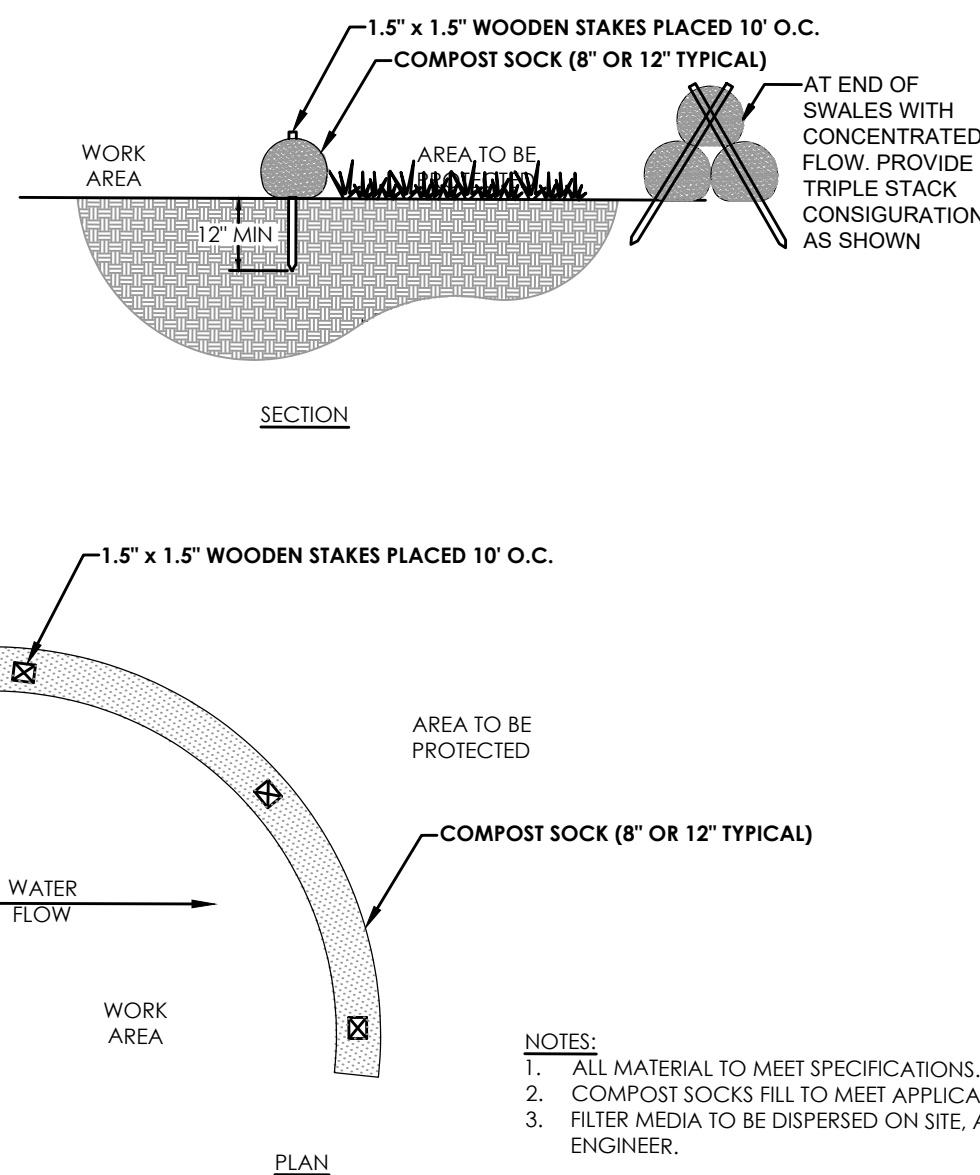
NOTE:
SAFETY COVER IS DEFINED AS NATIVE, CLEAN BACKFILL MATERIAL THAT IS FREE OF ORGANICS OR OTHER
DELETERIOUS MATERIAL, INCLUDING ROCKS SIZED OVER 3-INCHES IN ANY DIRECTION.

D36
JANUARY 2021

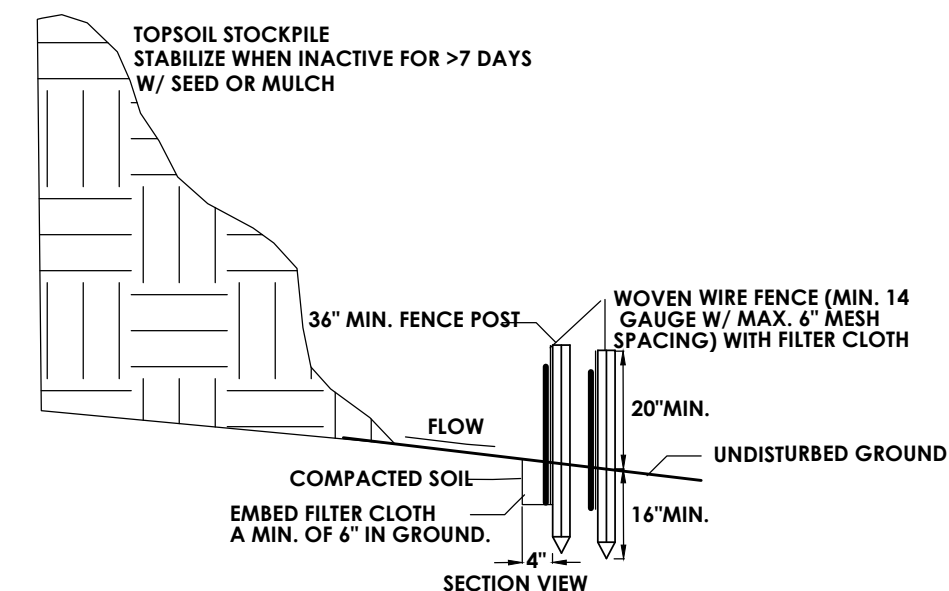


- CONSTRUCTION SPECIFICATIONS
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, 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 TRACKED 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

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



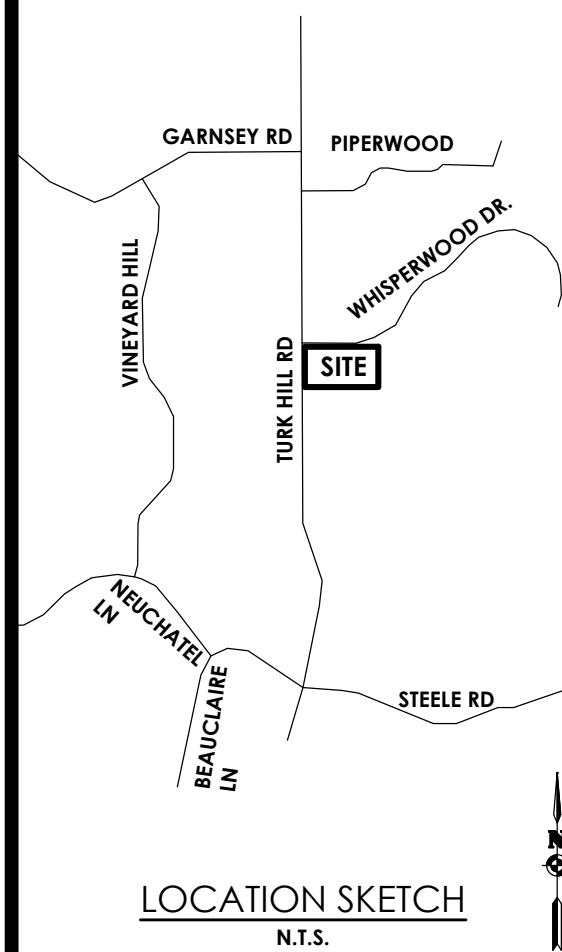
COMPOST SOCKS FOR SEDIMENT CONTROL
N.T.S.



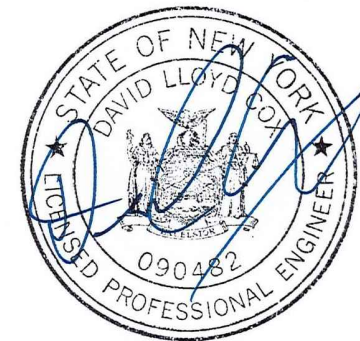
- CONSTRUCTION SPECIFICATIONS
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 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, 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.

TOPSOIL STOCKPILE
N.T.S.

COX
ENGINEERING



STAMP:



CLIENT:

GERBER HOMES
1260 RIDGE RD.
ONTARIO, NY 14519

PROJECT ENGINEER

DAVID COX PE

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2366 TURK HILL

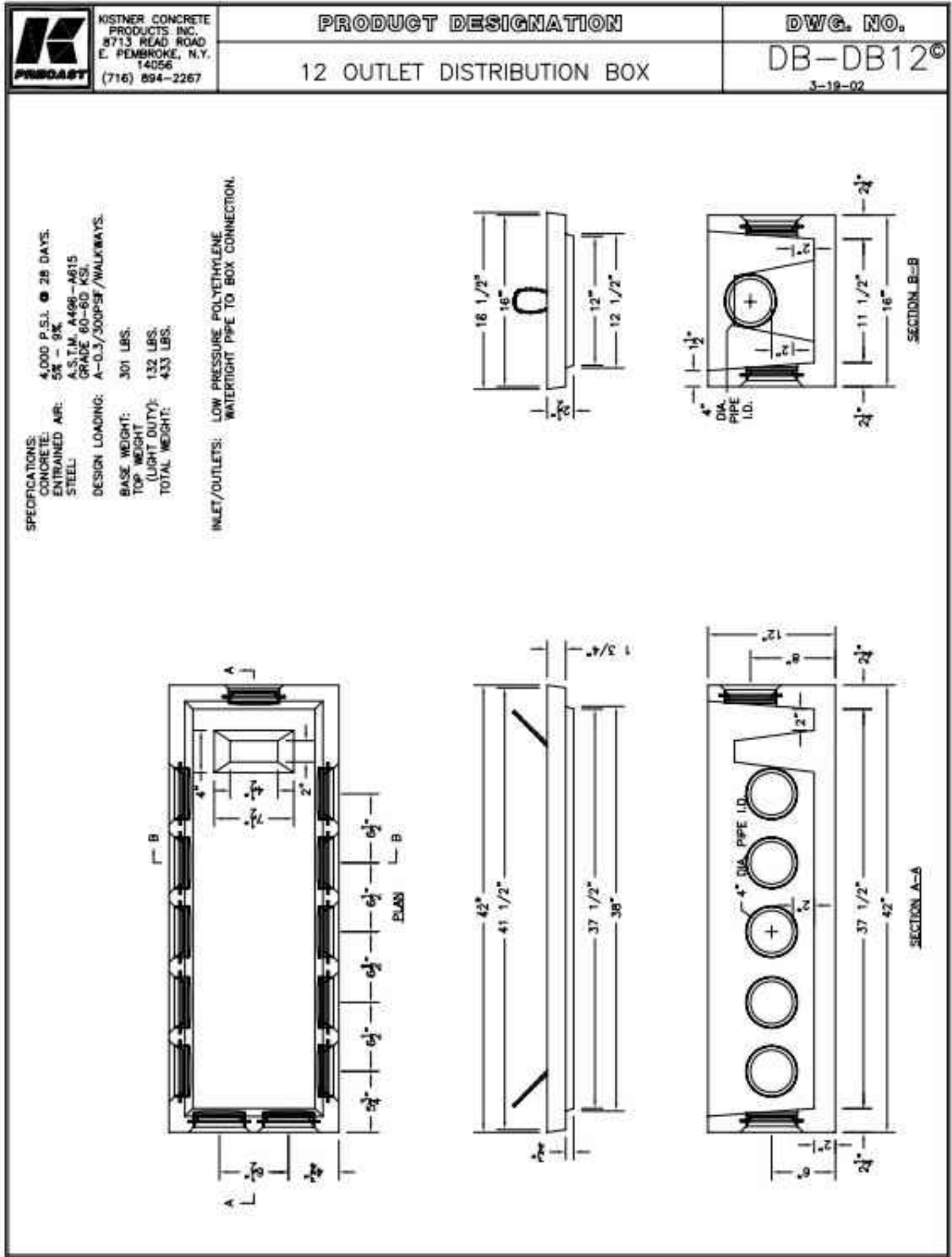
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COUNTY: MONROE STATE: NY

PROJECT NO.:
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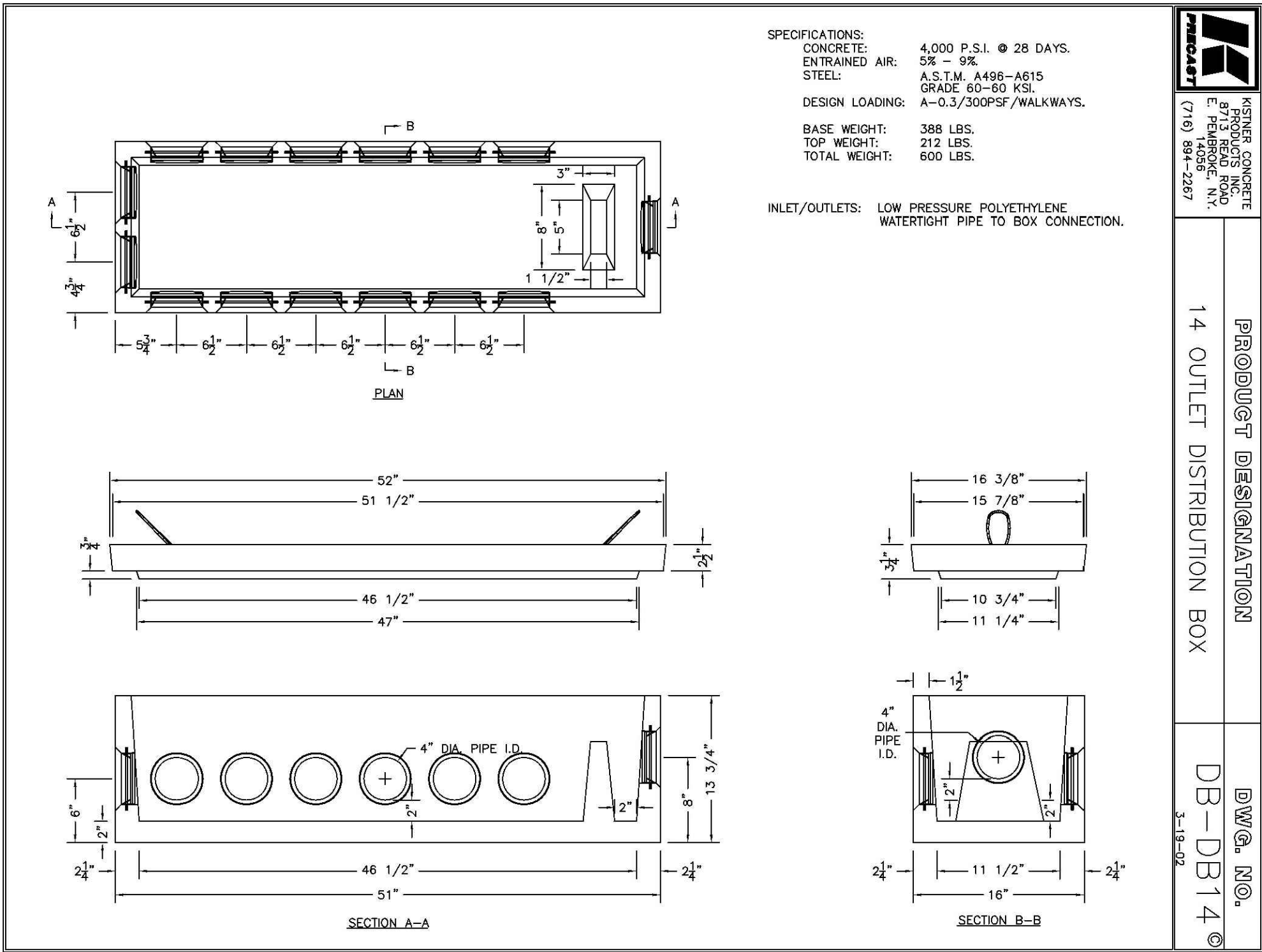
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DATE:
SEPTEMBER 2026

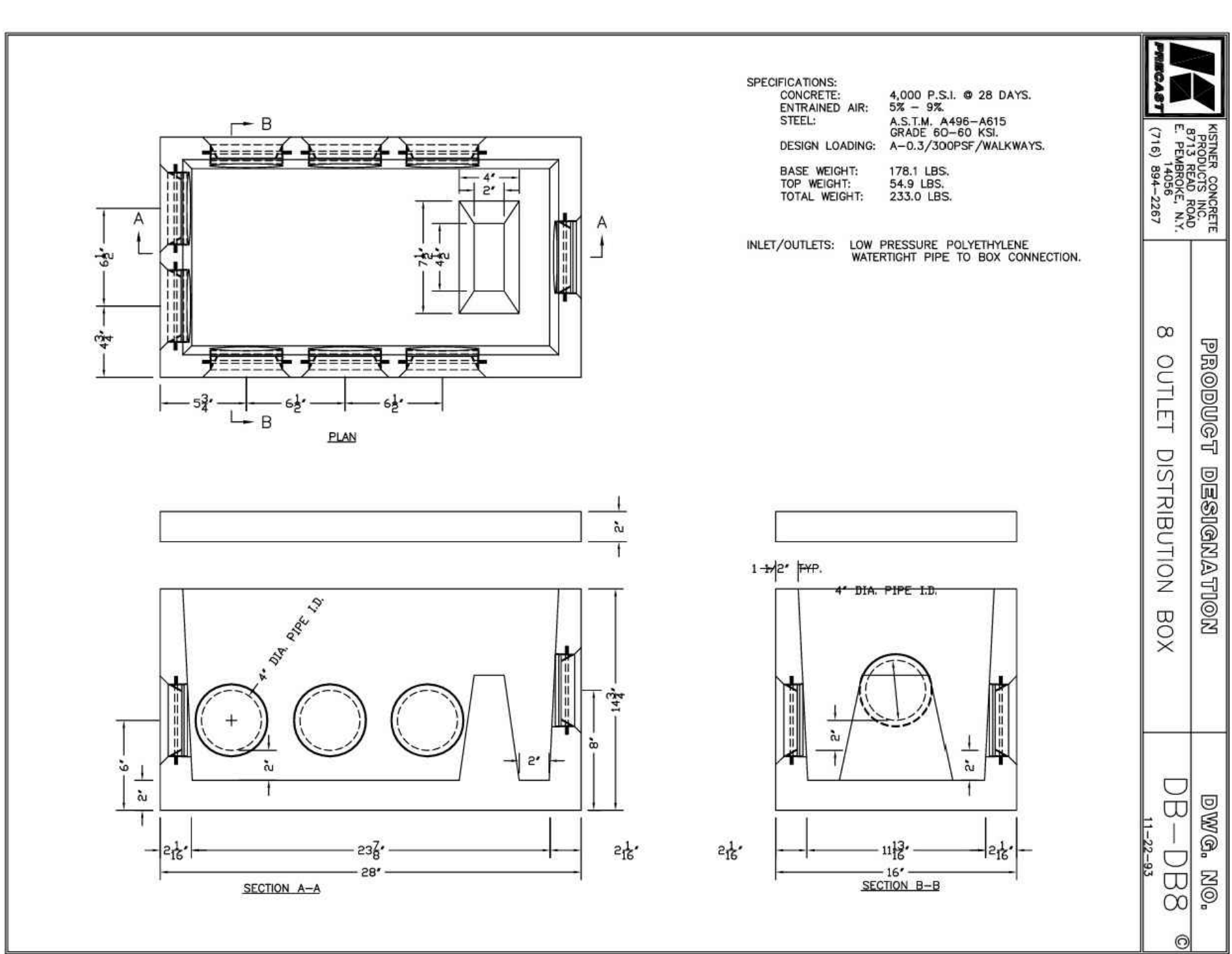
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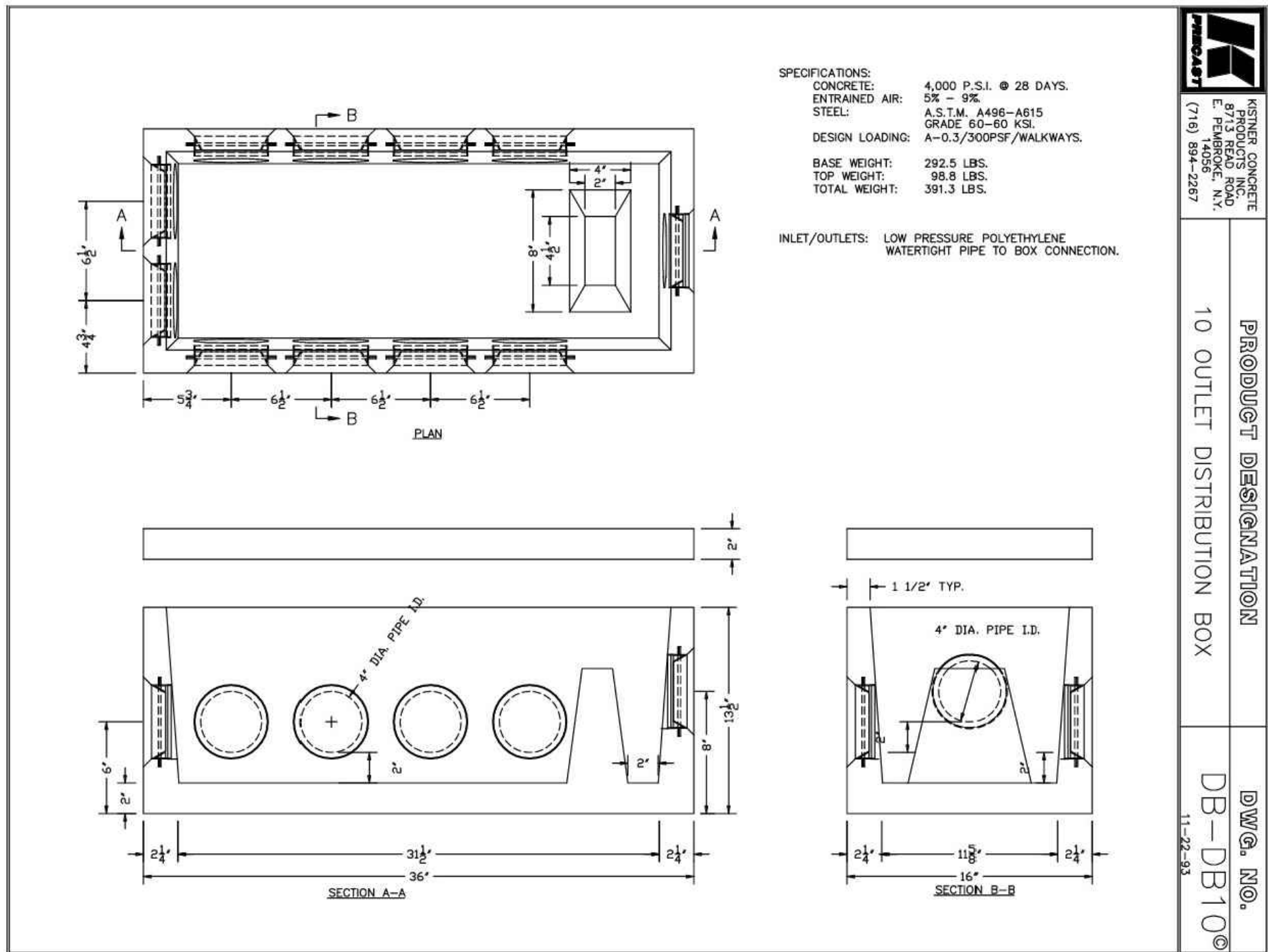
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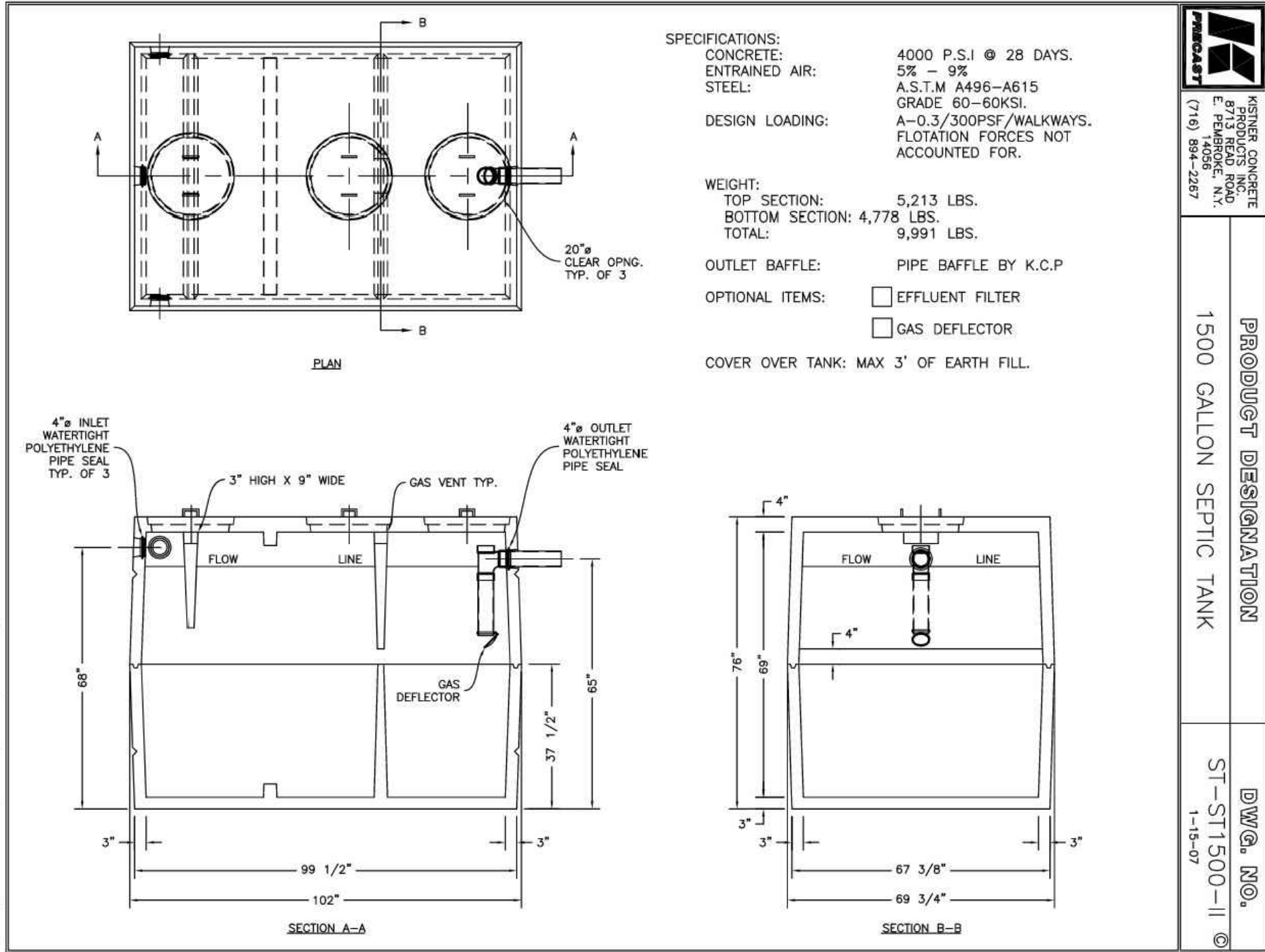
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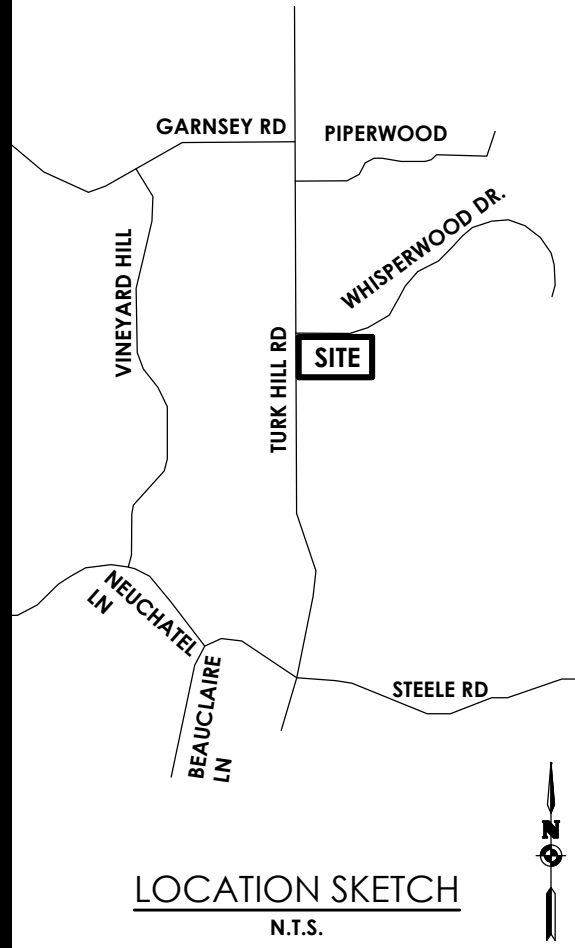


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MUNICIPALITY: PERINTON
COUNTY: MONROE STATE: NY

PROJECT NO.: 2026220

DRAWING NO.: C-203

DATE: SEPTEMBER 2026

Private Wastewater Treatment System Approval -
"septic"

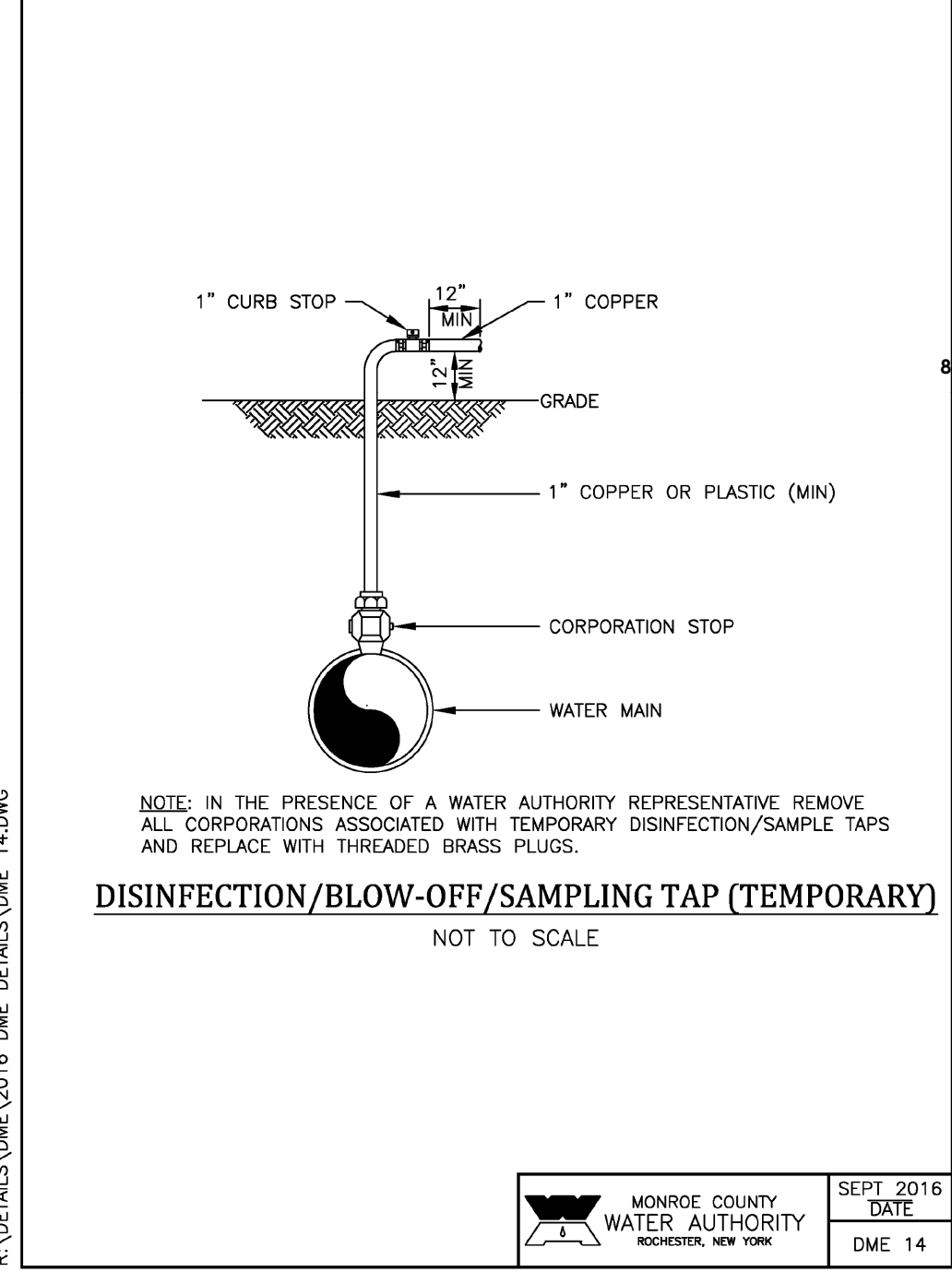
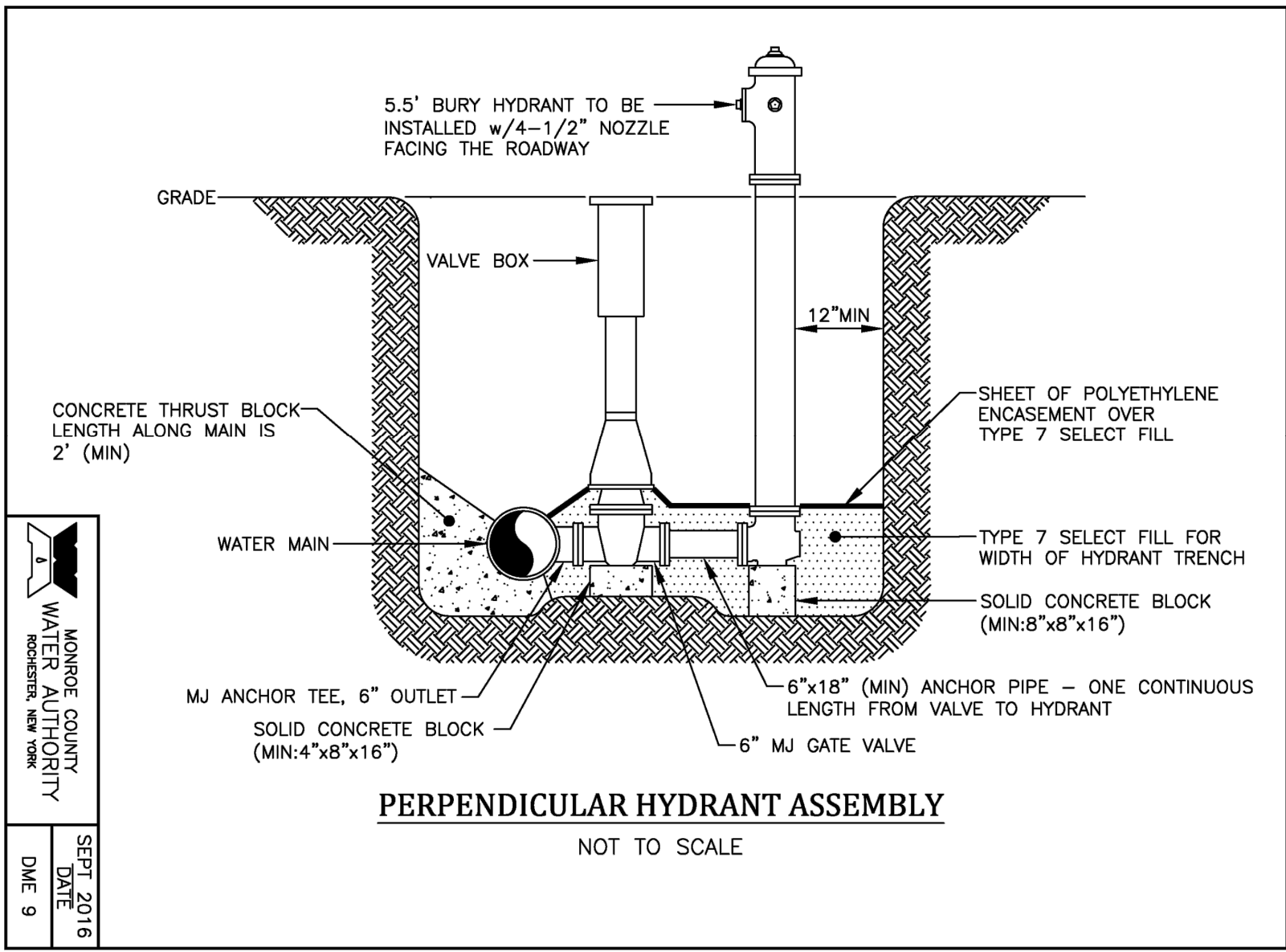
Monroe County Department of Public Health

These plans for Private Wastewater Treatment Facility
are hereby approved pursuant to Article 11A of the
Monroe County Sanitary Code
Director of Public Health

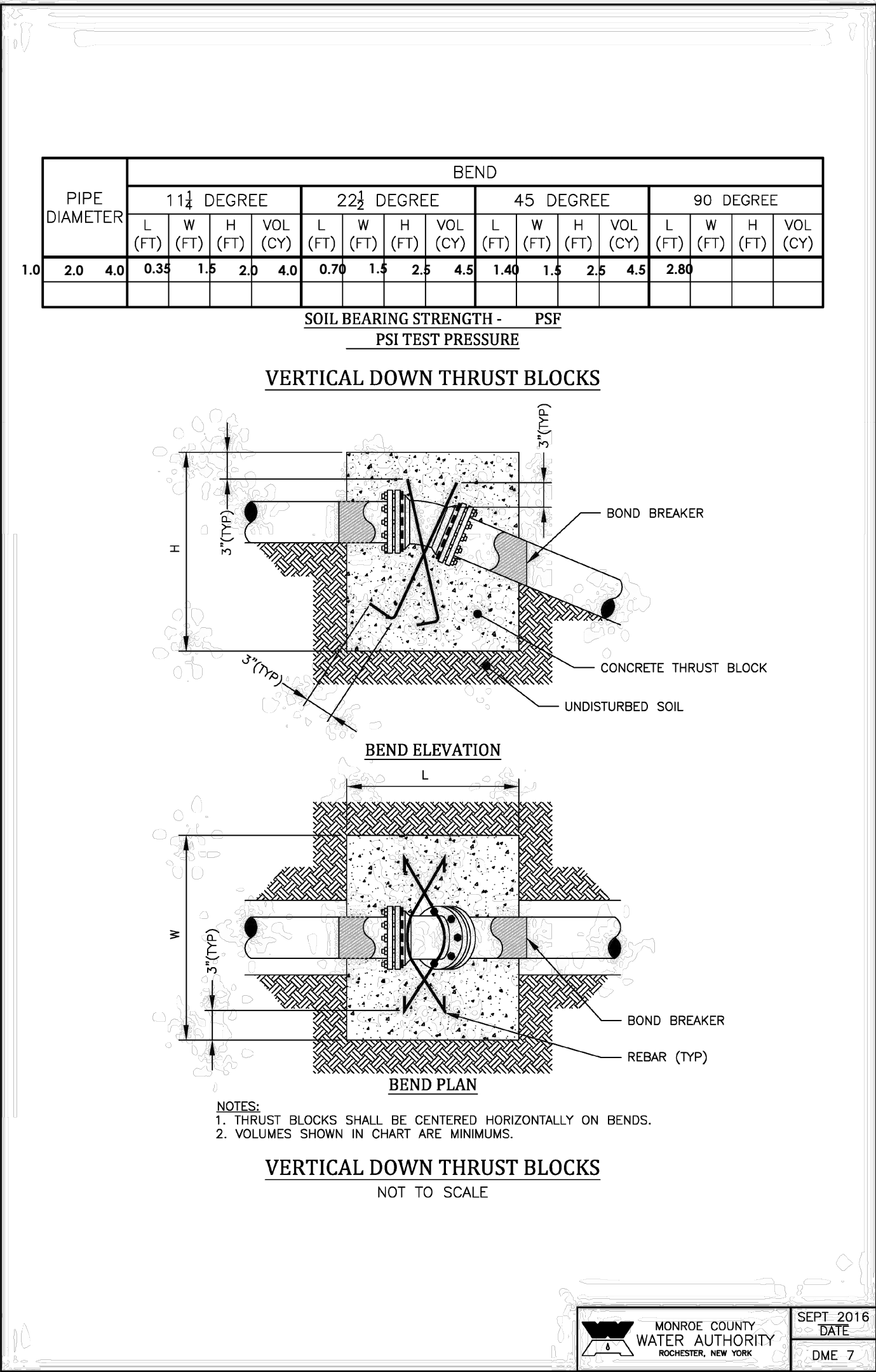
By Public Health Engineer Date

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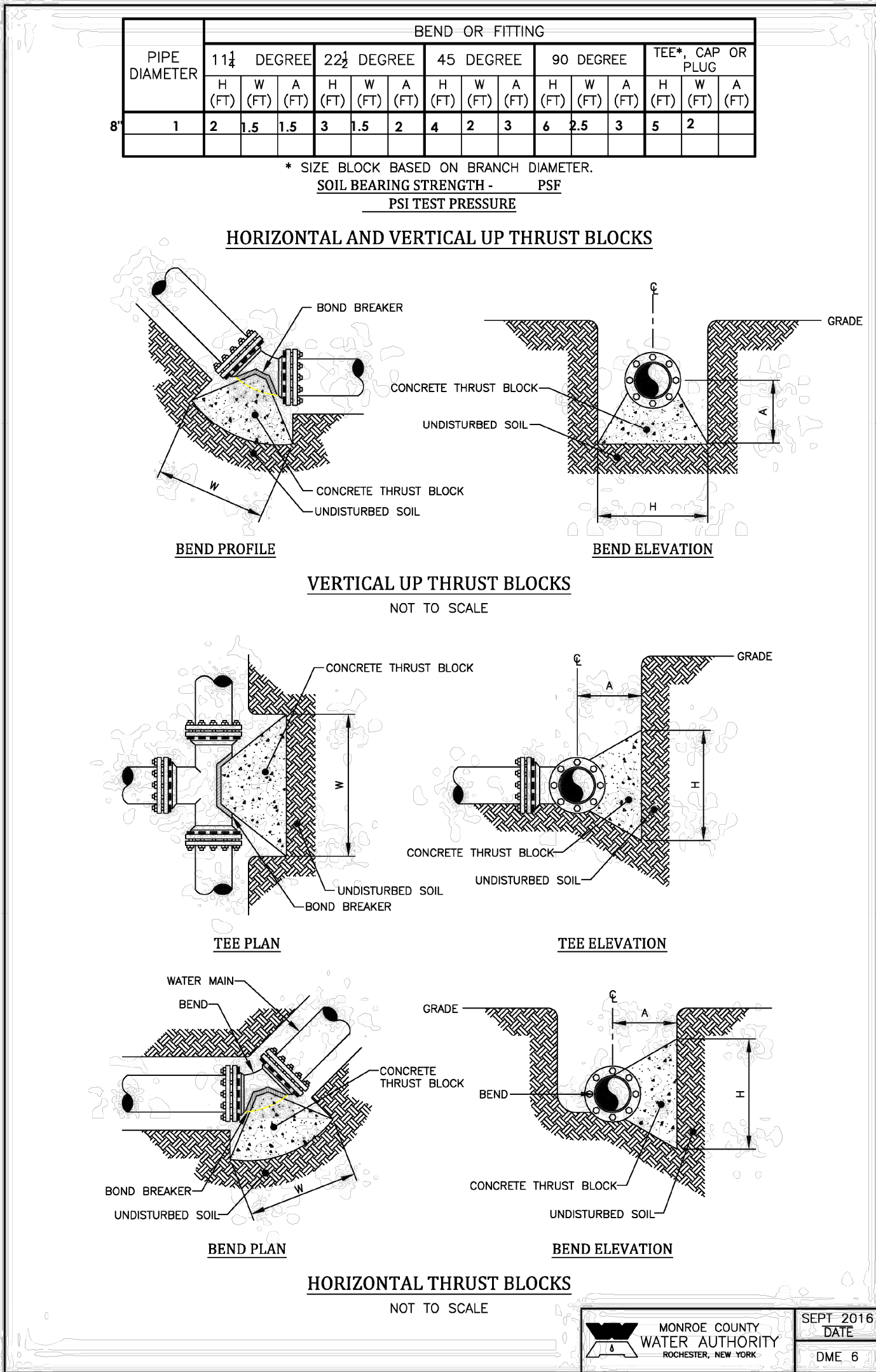
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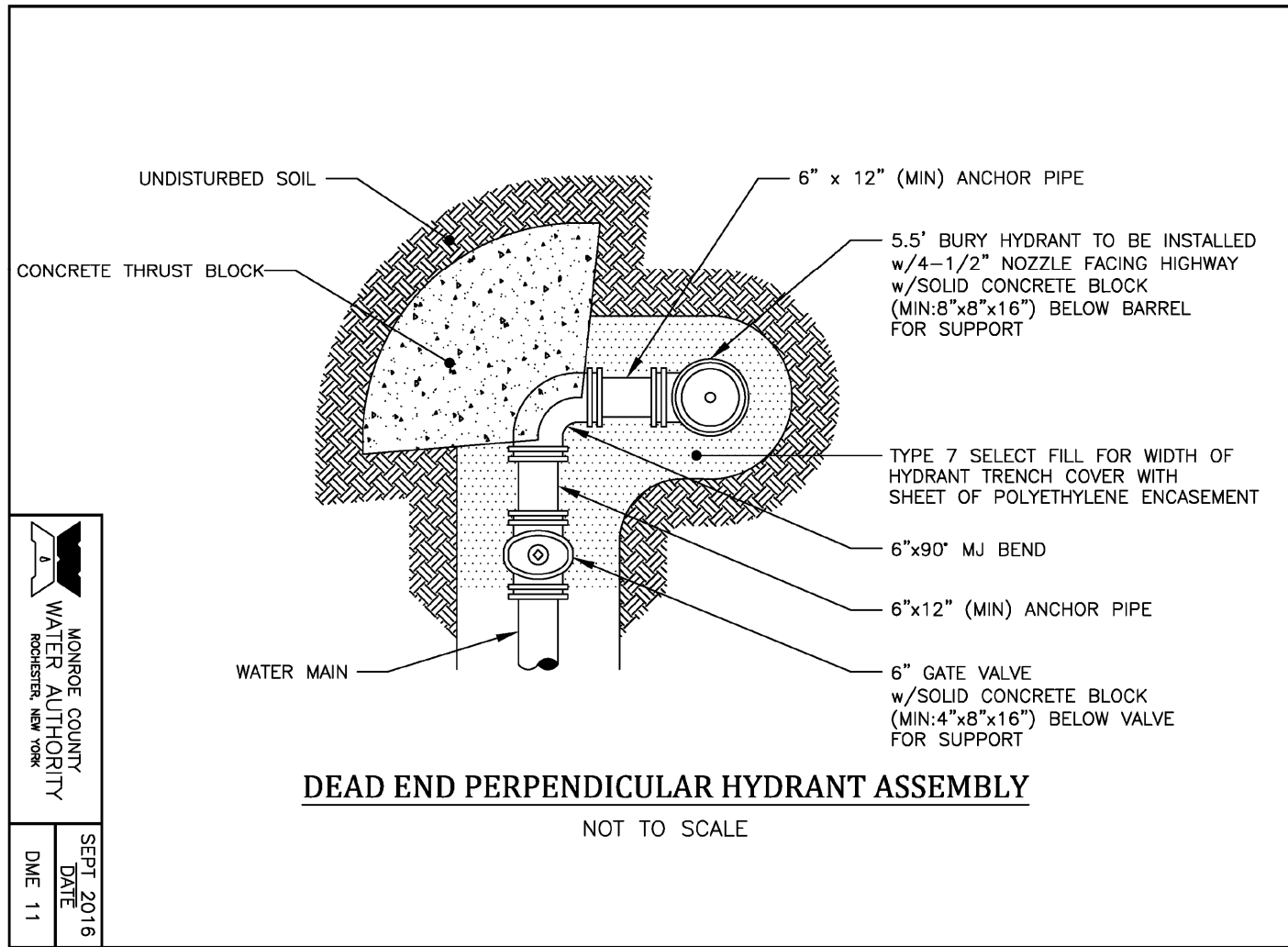
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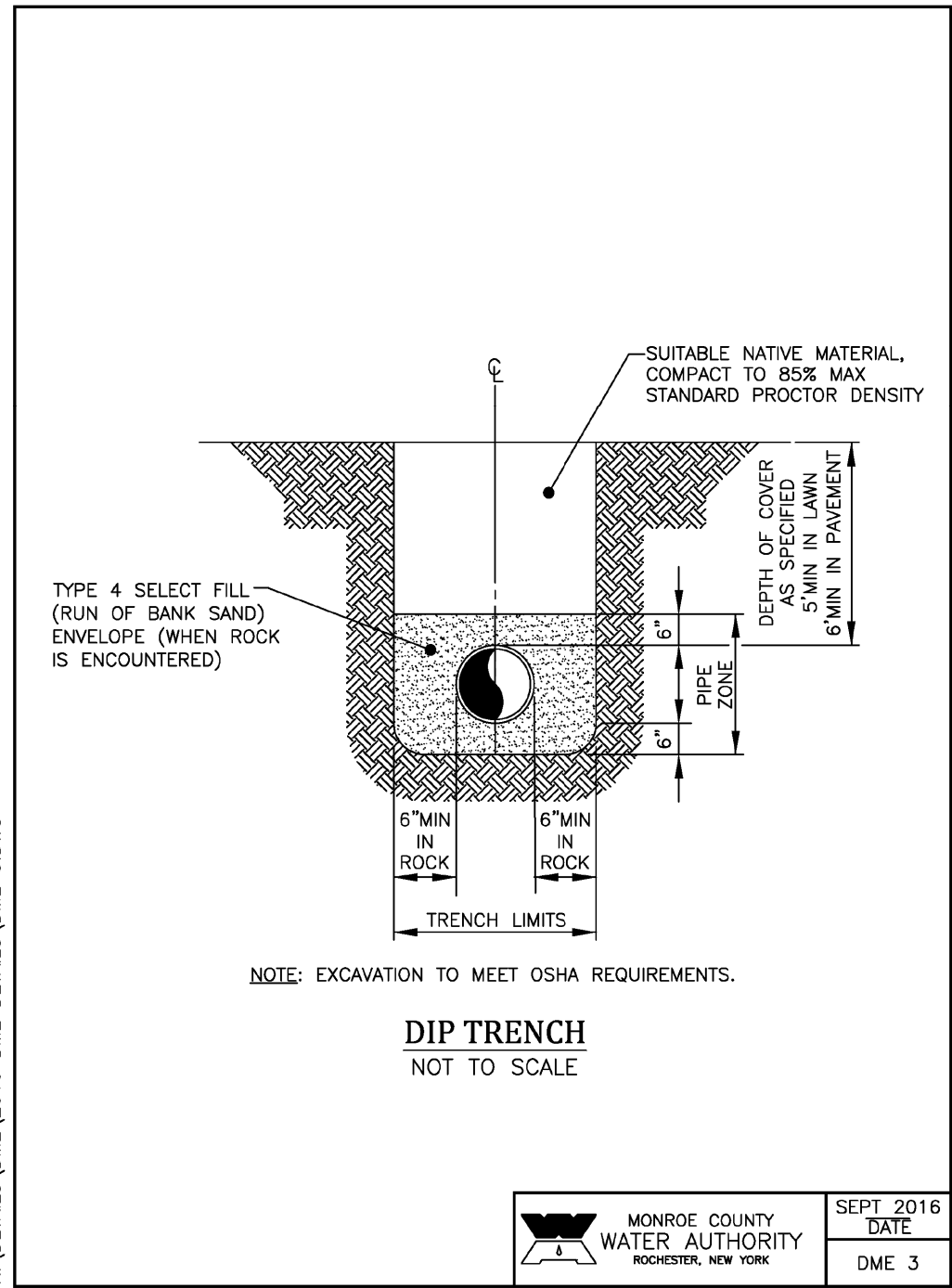
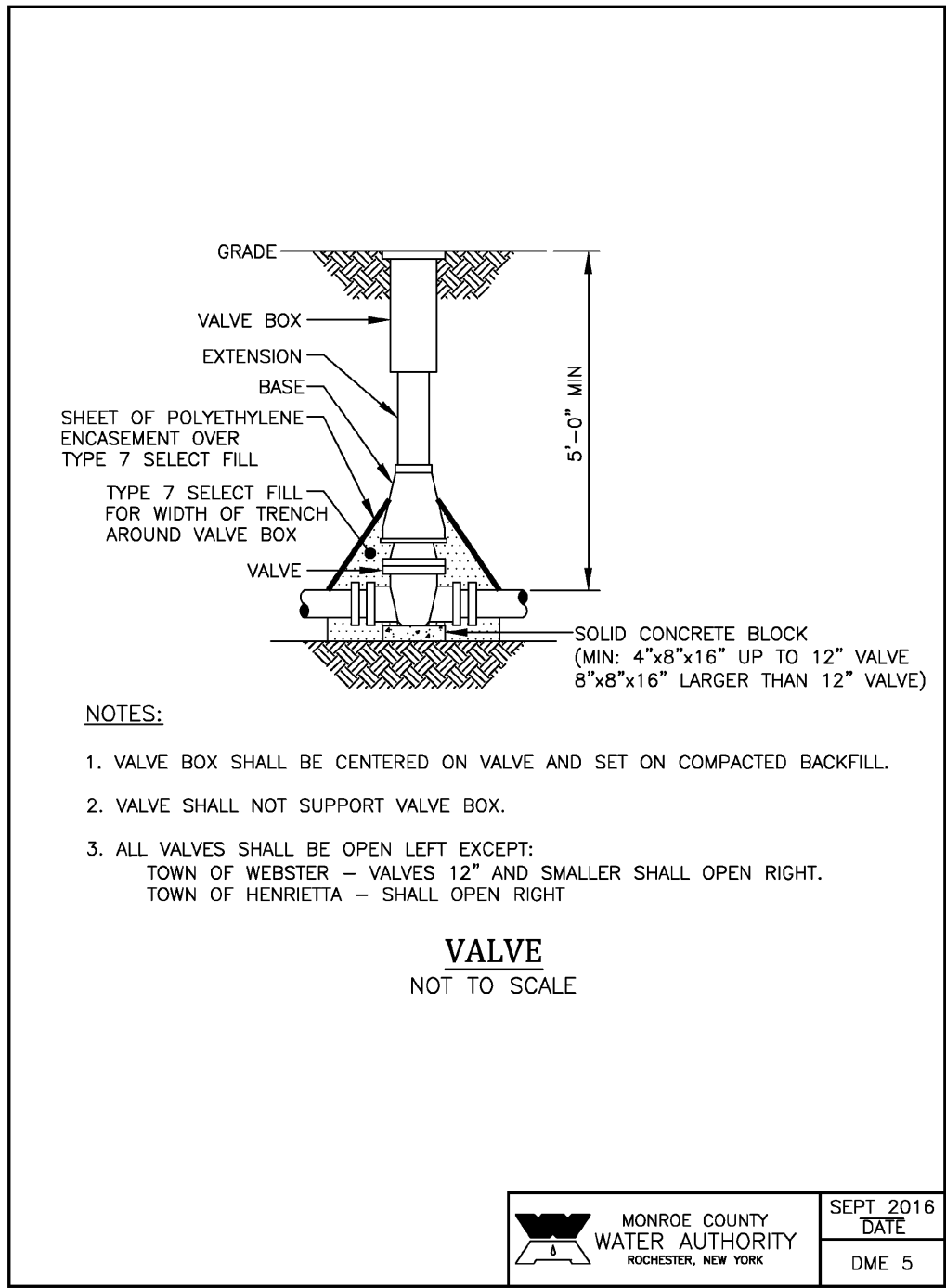
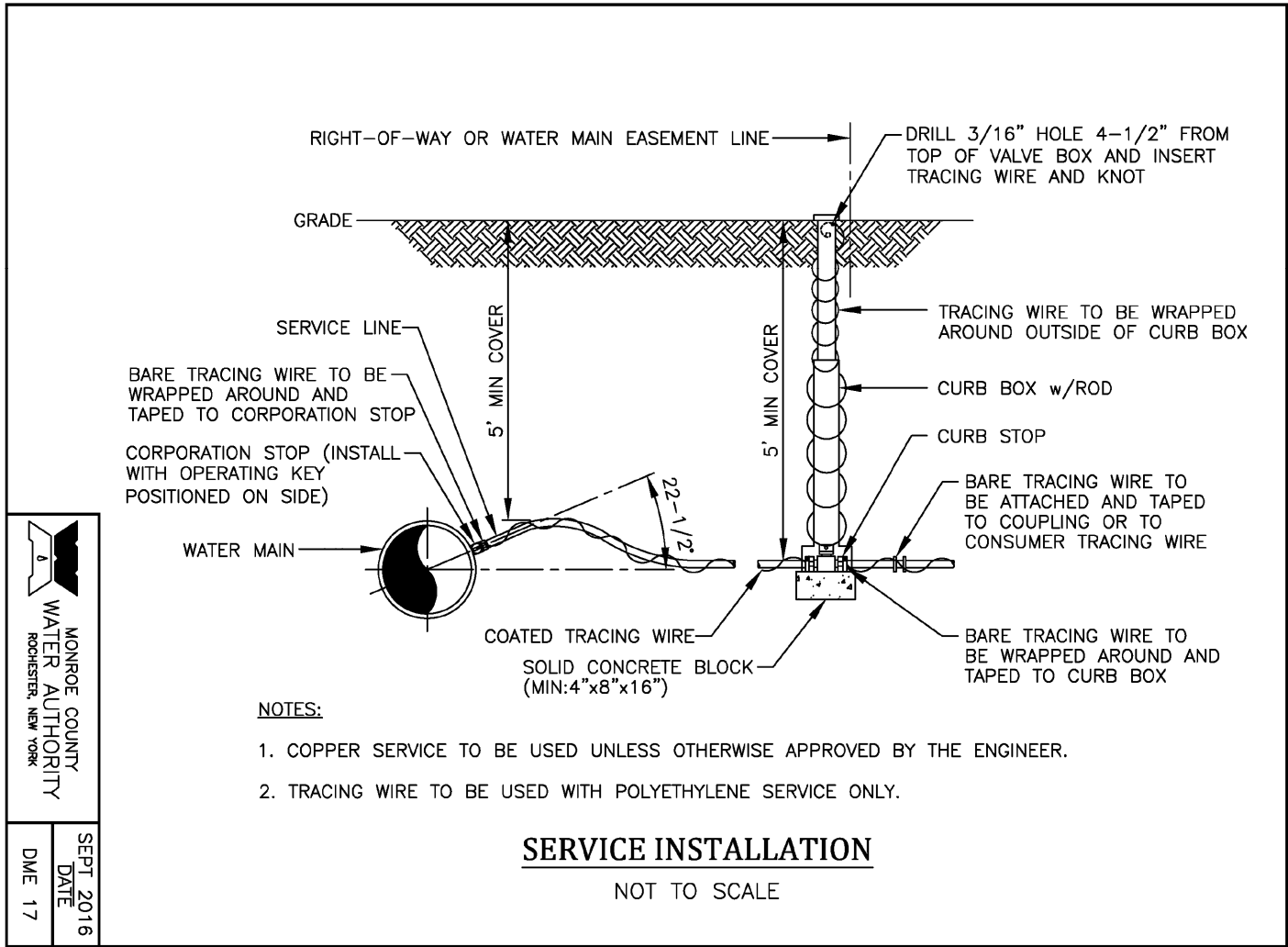
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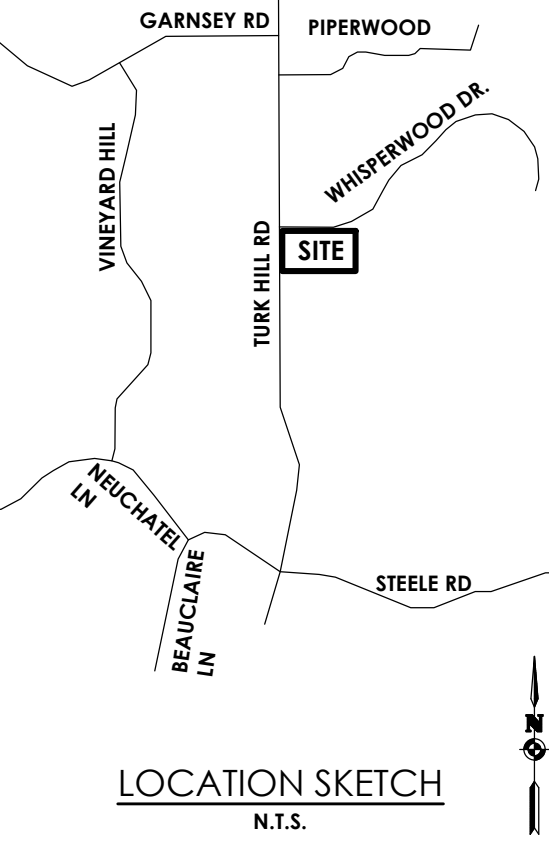
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STATE: NY

PROJECT NO.:

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DRAWING NO.:

C-204

DATE:

SEPTEMBER 2026

