COX
ENGINEERING

585.683.1313
dcoxengineering@gmail.com
CoxCivilEngineering.com

September 10, 2026

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

Re: Ayrault Townhomes - 347 Ayrault Road (Tax parcel 165.15-1-28.11)
Letter of Intent – Request for Subdivision Approval

Dear Chairman Brasley:

On behalf of our client, DTST Erie Holdings LLC, we are respectfully submitting the attached materials for consideration of Concept, Preliminary and Final Subdivision Approval at the next available Planning Board meeting. The proposal includes townhouse style lots (smaller lots to reduce maintenance requirements of homeowners) which will require variances for lot size, width, front setback and side setback. The HOA will own and maintain the remaining lands, approximately 45% of the property.

Existing Conditions

The subject property is currently undeveloped land, zoned Residential Class B, and it is located on the south side of Ayrault Road (CR-21) opposite Jefferson Avenue. It is immediately adjacent to the Erie Canal.

Proposal

The proposal is to construct 33 for sale homes consisting of 16 duplexes and 1 single family. The units will be a mix of one and two stories, 1,250-1,800 +/- square feet with an attached two car garage. With the project having direct access to the canal path it will provide a great opportunity for recreation and provide a huge amenity for the residents.

The project includes the installation of the required utilities and infrastructure, a stormwater management area, and ample landscaping to meet the screening and buffering requirements of the Town Code.

The site will promote walkability and access to the Erie Canal-Heritage Trail on Ayrault Road contiguous to the subject property, and boating opportunities at the nearby Erie Canal Boat Launch located on the east side of the canal.

The project will not have a detrimental impact on the neighborhood due to its location, nature, or magnitude of use or due to inadequate access to the property. The site has been designed to provide ample screening and buffering for adjacent properties and will provide 3.8 +/- acres of greenspace (56% of the site). The right-of-way along Ayrault Road and the slopes of the Erie Canal property are heavily vegetated that provides a buffer from the street and the Canal. There will be minimal disturbance to these areas as they are not on the subject property. Regarding the periphery of the property to transition existing and proposed grades may result in some tree and brush removal, but clear cutting is not anticipated.

Zoning Analysis

The current zoning classification of the property is Residential Class B. The subject property is surrounded by Residential Class B to the west and south, Class APT to the North, and it has the Erie canal to the east. This property is located on the edge of the Residential Class B zoning cluster, which currently permits single and two-family housing, public grounds and buildings, and bed-and breakfast establishments. The proposed development is compatible with the character of the surrounding residential area, and it will provide a much-needed housing choice in the community.

Comprehensive Plan

The Town of Perinton Comprehensive Plan (2021) devotes an entire policy area to Land Use and Community Character, noting that diverse housing options are needed to retain and attract residents. One of the goals of this policy area is encouraging the development of a range of housing options to support a diverse population. The proposed project is consistent with the policy goals of the Comprehensive Plan, which is to facilitate development that provides quality, diverse, housing choices and price ranges to support residents.

Neighboring property tree buffer/screening (333 Ayrault)

333 Ayrault Rd has a pretty significant landscape buffer on the east side of their property. See picture below.



333 Ayrault Rd

ECCO District viewshed and landscaping

The proposed project complies with the ECCO district regulations.

§ 208-62.3 Additional ECCO District setbacks. (Project meets requirements)

Dimensional and bulk requirements. The dimensional and bulk requirements of the ECCO District shall be those set forth in the underlying zoning district (variances requested). The following setback requirements from the canal shall also apply.

Principal buildings (residential): minimum 50 feet from the canal right-of-way, or 1/2 the structural height of the embankment beyond the toe of the downstream embankment slope, whichever is greater.

Principal buildings (nonresidential): minimum 100 feet from the canal right-of-way, or 1/2 the structural height of the embankment beyond the toe of the downstream embankment slope, whichever is greater.
Accessory buildings: minimum 20 feet from the canal right-of-way, or 1/2 the structural height of the embankment beyond the toe of the downstream embankment slope, whichever is greater.

Parking areas, driveways, and public streets: minimum 100 feet from the waterside top of bank of the canal.

Stormwater management areas: a buffer between embankment toe of slope and stormwater management areas to be determined by NYS Canal Corporation.

Response: All buildings are setback 50' from the canal ROW and all parking areas, driveways and streets are a minimum of 100' from the waterside top of bank.

§ 208-62.5 Vegetation. (Project Meets requirements)

Appropriateness of species.

All plant material, including grasses, shall be compatible with the soil conditions on-site and regional climate in accordance with those appropriate for the Town of Perinton's Plant Hardiness Zone (Zone 6a) as defined by the United States Department of Agriculture, including any amendments thereto.

Native species shall be utilized to the greatest extent possible. However, under no circumstance shall any site include plant material that is considered by the NYS Department of Environmental Conservation to be an invasive species per 6 NYCRR Part 575, including any amendments thereto.

Removal of vegetation.

Except for actions listed in Subsection C(2), no property owner or developer shall be permitted to remove the following:

Existing vegetation within 50 feet of the high-water mark of the canal.

More than 33% of trees on-site having a caliper of six inches or greater, measured four feet above grade.

The following actions shall be exempt from this section:

The removal of vegetation from a single-family lot, unless such removal is a part of grading activities that impact 5,000 square feet or more of area.

The removal of trees for sale in the ordinary course of business from horticultural properties, such as farms, nurseries, or orchards.

The removal of vegetation in accordance with local, state, and federal policies for the ordinary maintenance and keeping of public and utility rights-of-way.

NYS Canal Corporation Earthen Embankment Integrity Program (EEIP). A work permit issued by the Canal Corporation will be required for removal of vegetation within the Canal Corporation jurisdiction.

Response: All plants will be native and non invasive. There is no removal of trees within the ECCO District limits.

Density

Per the Class B residential District a duplex dwelling shall have a minimum area of 17,600 sf. The property is 294,901 sf. So the theoretical maximum density if the project were developed using duplexes would be 294,901/17,600 = 16.75 duplexes so 33 units.

Sewer Connection for 333 Ayrault Rd

The proposed project will provide a sanitary lateral stub on the eastern property line for the home owner of 333 Ayrault Rd to connect their sanitary sewer forcemain to.

Traffic Study

The Traffic Study was previously performed and reviewed by the Town engineer. There are no required mitigation measures.

Involved and interested Agencies

The MCDOT has reviewed the concept and Traffic Study. They have no concerns.

The MCPW has reviewed the concept plan and bore profile. They take no issue with the sanitary sewer connection.

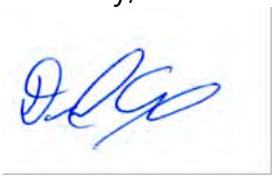
The Canal Corps has reviewed the concept plan and provided comments. We provided written responses to their comments. There are no issues complying to their comments.

In support of our request, attached please find:

(15) Letters of Intent
(15) Planning Board Application
(15) Owner Authorization Letter
(15) Checklists
(15) Full EAF & 1 Original
(15) Deeds
(15) Subdivision Plans
(15) Architectural Renderings
(3) SWPPP Reports
(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,



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 Ayrault Duplexes

Location 347 Ayrault Road, Fairport, NY 14450

APPLICANT DTST Erie Holdings LLC

Phone 585-248-6000 mailing address 105 Despatch Drive

City East Rochester Zip 14445 Fax _____ e-mail karl@buildtaylor.com

OWNER Same

Phone _____ mailing address _____

City _____ Zip _____ Fax _____ e-mail _____

Person appearing at public hearing for application Cox Engineering - David Cox PE

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: X Preliminary X Final **FEE** _____ **SQ.FT.** _____

Change of Use From _____ to _____

TYPE OF PROJECT Duplexes

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

Size of parcel in acreage 6.77 Acres Tax Account Number(s) 165.150-1-28.11

Present Zoning Residential B

_____ KARL SCHULER
Applicant Signature - sign & print name

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

CONCEPT SUBDIVISION REVIEW

PROJECT NAME

Ayrault Townhomes

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	(SHOWN)	N/A
6. Storm water drainage schematic	(SHOWN)	N/A
7. Statement and/or schematic plan of proposed water supply and method of sewage disposal.	(SHOWN)	N/A
8. Indication of present zoning and any existing legal restrictions.	(SHOWN)	N/A
9. Name and address of licensed preparer of each plan.	(SHOWN)	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	(YES)	NO

PRELIMINARY SUBDIVISION REVIEW

PROJECT NAME

Ayrault Townhomes

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
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.

DTST Holdings LLC _____ is proposing Duplex project _____ at
(Applicant Name) (Proposed Action)

347 Ayrault Rd _____ tax account no. 165.150-1-28.1 _____
(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.

SEQR
Negative Declaration
Notice of Determination of Non-Significance

Lead Agency: Town of Perinton, Town Board
Address: 1350 Turk Hill Road
Fairport, NY 14450

Project No. (if any): N/A

Date: 7/27/26

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The lead agency has considered the Full Environmental Assessment Form along with the supporting information for this project and determined that the proposed action described below will not have a significant adverse impact on the environment based on the facts and conclusions written below in the Reasons Supporting this Determination.

Title of Action: Special Use Permit to Construct 16 buildings of Semi-detached Single-Family Homes, 347 Ayrault Rd., Fairport, NY 14450

SEQR Status:
Type 1 ☒
Unlisted ☐

Description of Action:

to the proposed action involves the approval of a special use permit that would allow for 16 buildings of semi-detached single-family homes with two units in each building (commonly referred to as 'duplexes') on approximately 6.8 acres of land, for a complex that will total 33 units, including one detached single-family dwelling.

Location:

The project site is currently undeveloped land in the southwest quadrant of the Town, south of Ayrault Road and along the western bank of the Erie Canal. There are detached single-family homes to the northwest and west, and two multi-family buildings of condominiums to the northeast. Across the canal on Ayrault, there is a detached single-family home followed by two buildings of semi-detached single-family homes (duplexes).

Reasons Supporting this Determination:

Land Use – The project site is designated Suburban Residential in the Town's Future Land Use Plan (FLUP), which encourages "single family and two-family dwellings" and supports infill development that is "consistent with or complementary to the scale and character of the existing surrounding residential neighborhoods." The proposed duplex development aligns with this designation and with the Residential B zoning district, which permits two-family dwellings with a Special Use Permit. The Planning Board confirmed that the proposal "meets all Town Code requirements for duplexes in Residential 'B' zoning…without the need for any zoning variances or waivers."

Neighborhood Character – The surrounding area includes detached single-family homes, duplexes, and multi-family condominium buildings. Both the Conservation Board and Planning Board found the proposed use compatible with the neighborhood, noting that "the residential land use associated with the proposed development is in harmony with adjacent residential neighborhoods" and that the use "will in fact be compatible with its surroundings." The FLUP

reinforces this conclusion, stating that Suburban Residential areas should accommodate "single family and two-family dwellings" and provide opportunities for residents to downsize.

Intensity/Impact to Land – The Conservation Board identified the need for a geotechnical study due to known high groundwater conditions in the southern portion of the site and the proximity to the Erie Canal embankment. The applicant has committed to slab on grade construction, no basements, and maintaining a buffer from the embankment, consistent with NYS Canal Corporation guidance. With these measures and the requirement for a full geotechnical evaluation at site plan review, the project will not result in significant land disturbance or adverse impacts to subsurface conditions.

Traffic: The Traffic Impact Study found that the project will generate 16 AM peak hour trips and 19 PM peak hour trips, which are minimal relative to existing volumes on Ayrault Road. Sight distances at the proposed driveway exceed NYSDOT recommendations (>1,000' eastbound, 760' westbound), and gap analysis confirmed adequate opportunities for safe turning movements. The project will not adversely impact traffic operations or transportation and will have no adverse traffic impact on Ayrault Road.

Wetland, Stream & Other Natural/Cultural Resources – There are no regulated wetlands or streams on the site. The primary natural resource is the adjacent Erie Canal embankment, which lies within the Erie Canal Conservation Overlay District (ECCO). The ECCO District protects wetlands, woodlands, and other natural and cultural resources along the Erie Canal by regulating development to preserve ecological integrity, prevent erosion, improve water quality, and maintain scenic and historic character. The applicant's design avoids excavation of the embankment, maintains a buffer, and complies with Canal Corporation requirements prohibiting embankment disturbance. The Conservation Board confirmed that the applicant "will avoid impacts to the canal embankment." For these reasons, the project will have a significant adverse impact on surface water or other natural/cultural resources.

Critical Environmental Area & Habitats- According to the NYSDEC Environmental Resource Mapper, there are no Critical Environmental Areas, significant natural habitat areas, National Natural Landmarks, or Unique Geologic Features located within the limits of the project area.

Stormwater Management – Stormwater facilities will be designed in accordance with NYSDEC regulations and Town Code. Increased stormwater run-off resulting from additional impervious areas will be addressed by implementing a stormwater management practice to provide attenuation of increased stormwater flows as well as provide water quality enhancements. The Conservation Board noted that adequate facilities can be integrated into the site and that a geotechnical study will inform final stormwater design, particularly in the southern portion of the property where groundwater is historically high. No significant adverse stormwater impacts will result from the project.

Environmental Health – The project consists solely of residential uses and does not involve hazardous materials, industrial processes, or emissions. According to the Monroe County Environmental Management Council, the proposed project site is not listed as a confirmed waste disposal site in the Town of Perinton and will not result in exposure to or release of any known hazardous substances or contaminants. Sanitary sewer laterals for each of the proposed residential lots will be connected to a Public Sanitary Sewer.

Open Space and Recreation – The project maintains required green space and supports Comprehensive Plan and FLUP goals to enhance public access to the Erie Canal. Both the Conservation Board and Planning Board recommended a public pedestrian connection to the Canal towpath, consistent with the ECCO District's emphasis on recreational access and the Town's Parks, Open Space & Trails Master Plan. With this connection, the project enhances recreational opportunities rather than diminishing them.

Visual - The duplex buildings are residential in scale and character, consistent with the Suburban Residential character area described in the FLUP. The Planning Board noted that the project meets all zoning requirements for setbacks, buffers, and green space, and that additional landscaping, particularly along the Canal frontage and western property line will be required at site plan review to ensure visual compatibility and alignment with ECCO District objectives.

Noise - The project consists of typical residential uses that generate noise levels consistent with suburban neighborhoods. No commercial or industrial noise sources are proposed. The Planning Board found that noise is "not anticipated to exceed ambient conditions."

Lighting - Site lighting will be reviewed during site plan approval and must comply with Town Code requirements for shielding, height, and spillover. The Planning Board found that lighting impacts are not expected to exceed existing neighborhood conditions.

The Perinton Conservation Board has thoroughly reviewed the environmental impacts associated with this proposed project and supports the issuance of a Negative SEQR Declaration based on the findings stated above. This support was made in writing to the Perinton Town Board on October 8, 2025. The Perinton Planning Board reviewed the proposed project SUP at its meeting on July 16, 2025, and issued a letter of support of the project on November 3, 2025.

Certification to Approve/Fund/Undertake:

The lead Agency having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1) The requirements of 6 NYCRR Part 617 have been met; and

2) Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

3) (And if applicable) Consistent with the applicable policies of Article 42 of the Executive Law, as implemented by 19 NYCRR Part 600.5, this action will achieve a balance between the protection of the environment and the need to accommodate social and economic considerations.

Name of Agency:

Signature of Responsible Official

JENN TOWNSEND
Name of Responsible Official

Town Supervisor
Title of Responsible Official

7/21/26
Date

Address of Agency: Town of Perinton, 1350 Turk Hill Road, Fairport, NY 14450
Phone No.: (585) 223-0770

Copies of this Notice Sent to:

NOTE: Notices of Determination of Type 1 actions are filed with the DEC and all involved agencies.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Ayrault Townhomes		
Project Location (describe and attach a general location map): 347 Ayrault Road, Fairport, NY 14450 (Monroe County), Tax ID 165.150-1-28.11 (Town of Perinton, NY, Monroe County)		
Brief Description of Proposed Action (include purpose or need): The property is zoned Residential B with a portion of the land in the ECO district overlay. The 6.77 acre site will be developed with a +/- 33 for sale units (16 duplexes and 1 single family). The project site is located on the south side of Ayrault Road (CR-21) between Pittsford-Palmyra Road and Kreag Road opposite Jefferson Avenue in the Town of Perinton. The subject property is adjacent to the Erie Canal, which is listed on the State and National Register of Historic Places (2014), and was designated a National Landmark (2017). The duplexes are all one or two stories with a double car garage. Additional parking will be provided for guest parking.		
Name of Applicant/Sponsor: DTST Erie Holdings LLC	Telephone: 585-248-6000 E-Mail: karl@buildtaylor.com	
Address: 105 Despatch Drive		
City/PO: East Rochester	State: NY	Zip Code: 14445
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Special Permit	4/16/25
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Approval	Fall 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	MCWA, MCDOH, MCDOT MCDP&D	Fall 2026
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑Yes ☐No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Fairport Central School District

b. What police or other public protection forces serve the project site?
Monroe County Sheriff's Department

c. Which fire protection and emergency medical services serve the project site?
Bushnell's Basin Fire Department; Perinton Volunteer Ambulance

d. What parks serve the project site?
Erie Canal Heritage Trail, McCord Woods, Powder Mills Park, Kraeg Road Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 6.77 acres
b. Total acreage to be physically disturbed? 4.9 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.77 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
For sale homes
ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No
iii. Number of lots proposed? 33
iv. Minimum and maximum proposed lot sizes? Minimum 3800 Maximum 4800

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	1	32		
At completion of all phases	1	32		

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure:_____height;_____width; and_____length

iii. Approximate extent of building space to be heated or cooled:_____square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume:_____million gallons; surface area:_____acres

v. Dimensions of the proposed dam or impounding structure: _____ height;_____length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated?_____acres

vi. What is the maximum area to be worked at any one time?_____acres

vii. What would be the maximum depth of excavation or dredging?_____feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: +/- 10,890 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: MCWA
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: +/- 10,890 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

Domestic santiary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Frank E. VanLare Treatment Facility
- Name of district: Perinton Consolidated Sewer District (Monroe County Pure Waters)
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project? ☐ Yes ☑ No
- Will a line extension within an existing district be necessary to serve the project? ☑ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:

Jack and bore under Ayrault Rd to access gravity sanitary sewer.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or +- 2.53 acres (impervious surface)

_____ Square feet or +- 6.77 acres (parcel size)

ii. Describe types of new point sources. impervious surfaces

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

On-site stormwater management facility.

- If to surface waters, identify receiving water bodies or wetlands:

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

_____

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☑ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☑ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

_____

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am to 7pm
- Saturday: 7am to 7pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: Residential - 24/7
- Saturday: Residential - 24/7
- Sunday: Residential - 24/7
- Holidays: Residential - 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑Yes ☐No
If yes:

i. Provide details including sources, time of day and duration:
Noise during construction will be typical construction noise from equipment. Normal residential noise once constructed.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☑No
Describe:

n. Will the proposed action have outdoor lighting? ☑Yes ☐No
If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Dark sky compliant lighting for the road.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☑No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No
If Yes:

i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction:_____tons per_____(unit of time)
- Operation : _____ tons per_____(unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☑No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated_____tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☐No

If Yes: provide name and location of facility:_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☐Commercial ☒Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)	0.27	2.53	2.26
• Industrial or manufacturing			
• Commercial			
• Residential	0.27	2.53	2.26
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.50	4.24	-2.26
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No

If Yes,

i. Identify facilities:

Mary Cariola Children's Center, 6239 Pittsford-Palmyra Road, Heritage Christian Services, 498 Jefferson Ave.

e. Does the project site contain an existing dam? ☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If Yes, provide DEC ID number(s): _____

iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? > 10 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☒No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

CkB	32 %
ElA	24 %
Lm & Mb	44 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☒No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☒Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Cross Canal Brook (adjacent to the north) Classification C
- Lakes or Ponds: Name Erie Canal (adjoining to the east) Classification B
- Wetlands: Name Federal Waters Approximate Size Unknown
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☒No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☒No

j. Is the project site in the 100-year Floodplain? ☐Yes ☒No

k. Is the project site in the 500-year Floodplain? ☐Yes ☒No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒Yes ☐No

If Yes:

i. Name of aquifer: Principal Aquifer, Primary Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Deer, Various Bird species
Squirrels, Chipmunks

n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No
If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No
If Yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☒Historic Building or District

ii. Name: Enlarged Erie Barge Canal Nominated by NPS (2014 and National Landmark (2017)

iii. Brief description of attributes on which listing is based:

The 450 miles of NYS Canal system played an essential role in the development of NYS

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☒Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☒No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☒No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☒No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☒No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☒No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
   - noise from operational sources
   - noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes	☐No
Solid Waste Management Facility	☐Yes	☐No
Hazardous Waste Management Facility	☐Yes	☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☐No
Waste Transporter	☐Yes	☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☒ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☒ No

ii. temperature extremes (hot or cold)? ☐ Yes ☒ No

iii. extreme storms, including high winds? ☐ Yes ☒ No

iv. landslides? ☐ Yes ☒ No

v. coastal erosion? ☐ Yes ☒ No

vi. stormwater flooding? ☐ Yes ☒ No

vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name David Cox PE Date 7/17/26

Signature _____ Title President - Cox Engineering

Agency Use Only [If applicable]

Project : Ayrault Homes

Date : 3/12/25

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

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Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3e	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

Although this project is adjacent to the Historic Erie Canal, it will not cause impairment to water quality.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2e	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2a	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____		☑	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____		☑	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

Per Monroe County Department of Transportation (7/2019) a +/- 43 unit residential development does not meet the threshold for requiring a traffic study. Trip generation information is provided in the Engineer's/SEQRA Report.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____		☑	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____		☑	☐

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES
If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction)	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

This senior housing development is in harmony with the goals of the Town of Perinton Comprehensive Plan to provide housing choice and price ranges to support aging-in-place. (Goal 3, Goal 5, Goal 16	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only (If Applicable)

Project: Ayrault Homes

Date: 4/2025

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TOWN OF PERINTON

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Impact on Land

The 6.77 acre site will be physically altered to install utilities, driveways and the structures. Some regrading is necessary along the project perimeter to tie in the proposed and existing grades. The slopes in these areas exceed 15%. Proper erosion control measures will be in place prior to construction and monitored throughout construction, concluding with stabilization in accordance with NYS Stormwater Regulations. The anticipated construction duration is 24 months. The project site is not within a Coastal Erosion hazard area, the water table is deeper than 3 feet.

Importance of Impact: No to small impact.

Impact on Aesthetic, Historic and Archaeological Resources

In 2014, the National Park Service (NPS) listed the NYS Barge (Erie) Canal on the National Register of Historic places. The designation recognizes the NYS Canal System as a nationally significant work of the early 20th century engineering and construction that affected transportation and maritime commerce for nearly half a century. The NYS Barge Canal National Register Historic District spans 450 miles and includes the four branches of the state's canal system: Erie, Champlain, Oswego, and Cayuga-Seneca canals. In 2017, the NYS Canal System was designated a National Historic Landmark. The designation specifically recognizes the canal for its role in shaping the American economy and settlement, as an embodiment of the Progressive Era emphasis on public works.

An Occupancy and work permit is required from the NYS Canal Corp for grading on/near lands associated with the Erie Canal. This work is necessary to tie in proposed and existing grades and will be performed in the least impactful way to this historic resource. Any and all conditions imposted by SHPO shall be adhered to.

Importance of Impact: No to small impact. All construction related activities on or near lands devoted to the NYS Canal System shall follow best management practices to ensure minimal to no impact to this historic resource

Consistency with Community Plans

The Town of Perinton Comprehensive Plan (2021) devotes an entire section to housing and affordability, noting that the town is trending towards smaller homes and townhomes as the population ages. The proposed community is consistent with the Land Use and Community Character Policy Area of the Comprehensive Plan, which is to facilitate development that provides quality, diverse housing choices and price ranges to retain and attract residents.

Importance of the Impact: No to small impact.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Site Plans, Elevations

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Perinton Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Ayrault Homes

Name of Lead Agency: Perinton Town Board

Name of Responsible Officer in Lead Agency: JEHN TOWNSEND

Title of Responsible Officer: TOWN SUPERVISOR

Signature of Responsible Officer in Lead Agency: Date: 7/27/26

Signature of Preparer (if different from Responsible Officer) Date: 4-23-25

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

MONROE COUNTY CLERK'S OFFICE

ROCHESTER, NY

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

Receipt # 1718004

Index DEEDS

Book 11965 Page 51

No. Pages : 4

Instrument DEED

Date : 12/22/2017

Time : 03:02:50PM

Control # 201712220568

TT # TT0000008930

Ref 1 #

Employee : JoanM

Return To:
BOX 129

MESSER, SAMUEL E SR

DTST ERIE HOLDINGS LLC

COUNTY FEE TP584	$	5.00
COUNTY FEE NUMBER PAGES	$	15.00
RECORDING FEE	$	45.00
RP5217 COUNTY FEE	$	9.00
RP5217 STATE EQUALIZATION FE	$	116.00
STATE FEE TRANSFER TAX	$	1,600.00

Total $ 1,790.00

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.

TRANSFER AMT

TRANSFER AMT	$400,000.00
TRANSFER TAX	$1,600.00

ADAM J BELLO

MONROE COUNTY CLERK

PI182-201712220568-4

FA

2
3

WARRANTY DEED with Lien Covenant

This Indenture, made the 25th day of October, 2017.

Between

SAMUEL E. MESSER, SR., residing at 347 Ayrault Road, Fairport, New York 14450, Grantor(s)

And

DTST ERIE HOLDINGS, LLC, a New York limited liability company, with an office located at 2580 Baird Road, Penfield, New York 14526 Grantee(s)

Box 189
Office

Witnesseth, that the grantor, in consideration of One and More Dollars, and other valuable consideration, paid by the grantee, hereby grants and releases unto the grantee, the heirs or 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, bounded and described as follows:

SEE SCHEDULE "A" – LEGAL DESCRIPTION – ATTACHED HERETO AND MADE A PART HEREOF

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

Being and Hereby intending to convey the same premises conveyed to the party of the first part by Deed dated April 3, 1997 and recorded in the Monroe County Clerk's Office on April 3, 1997 in Liber 8854 of Deeds 626 and by deed dated June 25, 2012 and recorded in the Monroe County Clerk's Office on June 25, 2012 in Liber 11135 of Deeds, at Page 630.

TAX ACCOUNT NO.: 165.15-1-28.11

PROPERTY ADDRESS: 347 Ayrault Road, Town of Perinton, New York 14450

TAX MAILING ADDRESS: 2580 Baird Rd., Penfield, NY 14526

Together with the appurtenances and all the estate and rights of the grantor in and to said premises.

To Have and To Hold the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. And the grantor covenants as follows:

First. The grantee shall quietly enjoy the said premises;

Second. The grantor will forever warrant the title to said premises;

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 executed this deed the day and year first above written.

In Presence of:

Samuel E. Messer Sr. L.S.
SAMUEL E. MESSER, SR.

State of NEW YORK }
County of MONROE } ss:

On the 25th day of October, in the year 2017, before me, the undersigned, personally appeared **SAMUEL E. MESSER, SR.**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are(is) subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Corinne C. Smith
Notary Public

CORINNE C. SMITH
Notary Public in the State of New York
No. 01SM4853676
MONROE COUNTY
Commission Expires 2-17-2018

SCHEDULE "A" – LEGAL DESCRIPTION

All that tract or parcel of land situate in Lots 51 and 61, Township 12, Range 4 of the Phelps and Gorham Purchase, Town of Perinton, Monroe County, State of New York bounded and described as follows:

Commencing at a point in the centerline of Ayrault Road (variable width) 430.00 ft east of the intersection of the centerlines of Ayrault Road and Sandle Drive thence S 00-04-38 W a distance of 50.91 ft to an iron pin on the south line of Ayrault Road said pin being the northeast corner of lands now or formerly Mondo, L. 7386, P. 73 also referred to as the point of beginning; thence the following courses and distances along the south line of Ayrault Road,

(1) S 83-51-19 E, 151.53 ft to a point; (2) N 84-44-38 E, 140.23 ft to a concrete monument; (3) S 88-48-29 E, 36.05 ft to a concrete monument; and (4) S 65-25-40 E, a distance of 165.80 ft to a concrete monument; thence the following courses and distance along the west line of the New York State Barge Canal; (5) S 00-08-11 W, 37.17 ft to a point; (6) S 27-30-31 W, 261.01 ft to a point; (7) S 28-03-21 W, 330.02 ft to a point; (8) S 26-03-01 W, 264.08 ft to a point; and (9) S 27-30-11 W, 84.81 ft to an iron pin thence (10) S 88-53-58 W along the north line of lands now or formerly Pointer, L 8604, P. 572 a distance of 119.10 ft to a point; thence (11) N 01-06-02 W along the east line of said Pointer, a distance of 98.34 ft to an iron pin; (12) thence S 88-53-58 W along the north line of said Pointer a distance of 114.50 ft to an iron pin; thence (13) N 01-06-02 W along the east line of said Pointer a distance of 112.66 ft to an iron pipe; thence (14) N 01-02-22 W along the east line of lands now or formerly Wolff, L. 3942, P. 233; Iffland, L 8757, P. 272; Concle, L. 3879, P. 124; Szilagy, L. 6927, P. 335; a distance of 486.35 ft to an iron pipe; thence (15) N 88-57-38 E along the south line of lands reputedly Herzog a distance of 100.00 ft to an iron pin; thence (16) N 00-04-38 E along the east line of lands reputedly Herzog a distance of 60.00 ft to an iron pin; thence (17) N 88-57-38 E along the south line of lands now or formerly Mondo, L. 7386, P. 73 a distance of 100.00 ft to a point; thence (18) N 00-04-38 E along the east line of said Mondo a distance of 189.09 ft to the point of beginning, comprising an area of 8.970 acres according to a survey completed by Jeffrey L. Dispenza, L.S. dated March 24, 1997, File #2118.

INTENDING TO EXCEPT THEREFROM, the same premises conveyed by Jonathan R. Bulkeley to Norman J. Pointer and Susan Pointer, his wife, by Warranty Deed dated April 28, 1988 and recorded on May 23, 1988 in the Monroe County Clerk's Office in Liber 7336 of Deeds, page 304 AND

FURTHER INTENDING TO EXCEPT THEREFROM, the same premises appropriated by the People of the State of New York for the Ayrault Road, County Road No. 21 project in the Town of Perinton, County of Monroe, State of New York Map #6, Parcel #6 as further described in Liber 1170 of Appropriation Maps, page 149 and in Liber 7362 of Deeds, page 147, all in the Monroe County Clerk's Office.

all that tract or parcel of land, situate in the Town of Perinton, County of Monroe and State of New York, being part of the premises conveyed by George W. Evans and wife to Murphy by warranty deed dated September 19th, 1944, and recorded in Liber 2207 of Deeds, page 383, Monroe County Clerk's Office, bounded and described as follows: Beginning at a point in the center of Ayrault Road in the northerly line of Town Lot No. 61 of the Town of Perinton, said point being 2460 feet easterly from the northwest corner of the premises conveyed by Evans to Murphy by the aforementioned deed, thence (1) southerly parallel to the westerly line of the premises so conveyed 300 feet to an iron marker, thence (2) easterly parallel to the center line of Ayrault Road 100 feet; thence (3) northerly parallel to the westerly line of the premises hereby conveyed 300 feet to the center line of Ayrault Road, thence (4) westerly along the center line of said road 100 feet to the place of beginning.

Excepting and Reserving therefrom, that parcel of land taken by the State of New York by Appropriation recorded in Liber 7477 of Deeds, page 304.

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Perinton, County of Monroe and State of New York, known and described as follows:

Lot 1 of the Messer Subdivision as shown on a resubdivision map filed in the Monroe County Clerk's Office on June 5, 2014 in Liber 348 of Maps, page 17.

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, DTST Erie Holdings LLC, 2580 Baird Road, Penfield, NY 14526 **, authorize**
(print owner name legibly)

Passero Associates, 242 W. Main Street, Suite 100, Rochester, NY 14614
(applicant/engineer name & company name)

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

Rezoning Application, Site Plan Approval, and any required Area Variances ,
(site plan/subdivision/change of use, etc.)

for the property that I own located at 347 Ayrault Road, Fairport, NY 14450 .

Signature

3/9/23
Date

form date – 3/29/12



1 2 UNIT - 2-BED RANCH - FRONT ELEVATION
1/8" = 1'-0"



5 2 UNIT - 3-BED DUPLEX- FRONT ELEVATION
1/8" = 1'-0"



3 2 UNIT - 2-BED RANCH - REAR ELEVATION
1/8" = 1'-0"



7 2 UNIT - 3-BED DUPLEX - REAR ELEVATION
1/8" = 1'-0"



4 2 UNIT - 2-BED RANCH - RIGHT ELEVATION
1/8" = 1'-0"



8 2 UNIT - 3-BED DUPLEX - RIGHT ELEVATION
1/8" = 1'-0"



2 2 UNIT - 2-BED RANCH - LEFT ELEVATION
1/8" = 1'-0"



6 2 UNIT - 3-BED DUPLEX - LEFT ELEVATION
1/8" = 1'-0"

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Greater Living Architecture, P.C.

3033 BRIGHTON-HENRIETTA TOWNLINE RD
ROCHESTER, NY 14623
CALL:(585) 272-9170
FAX: (585) 292-1262

www.greaterliving.com

CONSULTANT:

CLIENT/LOCATION:
PROJECT NAME
CLIENT NAME
PROJECT ADDRESS

REVISIONS:

#	DATE	BY	DESCRIPTION

2 UNIT - EXTERIOR ELEVATION

DRAWN:	DATE:
XW	2/9/26
PROJECT:	SHEET:
20121	A2.0

NOT FOR CONSTRUCTION

AYRAULT
DUPLEX

GLA
Greater Living Architecture, P.C.

TAYLOR
The builders.



Greater Living Architecture, P.C.

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The builders.



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AYRAULT DUPLEX

Greater Living Architecture, P.C.

TAYLOR
The builders.



GLA
Greater Living Architecture, P.C.

AYRAULT DUPLEX

TAYLOR
The builders.

SITE DEVELOPMENT PLANS FOR

AYRAULT TOWNHOMES

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

P.N. 20182575.0003



HORIZONTAL SCALE
50 0 25 50 100
SCALE: 1"=50'

N

COX ENGINEERING

DRAWING INDEX

C 100	COVER
C 101	SUBDIVISION MAP
C 102	EXISTING CONDITIONS/ DEMOLITION PLAN
C 103	SITE PLAN
C 104	UTILITY PLAN
C 105	GRADING PLAN
C 106	LANDSCAPING PLAN
C 107	EASEMENT PLAN
C 108-109	PROFILE SHEETS
C 201	NOTES
C 202-204	DETAILS



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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COVER

AYRAULT TOWNHOMES

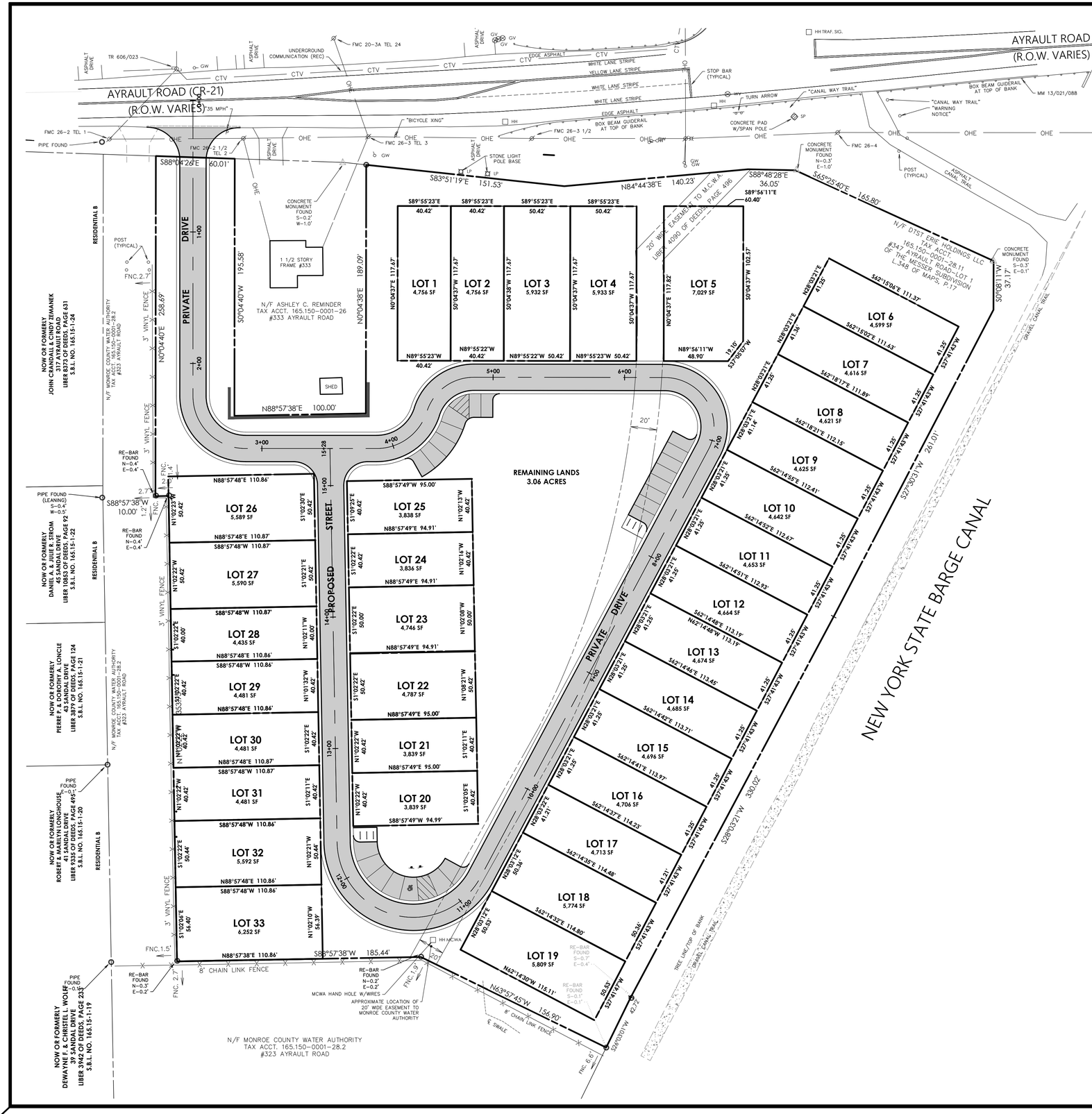
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C 100

DATE: SEPTEMBER 2026

C:\USERS\DCOXE\ONEDRIVE\DESKTOP\FILES\DEVELOPMENT\PROJECTS\PERINTON\AYRAULT\01 CAD - BIM - MODELS\CIVIL\20182575.03_COVER.DWG 9/8/2026 8:04 AM David Cox



HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED STONE DUST TRAIL
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED PAVEMENT STRIPING
- PROPOSED GUTTER

SITE DATA

1. TAX ACCOUNT NUMBER: 165.150-1-28.1
2. PARCEL ADDRESS: 347 AYRAULT ROAD, PERINTON, NY 14450
3. TOTAL PARCEL AREA: 6.77 ACRES OR 294,901 S.F.
   TOTAL IMPERVIOUS AREA: 2.61 ACRES OR 113,565 S.F.
   GREENSPACE AREA: 3.82 ACRES OR 166,399 S.F. OR 56.4%
4. EXISTING ZONING: RESIDENTIAL ZONE B
   PROPOSED ZONING: RESIDENTIAL ZONE B
   EXISTING USE: VACANT LAND
   PROPOSED USE: SINGLE FAMILY SEMIDETACHED - 33 UNITS

ZONING ANALYSIS

	REQUIRED	PROPOSED
MIN LOT WIDTH	55'	40'
MIN LOT AREA	8,800 SF	3,800 SF
MIN BUILDING FOOTPRINT	900 SF	1,470 SF
FRONT SETBACK	50'	25'
SIDE SETBACK	0' & 12'	0' & 10'
REAR SETBACK	15'	>15'
MAX BUILDING HEIGHT	2 STORY	2 STORY
DENSITY	17,600SF/DUPLEX 294,901/17,600= 16.75 DUPLEXES OR 33 UNITS	16 DUPLEXES AND 1 SINGLE FAMILY = 33 UNITS
PARKING		66 GARAGE SPACES SPACES 33 DRIVEWAY SPACES 23 GUEST SPACES

5. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE NATIONAL WETLAND INVENTORY.
6. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER FIRM MAP COMMUNITY PANEL NO.36055C0379G DATED AUGUST 28, 2008.
8. PUBLIC WATER WILL BE PROVIDED BY THE MCWA.
9. ELECTRIC SERVICE WILL BE SUPPLIED BY FAIRPORT ELECTRIC.
10. SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF PERINTON.
11. STORM SEWER AND DRAINAGE FACILITIES WILL WILL BE PRIVATE AND MAINTAINED BY THE OWNER.
12. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF TOWN OF PERINTON AND MONROE COUNTY.

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

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SUDIVISION PLAT

AYRAULT TOWNHOMES

MUNICIPALITY: PERINTON
COUNTY: MONROE STATE: NY

PROJECT NO.: 20182575.03

DRAWING NO.: C-101

DATE: SEPTEMBER 2026

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HORIZONTAL SCALE

40 0 20 40 80

SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- X X EXISTING FENCE
- EXISTING EASEMENT LINE
- SETBACK
- 520 EXISTING MAJOR CONTOUR
- 521 EXISTING MINOR CONTOUR
- D CB EXISTING STORM SEWER & MH
- HYD WV EXISTING WATER SERVICE & VALVE
- EXISTING SIGN
- S MH EXISTING SANITARY SEWER AND MANHOLE
- PP EXISTING ELECTRIC LINE & POLE
- LP EXIST. LIGHT POLE
- E MH EXIST. ELECTRIC MANHOLE
- HH EXIST. ELECTRIC HANDHOLE
- GV EXIST. GAS VALVE
- G EXIST. GAS MAIN
- W EXIST. WATER MAIN
- E EXIST. ELECTRIC LINE
- X TREE TO BE REMOVED
- X X X X X X X X X X FEATURE TO BE REMOVED
- EXTENT OF TREELINE TO BE CUT BACK

SURVEY NOTES:

THE HORIZONTAL DATUM IS REFERENCED TO NAD-83 ON THE N.Y.S. PLANE COORDINATE SYSTEM, BEARINGS SHOWN HERON ARE REFERENCED TO GRID. DISTANCES SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,00) OR BETTER.

THE VERTICAL DATUM IS REFERENCED TO NAVD-88

HORIZONTAL AND VERTICAL DATUM WERE MEASURED USING RTK GPS ON THE NYS NETWORK.

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
2. WITHIN LIMIT LINES, ALL AT GRADE UTILITIES SUCH AS TRANSFORMERS, GENERATORS, HVAC UNITS, THE UNIT'S CONCRETE PAD AND ANY FENCING THAT SURROUNDS THE UNIT, TO BE REMOVED.
3. PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
4. CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
7. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
8. ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
9. ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
10. ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION. THIS INCLUDES BYPASS PUMPING, IF NECESSARY
11. EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
12. AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT WITH A NEAT STRAIGHT LINE AT ALL REMOVAL LIMITS.
13. CONTRACTOR RESPONSIBLE FOR OBTAIN ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN HIS BID.
14. IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTORS(S) SHALL IMMEDIATELY NOTIFY THE TOWN, MONROE COUNTY HEALTH DEPARTMENT AND NYSDEC BEFORE CONTINUING THE DEMOLITION PROCESS.
15. ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
16. THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
17. ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
18. ALL EXISTING STRUCTURES THAT ARE ABANDONED IN PLACE, SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STRUCTURES SHALL BE FILLED WITH CRUSHED STONE, (MEETING NYSDOT STANDARD SPECIFICATION SECTION 304) COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST.

COX ENGINEERING

If you excavate anywhere in New York State, except NYC or Long Island, call

Dig Safely. New York

1-800-962-7962

i-Notice = www.DigSafelyNewYork.com

LOCATION SKETCH

N.T.S.

STAMP:

STATE OF NEW YORK · DAVID LLOYD COX · 090482 · LICENSED PROFESSIONAL ENGINEER

CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER: DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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EXISTING CONDITIONS DEMOLITION PLAN

AYRAULT TOWNHOMES

MUNICIPALITY: PERINTON

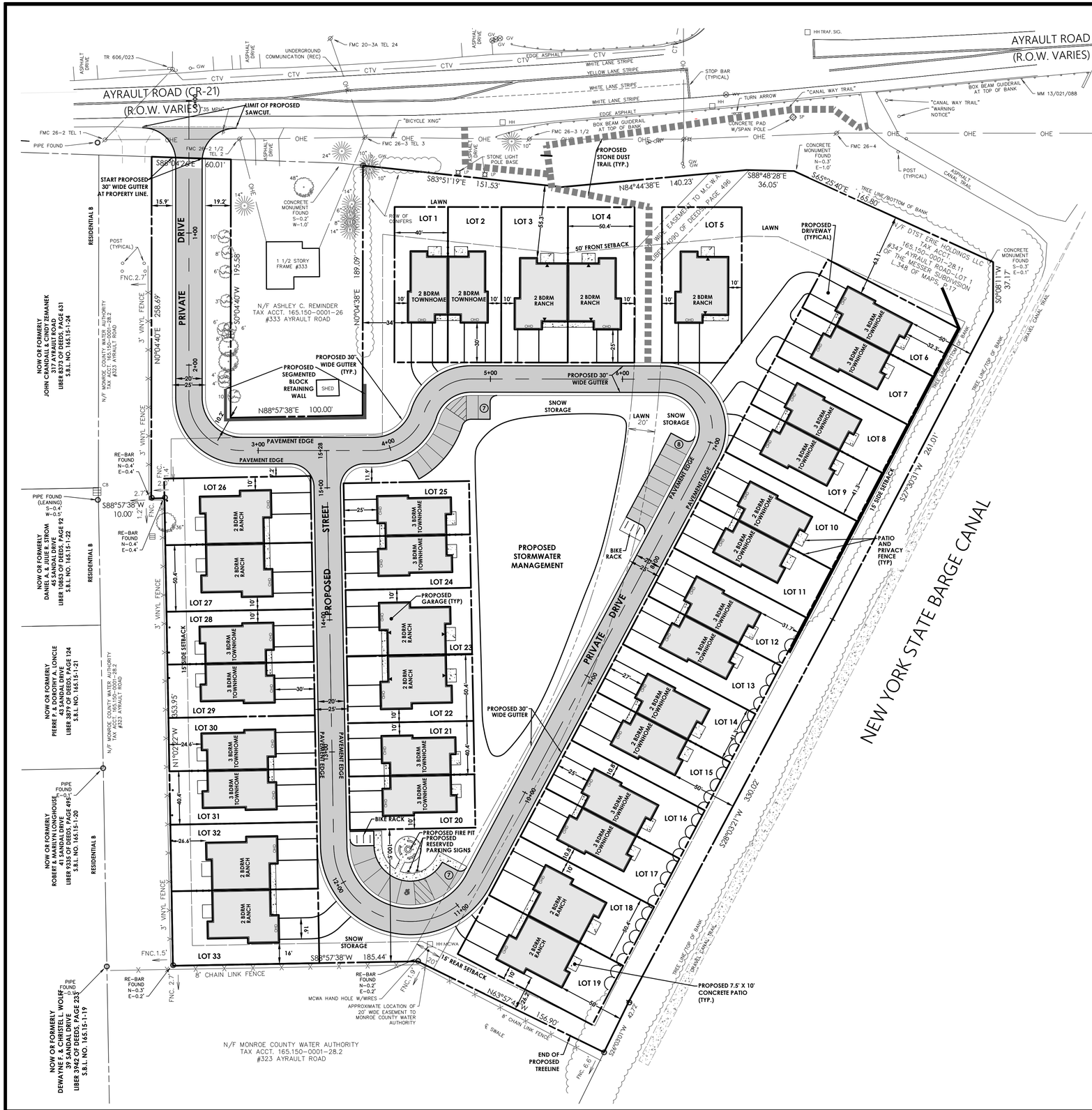
COUNTY: MONROE STATE: NY

PROJECT NO.: 20182575.03

DRAWING NO.: C 102

DATE: SEPTEMBER 2026

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LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED STONE DUST TRAIL
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED PAVEMENT STRIPING
- PROPOSED GUTTER

SITE DATA

1.	TAX ACCOUNT NUMBER:	165.150-1-28.1
2.	PARCEL ADDRESS:	347 AYRAULT ROAD, PERINTON, NY 14450
3.	TOTAL PARCEL AREA:	6.77 ACRES OR 294,901 S.F.
	TOTAL IMPERVIOUS AREA:	2.61 ACRES OR 113,565 S.F.
	GREENSPACE AREA:	3.82 ACRES OR 166,399 S.F. OR 56.4%
4.	EXISTING ZONING:	RESIDENTIAL ZONE B
	PROPOSED ZONING:	RESIDENTIAL ZONE B
	EXISTING USE:	VACANT LAND
	PROPOSED USE:	SINGLE FAMILY SEMIDETACHED - 33 UNITS

ZONING ANALYSIS

	REQUIRED	PROPOSED
MIN LOT WIDTH	55'	40'
MIN LOT AREA	8,800 SF	3,800 SF
MIN BUILDING FOOTPRINT	900 SF	1,470 SF
FRONT SETBACK	50'	25'
SIDE SETBACK	0' & 12'	0' & 10'
REAR SETBACK	15'	>15'
MAX BUILDING HEIGHT	2 STORY	2 STORY
DENSITY	17,600SF/DUPLEX 294,901/17,600= 16.75 DUPLEXES OR 33 UNITS	16 DUPLEXES AND 1 SINGLE FAMILY = 33 UNITS
PARKING		66 GARAGE SPACES SPACES 33 DRIVEWAY SPACES 23 GUEST SPACES

THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE NATIONAL WETLAND INVENTORY.

5. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER FIRM MAP COMMUNITY PANEL NO.36055C0379G DATED AUGUST 28, 2008.
7. PUBLIC WATER WILL BE PROVIDED BY THE MCWA.
8. ELECTRIC SERVICE WILL BE SUPPLIED BY FAIRPORT ELECTRIC.
9. SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF PERINTON.
10. STORM SEWER AND DRAINAGE FACILITIES WILL WILL BE PRIVATE AND MAINTAINED BY THE OWNER.
11. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF TOWN OF PERINTON AND MONROE COUNTY.

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



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DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

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SITE PLAN

AYRAULT TOWNHOMES

MUNICIPALITY: PERINTON
COUNTY: MONROE STATE: NY

PROJECT NO.: 20182575.03

DRAWING NO.: C-103

DATE: SEPTEMBER 2026

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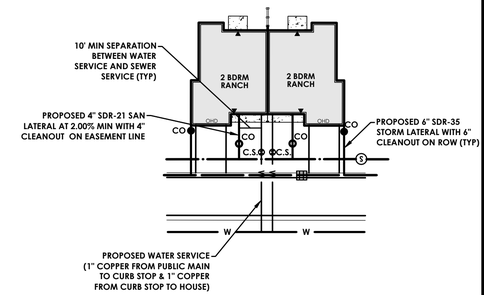
UTILITY CONNECTION NOTE:

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.

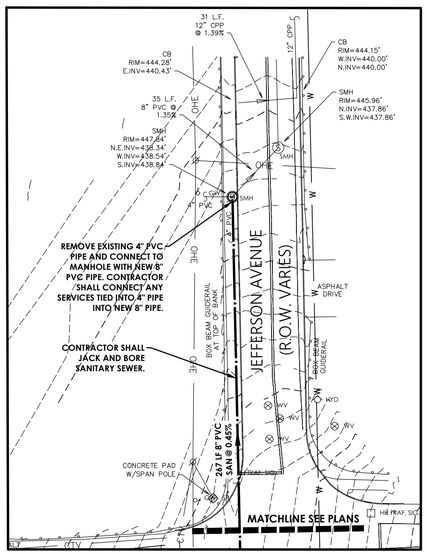
HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER FORCEMAIN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC



TYPICAL BUILDING LATERALS
N.T.S.



OFFSITE SANITARY SEWER

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



LOCATION SKETCH
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UTILITY PLAN

AYRAULT TOWNHOMES

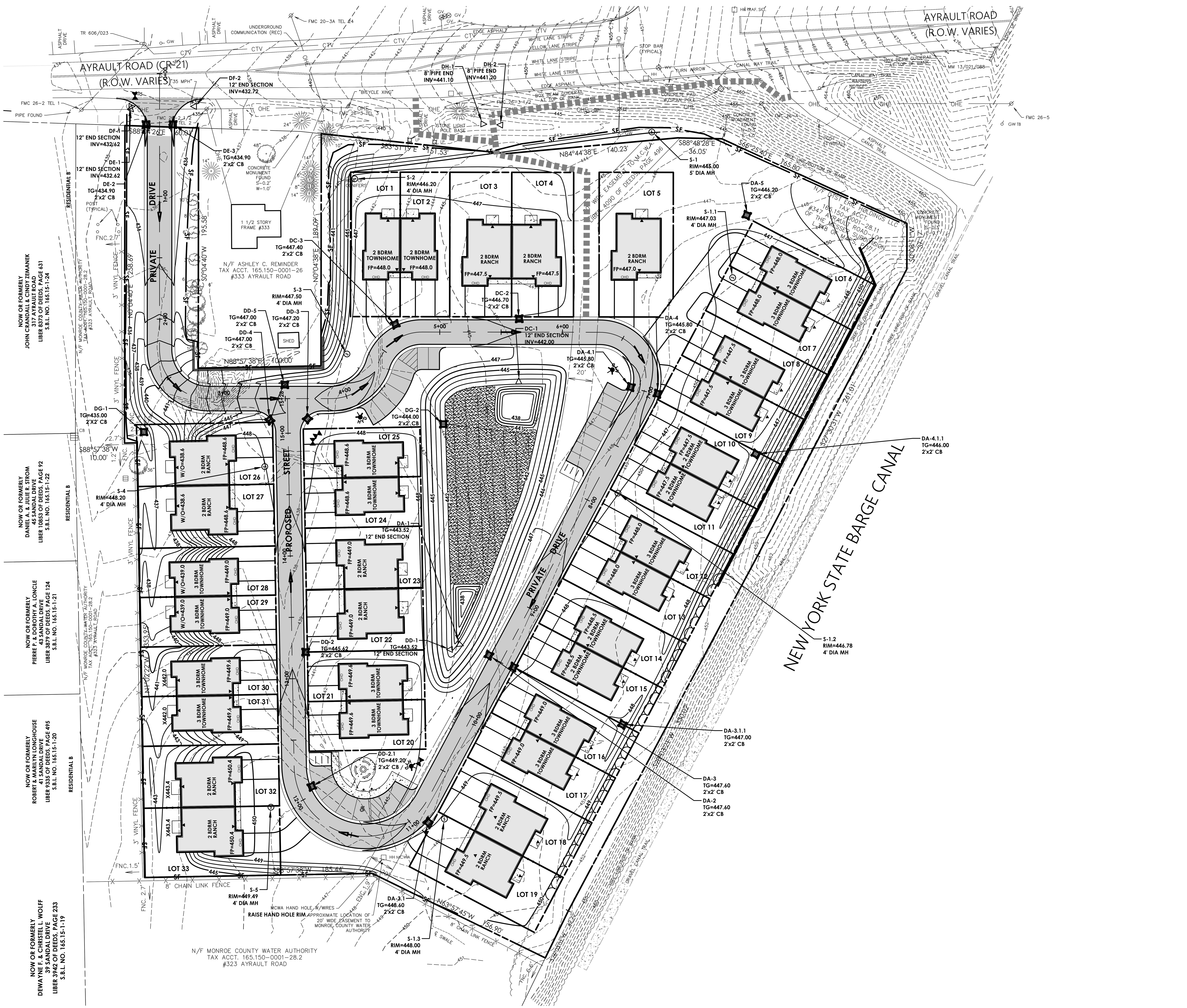
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-104

DATE: SEPTEMBER 2026

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HORIZONTAL SCALE

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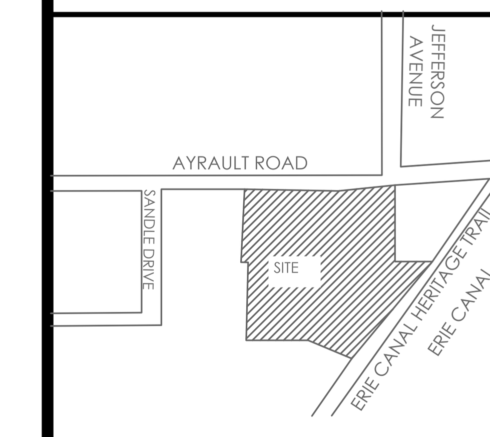
SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- 520 EXISTING MAJOR CONTOUR
- 521 EXISTING MINOR CONTOUR
- 520 PROPOSED MAJOR CONTOUR
- 521 PROPOSED MINOR CONTOUR
- SF SILT FENCE
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- D CB EXISTING STORM SEWER & MH
- W PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- WV HYD EXISTING WATER SERVICE & VALVE
- S PROPOSED SANITARY SEWER AND MANHOLE
- S MH EXISTING SANITARY SEWER AND MANHOLE
- PP OHW EXISTING ELECTRIC LINE & POLE
- LP EXIST. LIGHT POLE
- E MH EXIST. ELECTRIC MANHOLE
- HH EXIST. ELECTRIC HANDHOLE
- GV EXIST. GAS VALVE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- SF SILT FENCE
- X 492.7 492.7 PROPOSED SPOT ELEVATION

COX

ENGINEERING



LOCATION SKETCH

N.T.S.

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GRADING PLAN

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-105

DATE: SEPTEMBER 2026

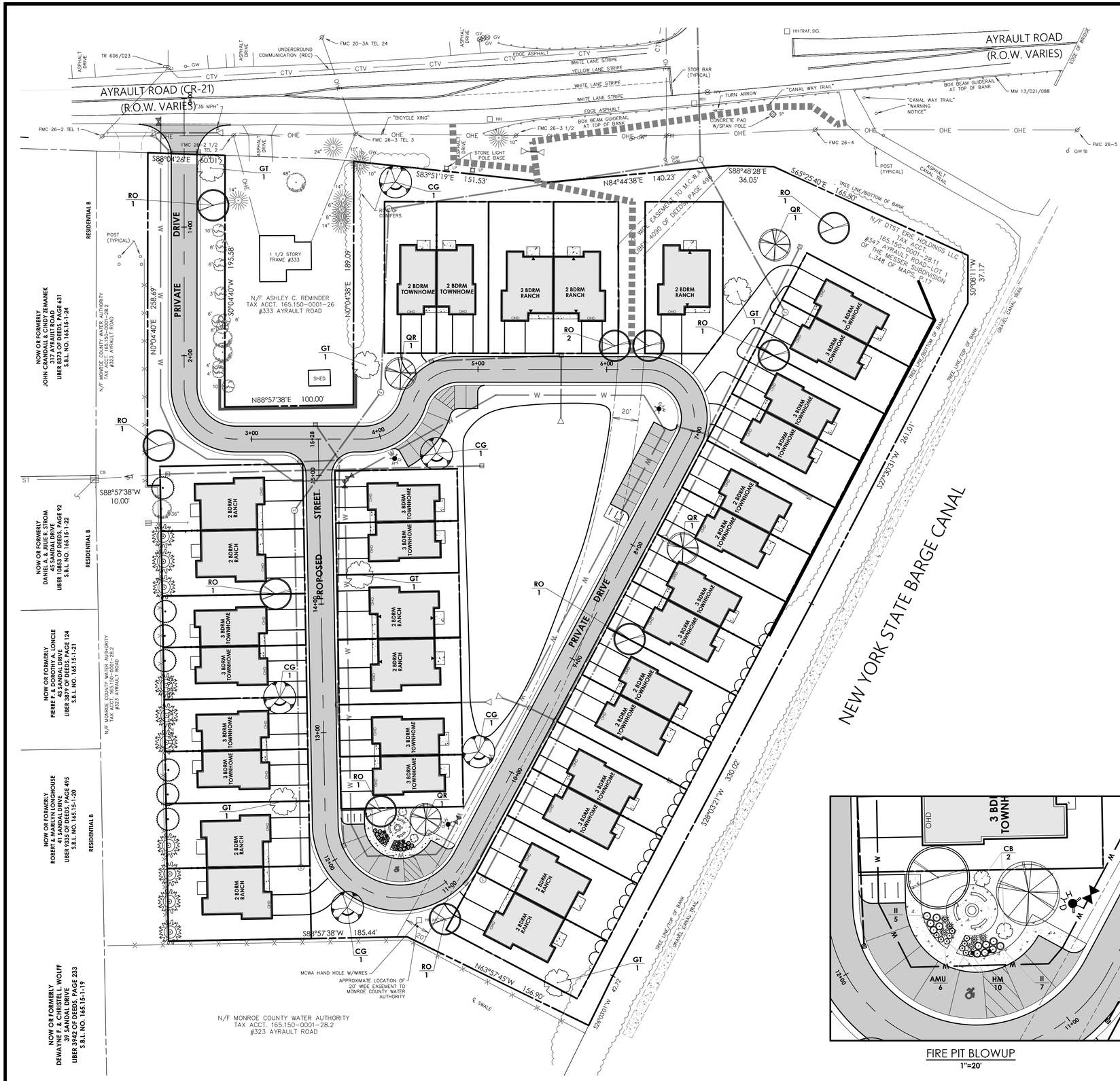
APPROVED BY ______ PLANNING BOARD CHAIRMAN DATE ______

APPROVED BY ______ DIRECTOR OF ENGINEERING AND PLANNING DATE ______

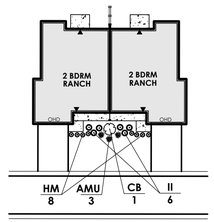
APPROVED BY ______ FIRE MARSHAL DATE ______

APPROVED BY ______ DIRECTOR OF BUILDING AND FIRE PREVENTION DATE ______

APPROVED BY ______ COMMISSIONER OF PUBLIC WORKS DATE ______



FIRE PIT BLOWUP
1"=20'



TYPICAL FOUNDATION PLANTINGS
N.T.S.

HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
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- PROPOSED SIDEWALK
- EXISTING CONCRETE
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- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC

PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
DECIDUOUS SHADE TREES				
GT	SKYLINE HONEYLOCUST	GLENDITSIA TRICANTHOS INERMIS 'SKYLINE'	2½" CAL. B&B	30-35' SP.
RO	OCTOBER GLORY RED MAPLE	RUBRUM OCTOBER GLORY	2" CAL. B&B	35-40' SP.
QR	RED OAK	QUERCES RUBRA	2" CAL. B&B	45-50' SP.
CG	GREENSPIRE® LINDEN	CORINTHIA® GREENSPIRE	2½" CAL. B&B	35' SP.
EVERGREEN TREES				
TS	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6'-8' H B&B	15'-20' M.H.
JE	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	7'-8' H B&B	30'-35' M.H.
SHRUBS				
AMU	LOW SCAPE MOUND BLACK CHOKEBERRY	ARONIA MELANOCARPA 'UCONNAM165'	#1 CONT.	18"-36"
HM	PIA DWARF HYDRANGEA	HYDRANGEA MACROPHYLLA 'PIA'	#3 CONT.	18"-24"
CB	FIBER OPTICS BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	#3 CONT.	5'-6'
II	COMPACT INKBERRY	ILEX GLABRA 'COMPACTA'	#2 CONT.	3'-4'

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



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LANDSCAPING PLAN

AYRAULT TOWNHOMES

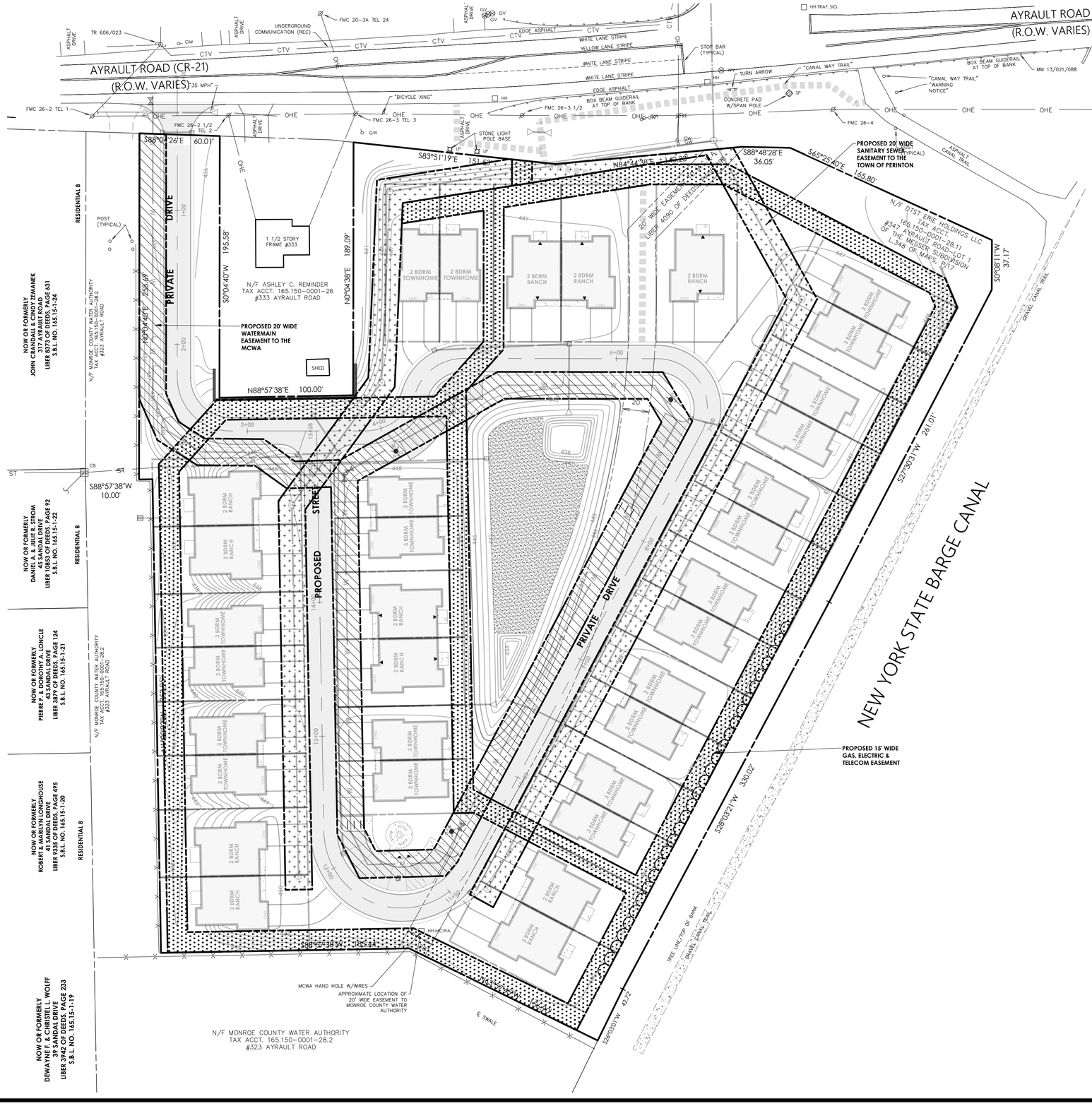
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-106

DATE: SEPTEMBER 2026

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HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER FORCEMAIN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

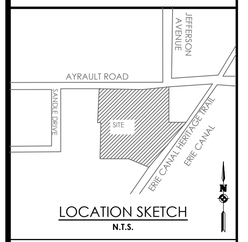
APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

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PROJECT ENGINEER DAVID COX PE

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EASEMENT PLAN

AYRAULT TOWNHOMES

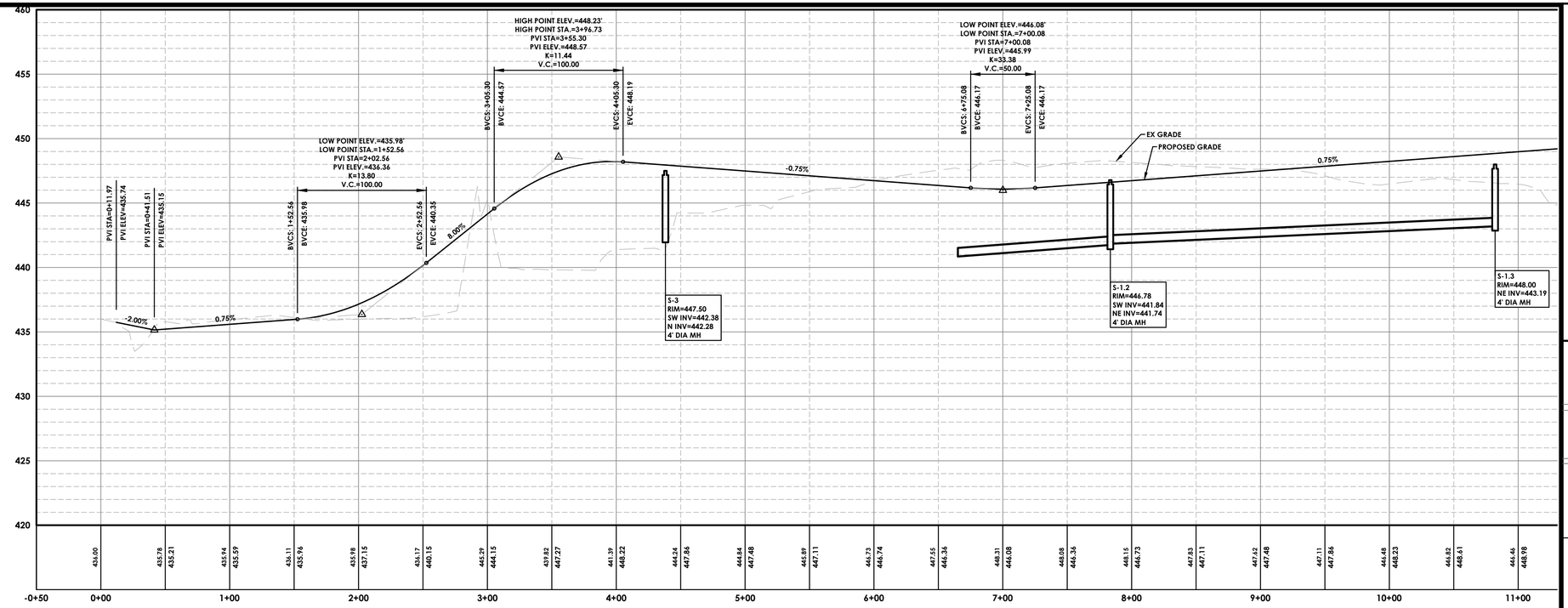
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-107

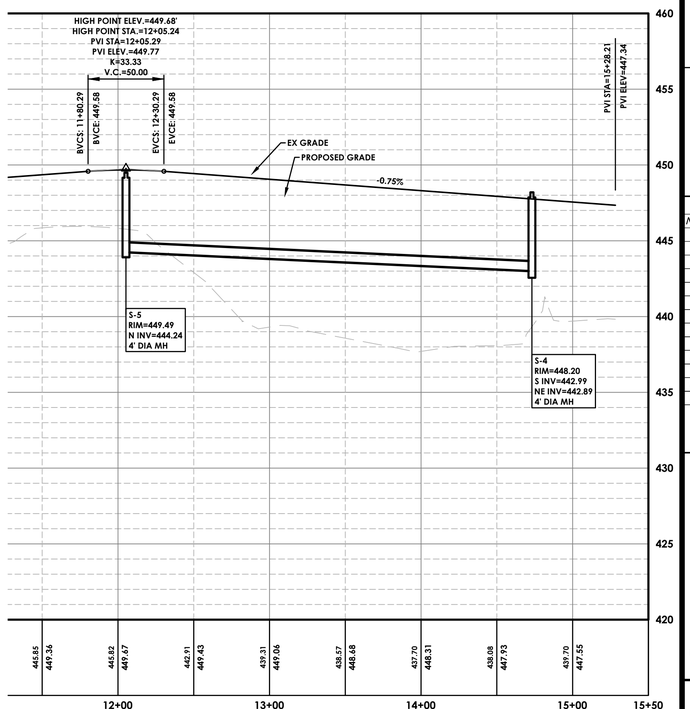
DATE: SEPTEMBER 2026

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PROPOSED PRIVATE ROAD PROFILE

SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'



COX ENGINEERING



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PROFILE SHEET

AYRAULT TOWNHOMES

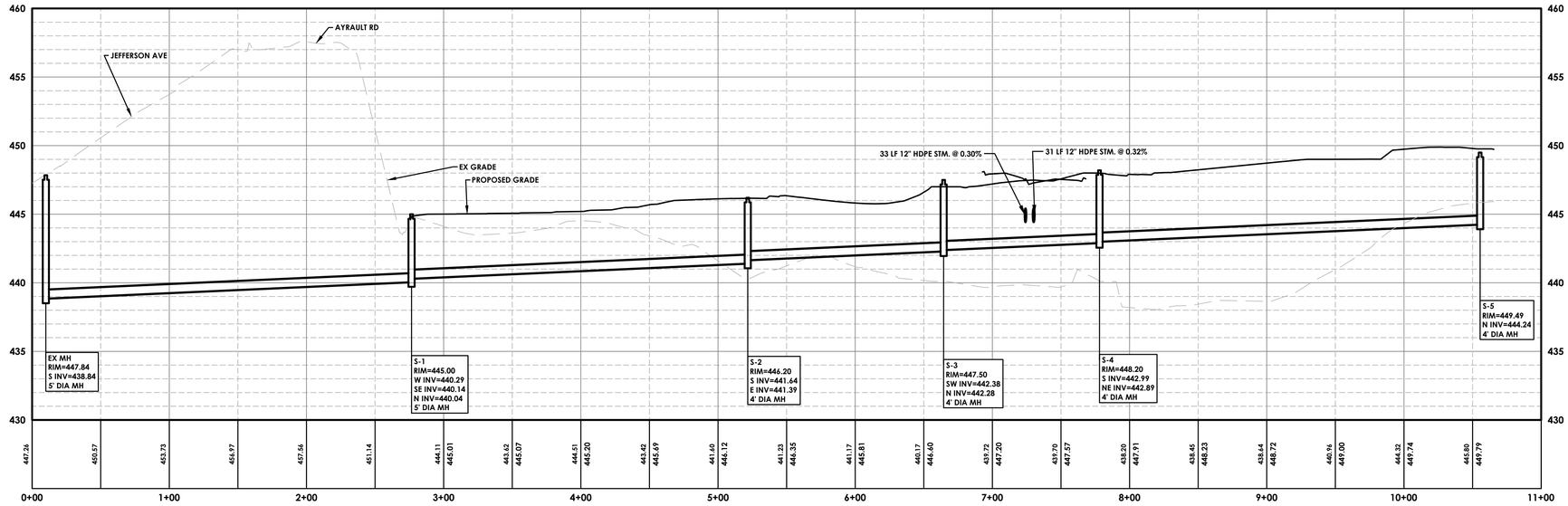
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-108

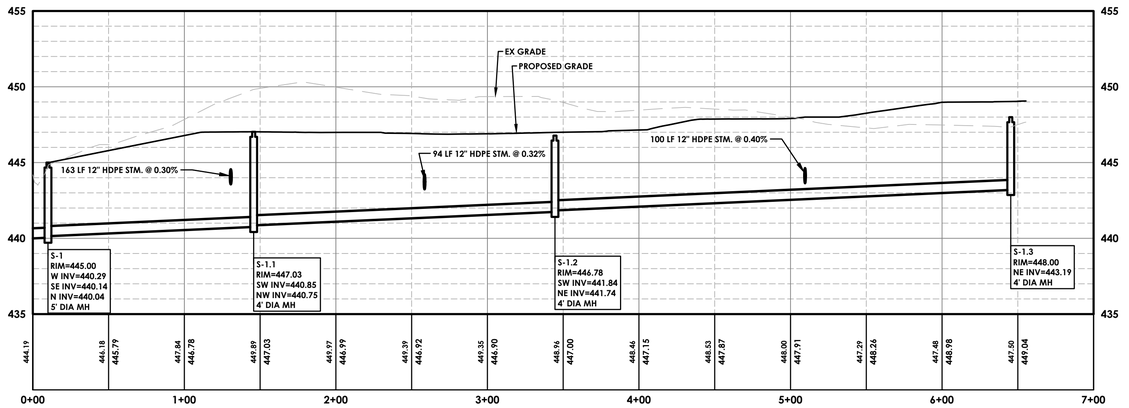
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EX MH TO S-5 PROFILE

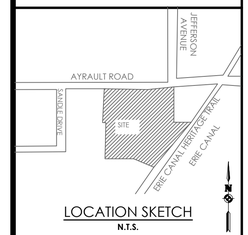
SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'



S-1 TO S-1.3 PROFILE

SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'

COX ENGINEERING



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PROFILE SHEET

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MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-109

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 SILTATION 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 AOBE. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION 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 IT'S 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 ACTIONS, AS IDENTIFIED BY THE DEVELOPER'S QUALIFIED SWPPP 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-0-25-001).

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 FRIABLE 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: 6 LBS./1,000 SQ.FT
    LOW MAINTENANCE FESCUE LAWN
    PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX 0R APPROVED EQUAL

    25% FIREFLY 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.

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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 (7) 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" -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/AWWS C105/AZ1.5-82 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.

MONROE COUNTY WATER AUTHORITY ROCHESTER, NEW YORK | DEC 2020 DATE | DME 28

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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 SHREDDED 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 FRIABLE 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: 6 LBS./1,000 SQ.FT
    LOW MAINTENANCE FESCUE LAWN
    PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX 0R APPROVED EQUAL

    25% FIREFLY 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% VIRGINIA WILD RYEGRASS
    20% ALKALI GRASS — 20% FOX SEDGE
    10% AUTUMN BENTGRASS — 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.

WATERING PLAN:

1. ALL TREES TO BE CONTINUOUSLY WATERED WITH TWO (2) WATER BAGS PER TREE. BAGS ARE TO BE INSPECTED TWICE A WEEK TO ENSURE THAT THEY ARE FILLED AS REQUIRED.

UTILITY NOTES:

1. PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATION 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.

MCDOT NOTES:

1. HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY.
2. AFTER MCDOT APPROVES THIS PROJECT, A 136 HIGHWAY PERMIT AND A 239F PERMIT WILL BE REQUIRED. INSPECTION OF ALL CONSTRUCTION IN THE RIGHT-OF-WAY WILL BE A CONDITION OF THESE PERMITS.
3. ALL MATERIALS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MCDOT STANDARDS AND DETAILS IN EFFECT WHEN INSTALLED.
4. IF ANY SIGNS IN THE MONROE COUNTY RIGHT-OF-WAY NEED TO BE INSTALLED, REPLACED, REMOVED OR TEMPORARILY REMOVED DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT JOHN SCHWARTZ (585-753-7738) OF MCDOT AT LEAST 1 WEEK PRIOR TO REMOVAL OR INSTALLATION."
5. THE OWNER SHALL REMOVE AND MAINTAIN ALL TREES/SHRUBS TO THE RIGHT-OF-WAY OR A POINT 15 FEET FROM THE EDGE OF TRAVEL LANE (WHICHEVER IS GREATER) ALONG THE PROPERTY FRONTAGE, IN ORDER TO MAXIMIZE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.

EROSION AND SEDIMENT CONTROL NOTES:

(OCTOBER 2017)

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.

SANITARY NOTES:

1. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND TOWN OF PERINTON.
2. MATERIALS
   - MAINS - PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-35. PIPING AND FITTINGS SHALL MEET:
     ASTM D-3034 (4" THRU 15")
     ASTM F-679 (18" THRU 48")
   - LATERALS - 4" MIN. INSTALLED AT 1/4 " PER FOOT MIN. PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-21. PIPING AND FITTINGS SHALL MEET ASTM D-2241.
   - JOINTING MATERIALS - SHALL BE BELL-AND-SPIGOT WITH INTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS, GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-3212.
3. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE TOWN OF PERINTON.
4. ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.
5. SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING 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. IN ADDITION. WHEN THE WATER MAIN 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 MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. MANHOLES OR VAULTS.
6. SEWER USE LAW: FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

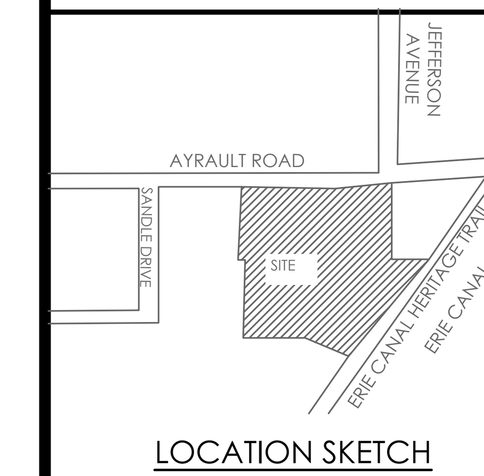
STORM NOTES:

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 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.

If you excavate anywhere in New York State, except NYC or Long Island, call
Dig Safely. New York
1-800-962-7962
i-Notice = www.DigSafelyNewYork.com

MONROE COUNTY
DEPT. OF TRANSPORTATION
APPROVED ______________
DATE ______________
APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

COX
ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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NOTE SHEET

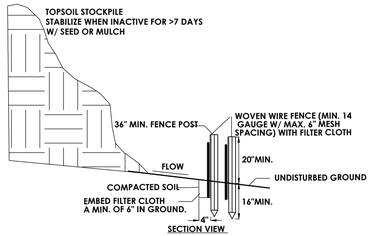
AYRAULT TOWNHOMES

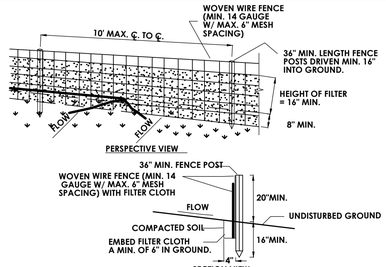
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-201

DATE: SEPTEMBER 2026



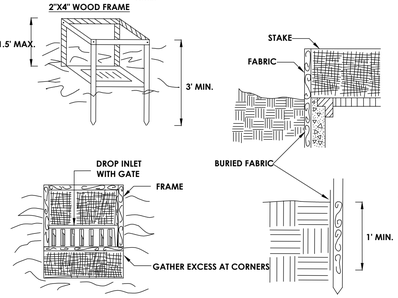


CONSTRUCTION SPECIFICATIONS

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 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.

TOPSOIL STOCKPILE

N.T.S.



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

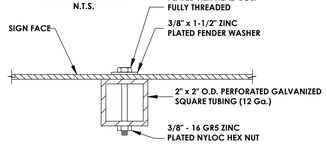
MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC
DROP INLET PROTECTION

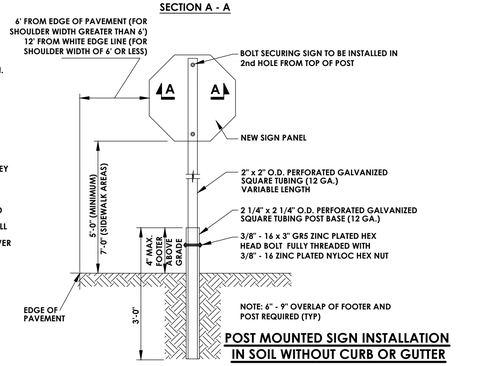
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SILT FENCE

N.T.S.



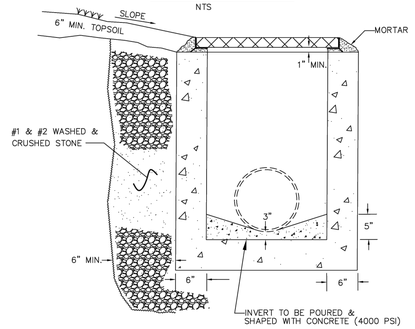
SECTION A - A



POST MOUNTED SIGN INSTALLATION IN SOIL WITHOUT CURB OR GUTTER

FIELD INLET DETAIL

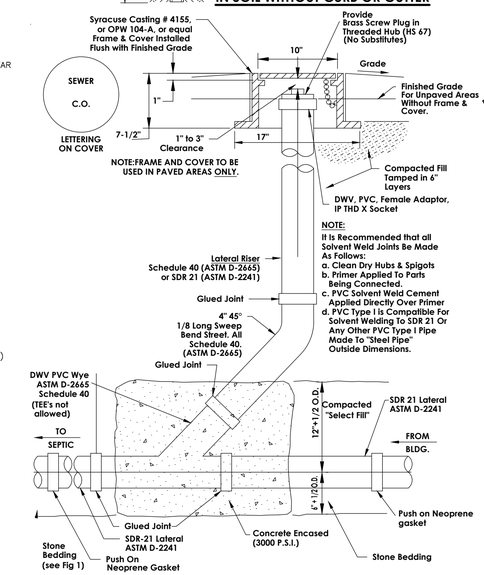
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NOTES:

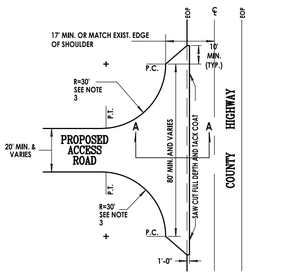
1. PRECAST STEEL REINFORCED CONCRETE CATCH BASIN MANUFACTURED BY KISTNER (CB-315BS) OR APPROVED EQUAL.
2. MINIMUM INSIDE DEPTH 36"
3. MAXIMUM INSIDE DEPTH 48" (TOP OF GRATE TO INVERT)
4. ALL GRADE ADJUSTMENTS SHALL BE MADE WITH MANUFACTURED RINGS OR FORMED & POURED CONCRETE (4000 PSI).
5. MAX PIPE SIZE 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.

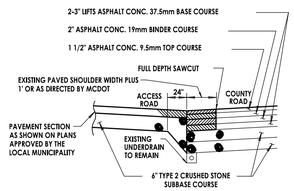
D20
JANUARY 2021



4" P.V.C. CLEANOUT DETAIL

N.T.S.





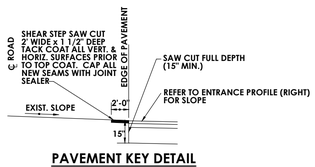
SECTION A-A

NOTES:

1. ALL ACCESS ROADS SHALL MEET THE COUNTY HIGHWAY AT A RIGHT ANGLE (90°), UNLESS OTHERWISE AUTHORIZED BY THE COUNTY SUPERINTENDENT OF HIGHWAYS OR DESIGNEE.
2. RIGHT-OF-WAY WIDTH VARIES.
3. RADIUS MAY VARY DEPENDING ON PROPOSED VEHICLE USAGE FOR ACCESS ROAD.

ACCESS ROAD CONNECTION WITHOUT CURB OR GUTTER TO A COUNTY HIGHWAY WITH SHOULDER

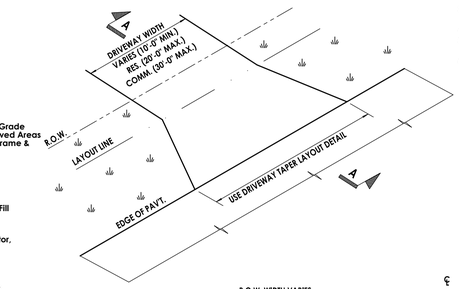
NOT TO SCALE - REVISED: 06/12/23



PAVEMENT KEY DETAIL

(FOR CONNECTION TO EXISTING PAVEMENT)

N.T.S.



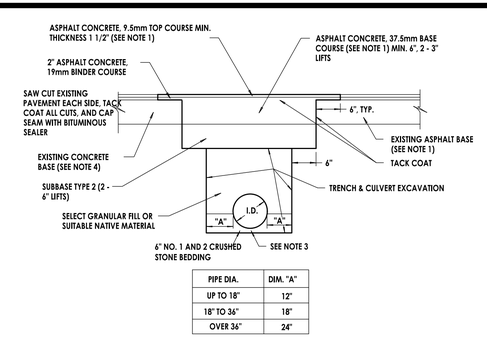
SECTION A-A

NOTES:

1. IT IS REQUIRED THAT DRIVEWAYS TO COUNTY ROADS BE PAVED TO THE RIGHT-OF-WAY LINE. THE DRIVEWAY SHALL SLOPE AWAY FROM THE OUTSIDE EDGE OF THE SHOULDER AT A MINIMUM OF 1/2 INCH PER FOOT TO THE CENTERLINE OF DRAINAGE.
2. IF NO PAVED SHOULDER EXISTS, PAVE TO EDGE OF PAVEMENT.
3. SWALE/DITCH LINE TO BE CLEANED AND REGRADED BY PERMITTEE TO PROVIDE POSITIVE DRAINAGE.
4. REPLACE PAVEMENT IN KIND WITH WHAT IS EXISTING, UNLESS CONDITIONS EXIST WHERE THAT ISNT FEASIBLE, THEN INSTALL SECTION AS APPROVED BY THE DEPARTMENT'S ENGINEER OR HIGHWAY MAINTENANCE MANAGER. THE MINIMUM SECTION APPROVED SHALL BE 6 INCHES OF TYPE 2 SUBBASE (CRUSHER RUN STONE). 2" OF ASPHALT CONCRETE BINDER AND 1 1/2" OF ASPHALT CONCRETE TOP.
5. REFER TO CONCRETE APRON OR DRIVEWAY SECTION DETAIL FOR CONCRETE DRIVEWAYS.

DRIVEWAY WITH SAG VERTICAL CURVE

NOT TO SCALE - REVISED: 06/12/23



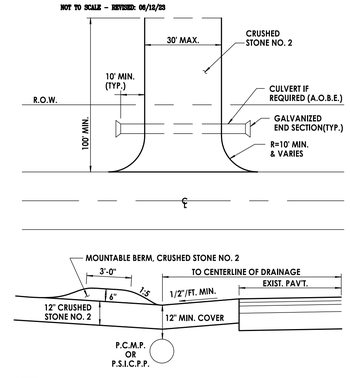
PIPE DIA.	DIM. "A"
UP TO 18"	12"
18" TO 36"	18"
OVER 36"	24"

NOTES:

1. REPLACE PAVEMENT IN KIND WITH WHAT IS EXISTING, UNLESS CONDITIONS EXIST WHERE THAT ISN'T FEASIBLE, THEN INSTALL SECTION AS APPROVED BY THE DEPARTMENT'S ENGINEER OR HIGHWAY MAINTENANCE MANAGER. THE MINIMUM APPROVABLE SECTION SHALL BE 6" OF TYPE 2 SUBBASE (CRUSHER RUN STONE), 2" OF ASPHALT BINDER AND 1 1/2" OF ASPHALT TOP. SEE NOTE 6 FOR TRENCHES LESS THAN 24" WIDTH.
2. SELECT GRANULAR FILL OR SUITABLE NATIVE MATERIAL, AS APPROVED BY THE DEPARTMENT'S ENGINEER OR HIGHWAY MAINTENANCE MANAGER, SHALL BE COMPACTED IN A MAXIMUM OF 6" LIFTS AT 95% COMPACTION.
3. 6" OF STONE BEDDING, CONSISTING OF A BLENDING OF #1 AND 2 STONE, IS REQUIRED FOR SANITARY OR STORM SEWER INSTALLATIONS WITH CRUSHED STONE HAUNCHING TO A MINIMUM OF 1/2 OF THE PIPE DIAMETER ON THE SIDE OF THE PIPE.
4. IF CONCRETE BASE IS EXISTING, IT MUST BE REPLACED WITH A MINIMUM OF 6" OF ASPHALT BASE. 5. IF PAVEMENT MARKINGS OR SIGNAL LOOPS ARE DESTROYED, THEY MUST BE REPLACED. 6. WHEN TRENCH WIDTH IS LESS THAN 24", FLOWABLE FILL MUST BE PLACED ABOVE THE 6" OF #1 AND 2 STONE BEDDING TO BINDER GRADE. A 2" LIFT OF BINDER AND A 1 1/2" LIFT OF TOP ASPHALT MUST BE THEN INSTALLED TO FINISH GRADE.

TRENCH AND PAVEMENT RESTORATION FOR ROAD CUT

NOT TO SCALE - REVISED: 06/12/23



NOTES:

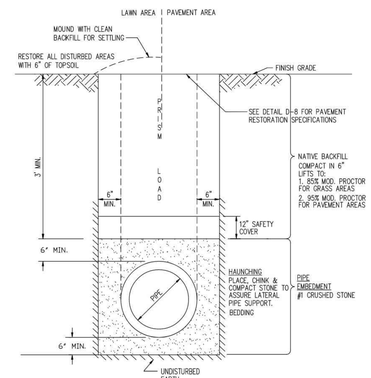
1. PERFORATED CULVERT PIPE MUST BE EITHER PERFORATED CORRUGATED METAL PIPE (16 GAUGE) OR SMOOTH INTERIOR PERFORATED CORRUGATED POLYETHYLENE PIPE SIZE TO BE DETERMINED BY MCDOT.
2. THE EXISTING DRAINAGE DITCH MUST BE CLEANED AND GRADED TO DRAIN ACROSS THE ENTIRE HIGHWAY FRONTAGE.
3. THE PLACEMENT OF THE CULVERT IS DETERMINED BY THE LINE, GRADE AND OFFSET OF THE EXISTING DITCH AND ADJACENT DRIVEWAY CULVERTS.
4. THE HIGHWAY MUST BE KEPT CLEAN OF MUD, DIRT AND OTHER DEBRIS AT ALL TIMES.
5. ALL TOPSOIL AND/OR MUD MUST BE REMOVED FROM THE ACCESS PRIOR TO PLACEMENT OF THE CRUSHED STONE FOR ACCESS.
6. WHENEVER CRUSHED STONE SURFACE BECOMES PLUGGED WITH SEDIMENT, A MINIMUM OF 4" DEPTH OF STONE SHALL BE REMOVED AND REPLACED w/ NEW CRUSHED STONE.

TEMPORARY CONSTRUCTION ACCESS

NOT TO SCALE - REVISED: 12/20/23

SEWER TRENCH DETAIL

NTS

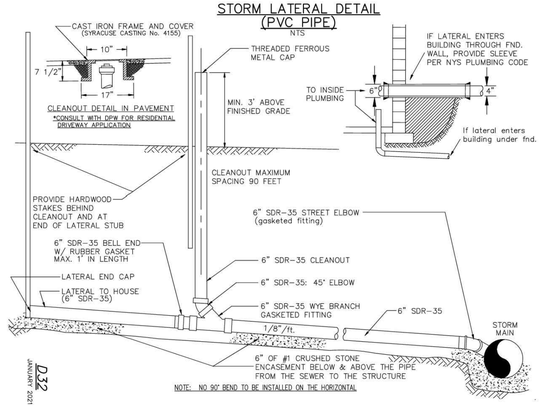


NOTE:
SAFETY COVER IS DEFINED AS NATIVE, CLEAN BACKFILL MATERIAL THAT IS FREE OF ORGANICS OR OTHER DELETERIOUS MATERIAL, INCLUDING ROCKS SIZED OVER 3-INCHES IN ANY DIRECTION.

D36
JANUARY 2021

STORM LATERAL DETAIL (PVC PIPE)

NTS

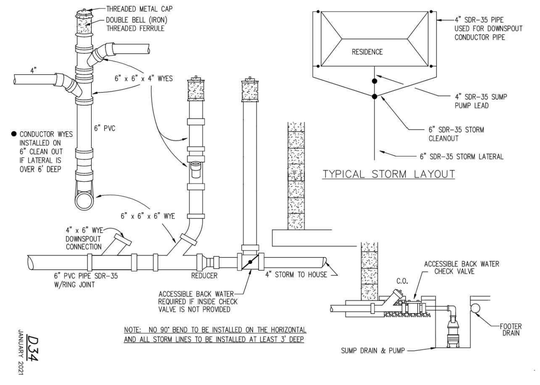


NOTE: NO 90° BEND TO BE INSTALLED ON THE HORIZONTAL

D32
JANUARY 2021

DOWNSPOUT CONDUCTOR DETAIL

NTS

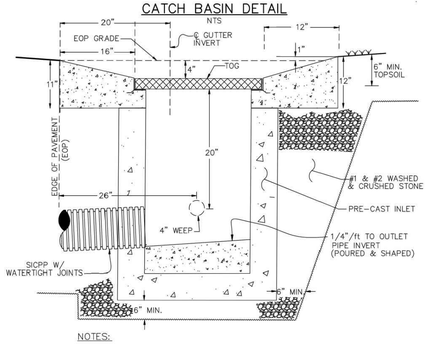


NOTE: NO 90° BEND TO BE INSTALLED ON THE HORIZONTAL AND ALL STORM LINES TO BE INSTALLED AT LEAST 3' DEEP

D34
JANUARY 2021

CATCH BASIN DETAIL

NTS



NOTES:

1. PRECAST STEEL REINFORCED CONCRETE CATCH BASIN #CB-315BS MANUFACTURED BY KISTNER OR APPROVED EQUAL (24" SQUARE).
2. MINIMUM INSIDE DEPTH 36" (TOP OF GRATE TO INVERT)
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. 4" WEEP PIPES INSTALLED 20" BELOW GUTTER INVERT AND SHALL EXTEND 10" IN EITHER DIRECTION. PROVIDE MANUFACTURED CAP.
6. MAX PIPE SIZE INTO OR OUT OF CATCH BASIN 12".
7. UNUSED KNOCKOUTS TO BE FILLED WITH BRICK & MORTAR TO A FULL 6" THICKNESS.
8. CATCH BASIN EXTERIOR SHALL BE COATED WITH BITUMASTIC 300M OR SUPER SERVICE BLACK, MANUFACTURED BY KOPPERS OR APPROVED EQUAL. THE INTERIOR SHALL BE COATED WITH 2 COATS OF EPOXY RESIN DAMP PROOFING.

D19
JANUARY 2021

MONROE COUNTY
DEPT. OF TRANSPORTATION
APPROVED _____
DATE _____
APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER			DAVID COX PE
NO.	DATE	BY	DESCRIPTION
1	-	-	-
2			
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13			

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DETAIL SHEET

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**

COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

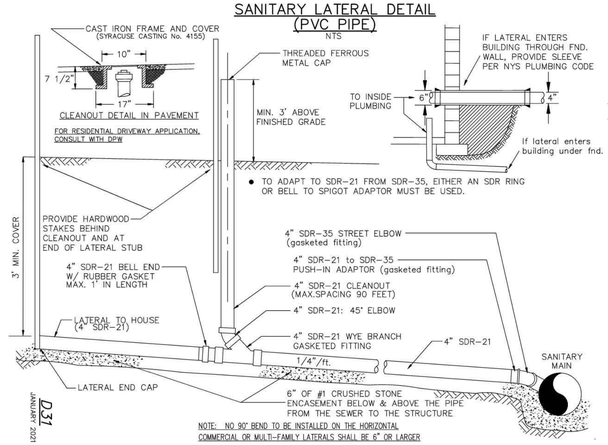
DRAWING NO.: C-202

DATE: SEPTEMBER 2026

C:\USERS\DCOX\ONEDRIVE\DESKTOP\FILES\DEVELOPMENT\PROJECTS\PERINTON\AYRAULT\01 CAD - BIM - MODELS\CIVIL\AYRAULT DETAILS.DWG 9/8/2026 7:59 AM David Cox

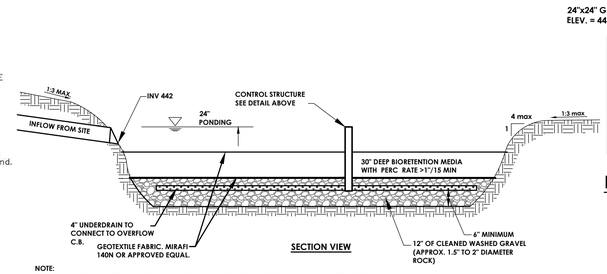
SANITARY LATERAL DETAIL (PVC PIPE)

NTS



NOTE: NO 90° BEND TO BE INSTALLED ON THE HORIZONTAL
COMMERCIAL OR MULTI-FAMILY LATERALS SHALL BE 6" OR LARGER

D31
JANUARY 2021

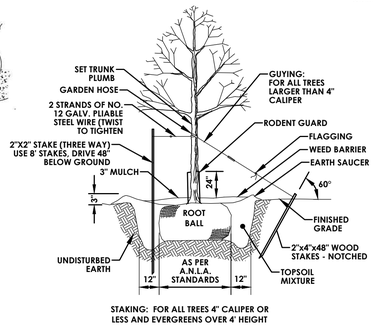


SECTION VIEW

NOTE:
1. FOR ALL SEEDING & STABILIZATION MEASURES IT IS THE RESPONSIBILITY OF THE OWNER & DEVELOPER TO ENSURE THAT FINAL STABILIZATION OCCURS AS REQUIRED BY THE NYSDEC.
2. SAND SHALL NOT BE PLACED IN BIO RETENTION AREA UNTIL SITE HAS REACHED 50% STABILIZATION. SILT FENCE TO BE PROVIDE AROUND ENTIRE BIO RETENTION AREA AT ALL TIMES.

BIORETENION (SOIL MEDIA SECTION)

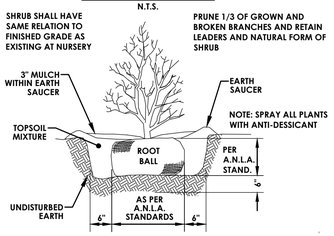
N.T.S.



STAKING: FOR ALL TREES 4" CALIPER OR LESS AND EVERGREENS OVER 4' HEIGHT

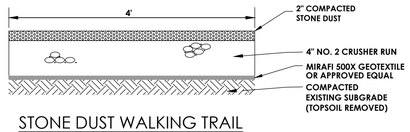
TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

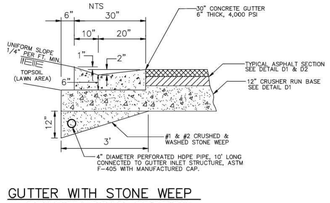
N.T.S.



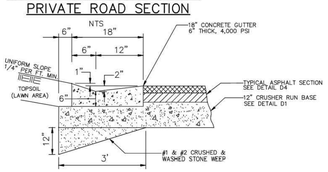
STONE DUST WALKING TRAIL

N.T.S.

GUTTER WITH STONE WEEP & UNDERDRAIN STANDARD / COLLECTOR ROAD SECTION

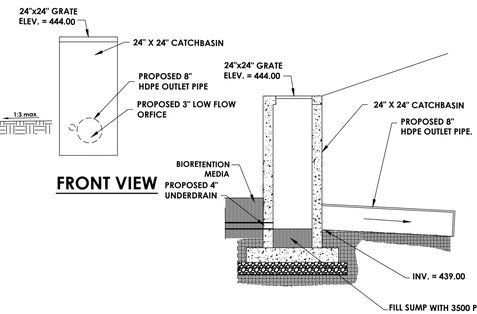


GUTTER WITH STONE WEEP PRIVATE ROAD SECTION



D6
JANUARY 2021

FRONT VIEW

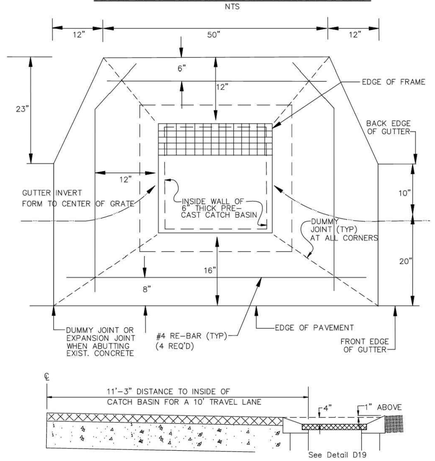


BIORETENTION BASIN OUTLET STRUCTURE

N.T.S.

GUTTER & CATCH BASIN APRON DETAIL

NTS

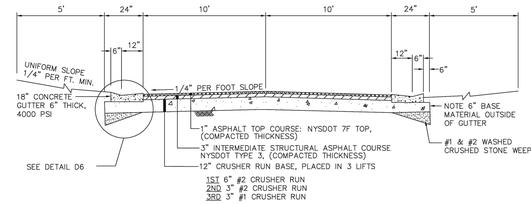


NOTES:
1.) PRE-CAST STEEL REINFORCED CONCRETE CATCH BASIN #CB-315BS MANUFACTURED BY KISTNER CONCRETE PRODUCTS, OR APPROVED EQUAL.
2.) PROVIDE A RECTANGULAR TYPE FRAME (NYSDOT 655F #9 W/4 ANCHORS) & GRATE (NYSDOT 655-6 #9 RECTANGULAR GRATE 6556R16-09)

D22
JANUARY 2021

PRIVATE ROAD SECTION

NTS

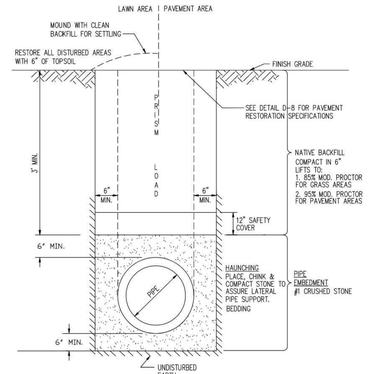


NOTES:
1. THESE ARE MINIMUM SPECIFICATIONS. A SOIL INVESTIGATION IS REQUIRED TO SUPPORT A FINAL DECISION ON THE ROAD SECTION. THE COMMISSIONER OF PUBLIC WORKS WITH INPUT FROM THE DESIGN ENGINEER, SHALL DETERMINE THE ASPHALT MATERIALS.
2. SUB-GRADE MUST FREE DRAIN TO STONE WEEP A 10' PIECE OF 4" PERFORATED PIPE WITH END CAP WILL EXTEND INTO THE WEEP FROM EACH CATCH BASIN.
3. IF ORGANIC MATERIAL IS ENCOUNTERED IN THE ROAD-BOX SUBGRADE IT WILL BE EXCAVATED OUT AND REPLACED WITH #2 CRUSHER RUN STONE GRADED TO DRAIN TO THE STONE WEEP UNDERDRAIN.
4. THE ROADBOX SUBGRADE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR UTILIZING A 10-TON VIBRATORY ROLLER WITH VIBRATORY FDCE OF 27,000 LBS.

D4
JANUARY 2021

SEWER TRENCH DETAIL

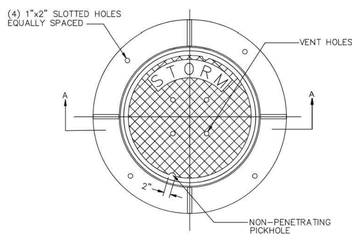
NTS



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

STORM MANHOLE STANDARD FRAME AND COVER DETAIL

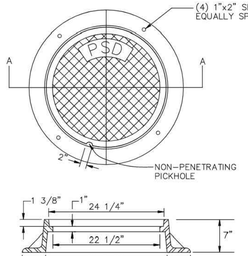


SECTION A-A

NOTES:
1. MATERIAL SHALL BE GRAY CAST IRON CONFORMING TO A.S.T.M. A48 (LATEST REVISION) CLASS 30B.
2. UNIT DESIGNED FOR HEAVY DUTY WHEEL LOADS A.A.S.H.T.O. HS20-44.
3. EACH FRAME AND COVER SHALL HAVE MACHINED HORIZONTAL BEARING SURFACES.

D28
JANUARY 2021

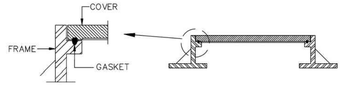
SANITARY MANHOLE STANDARD FRAME AND COVER DETAIL



SECTION A - A

WATERTIGHT SANITARY SEWER MANHOLE COVER

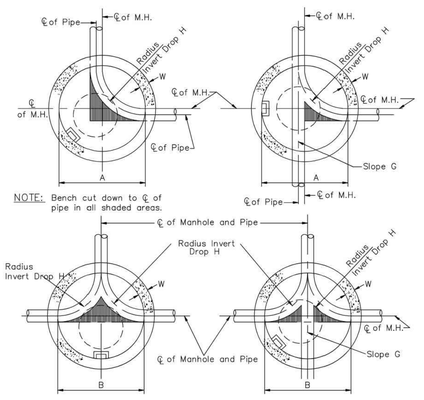
NTS



D27
JANUARY 2021

STANDARD MANHOLE DIMENSIONS

NTS



NOTE: Bench cut down to ℄ of pipe in all shaded areas.

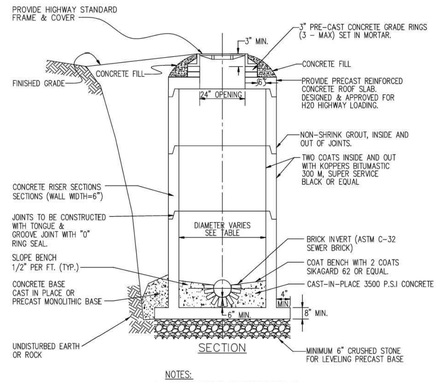
Sewer Pipe Dia.		8"	10"	12"	15"	18"	Greater Than 18"
Manhole Diameter	A	4'-0"	4'-0"	4'-0"	5'-0"	5'-0"	As per requirements of D.P.W.
	B	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	
Invert Drop	G	0.1	0.1	0.1	0.1	0.1	
	H	0.3	0.3	0.3	0.3	0.3	

NOTE: 1) Where inlet and outlet pipes are DIFFERENT diameters the slope must not be less than the difference in diameter or greater than 9 inches. Maximum drop across a manhole invert for matching diameters shall be 9 inches.
2) Minimum inside diameter for inside drop manholes shall be 5 foot for straight through configurations and 6 foot for all others.

D26
JANUARY 2021

SANITARY / STORM MANHOLE DETAIL

N.T.S.



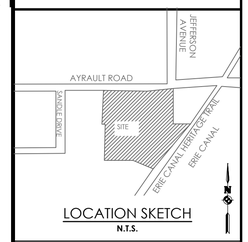
SECTION

NOTES:
1. USE REINFORCED CONCRETE RISERS AS MANUFACTURED BY KISTNER CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
2. PROVIDE TOWN STANDARD FRAME & COVER.
3. CONTRACTOR IS RESPONSIBLE FOR WATER TIGHTNESS OF MANHOLE.
4. MAXIMUM MANHOLE SPACING TO BE 300'.
5. USE MANHOLE ADJUSTMENT RINGS AS NEEDED. MAXIMUM, 3 COURSES.
6. WITH PRIOR WRITTEN APPROVAL FROM THE COMMISSIONER OF PUBLIC WORKS, HALF CLAY TILES OR HALF PVC SDR-35 PIPE SECTIONS EMBEDDED IN CONCRETE MAY BE USED INSTEAD OF A BRICK INVERT. THE BENCH MUST BE BUILT UP WITH SEWER BRICK.

SEWER SIZE	MANHOLE DIAMETER
8"-14"	4'-0"
15"-27"	5'-0"
30"-36"	6'-0"
3&4 WAY	5'-0" MIN. SPECIAL INV. DETAIL REQ'D

D23
JANUARY 2021

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
DAVID LLOYD COX
090452
LICENSED PROFESSIONAL ENGINEER

CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER			DAVID COX PE
NO.	DATE	BY	DESCRIPTION
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DETAIL SHEET

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

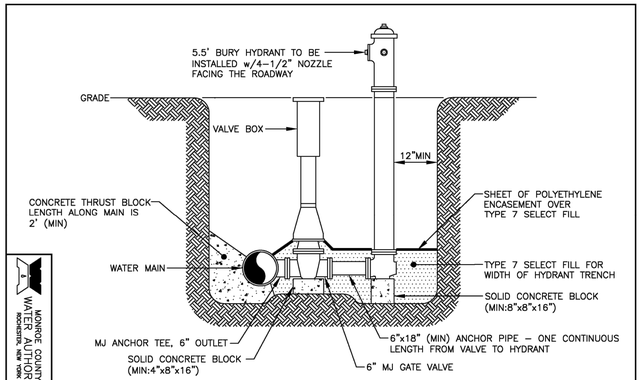
PROJECT NO.: 20182575.03

DRAWING NO.: C-203

DATE: SEPTEMBER 2026

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R:\DETAILS\DME\2016 DME DETAILS\DME 9.DWG

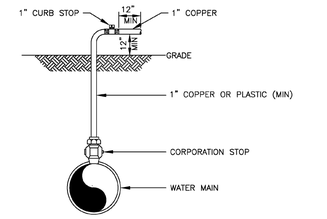


MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 9

PERPENDICULAR HYDRANT ASSEMBLY

NOT TO SCALE

R:\DETAILS\DME\2016 DME DETAILS\DME 14.DWG



NOTE: IN THE PRESENCE OF A WATER AUTHORITY REPRESENTATIVE REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY DISINFECTION/SAMPLE TAPS AND REPLACE WITH THREADED BRASS PLUGS.

DISINFECTION/BLOW-OFF/SAMPLING TAP (TEMPORARY)

NOT TO SCALE

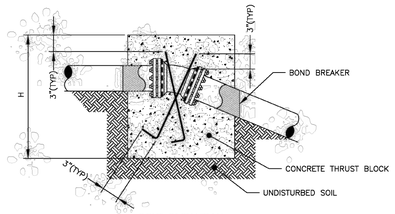
MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 14

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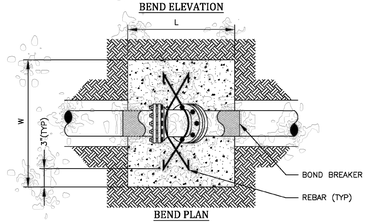
PIPE DIAMETER	BEND															
	11¼ DEGREE				22½ DEGREE				45 DEGREE				90 DEGREE			
	L (FT)	W (FT)	H (FT)	VOL (CY)	L (FT)	W (FT)	H (FT)	VOL (CY)	L (FT)	W (FT)	H (FT)	VOL (CY)	L (FT)	W (FT)	H (FT)	VOL (CY)
8"	1.0	2.0	4.0	0.35	1.5	2.0	4.0	0.70	1.5	2.5	4.5	1.40	1.5	2.5	4.5	2.80

SOIL BEARING STRENGTH - PSF
PSI TEST PRESSURE

VERTICAL DOWN THRUST BLOCKS



BEND ELEVATION



BEND PLAN

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

VERTICAL DOWN THRUST BLOCKS

NOT TO SCALE

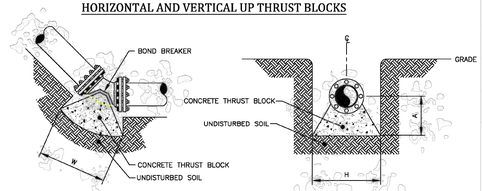
MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 7

R:\DETAILS\DME\2016 DME DETAILS\DME 6.DWG

PIPE DIAMETER	BEND OR FITTING												TEE*, CAP OR PLUG		
	11¼ DEGREE			22½ DEGREE			45 DEGREE			90 DEGREE					
	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)
8"	1	2	1.5	1.5	3	1.5	2	4	2	3	6	2.5	3	5	2

* SIZE BLOCK BASED ON BRANCH DIAMETER.
SOIL BEARING STRENGTH - PSF
PSI TEST PRESSURE

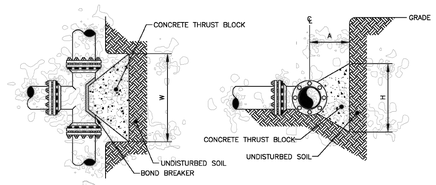
HORIZONTAL AND VERTICAL UP THRUST BLOCKS



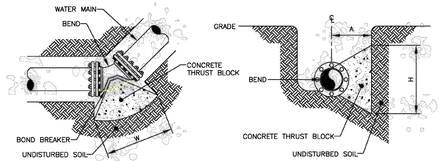
BEND PROFILE | BEND ELEVATION

VERTICAL UP THRUST BLOCKS

NOT TO SCALE



TEE PLAN | TEE ELEVATION



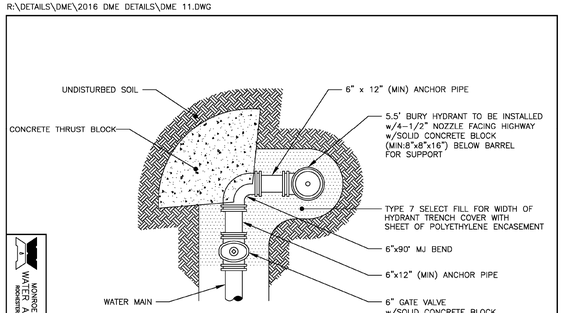
BEND PLAN | BEND ELEVATION

HORIZONTAL THRUST BLOCKS

NOT TO SCALE

MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 6

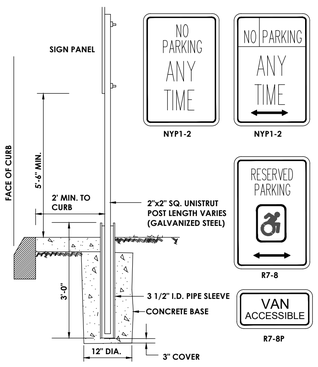
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MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 11

DEAD END PERPENDICULAR HYDRANT ASSEMBLY

NOT TO SCALE



TYPICAL POST MOUNT HANDICAP SIGN INSTALLATION

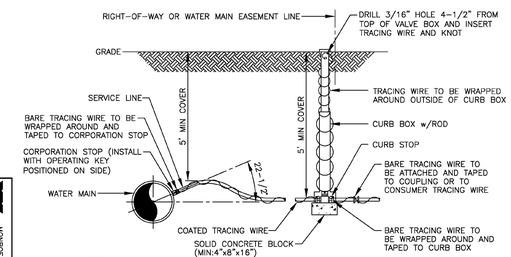
(SIGN IN LANDSCAPE AREA OR SIDEWALK)

N.T.S.

MODIFIED INTERNATIONAL SYMBOL OF ACCESS

N.T.S.

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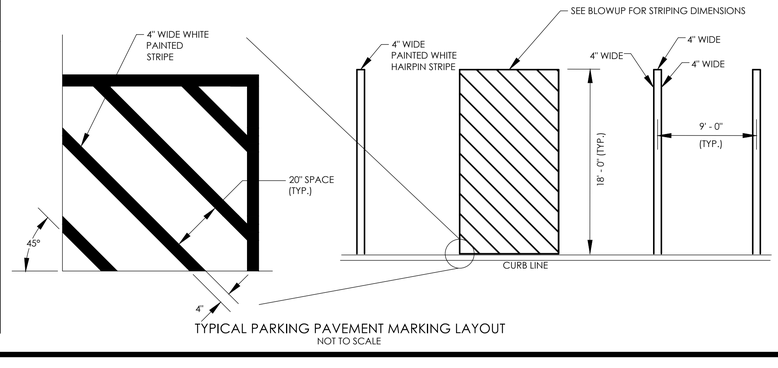


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MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 17

SERVICE INSTALLATION

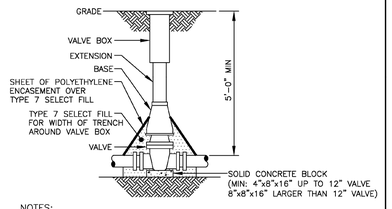
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TYPICAL PARKING PAVEMENT MARKING LAYOUT

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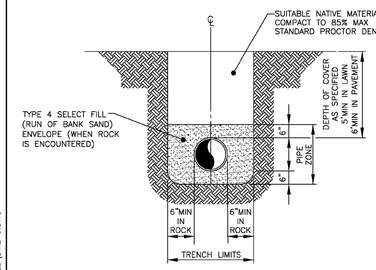
NOTES:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL VALVES SHALL BE OPEN LEFT EXCEPT:
TOWN OF WEBSTER – VALVES 12" AND SMALLER SHALL OPEN RIGHT.
TOWN OF HENRIETTA – SHALL OPEN RIGHT

VALVE

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MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 5

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NOTE: EXCAVATION TO MEET OSHA REQUIREMENTS.

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MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 3

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COX ENGINEERING



LOCATION SKETCH
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STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER: DAVID COX PE

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DETAIL SHEET

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-204

DATE: SEPTEMBER 2026

SWPPP REPORT

September 1, 2026

20254109.0000

AYRAULT TOWNHOMES

PERINTON, NY

PREPARED FOR:
Gerber Homes
1260 Ridge Road
Ontario, NY 14519

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1.0 EXECUTIVE SUMMARY

The 347 Ayrault Road project is a proposed duplex community located on the south side of Jefferson Road (T.A. 165.150-1-28.1). The project site is an approximate 6.8 acres property. Ayrault Road borders the northern property line, with one single family home that the proposed site surrounds, and the Erie Canal Heritage Trail is to the East. The MCWA owns land to the south with a transmission station in place, and to the west are single family homes along Sandle Drive.



Proposed green infrastructure measures include the installation of a bioretention area to treat minimum runoff reduction requirements and water quality and quantity volume. The site has a large watermain transmission main owned by the Monroe County Water Authority that runs from the MCWA site to the south, to Ayrault Road on the other side of the property. Disturbance and change in ground depth of the main must be kept to a minimum.

The proposed project consist of 16 duplexes and 1 single family home for a combined 33 units. Stormwater generally drains to west where it eventually makes it into Cross Canal Brook. Under developed conditions runoff generally flows to the proposed stormwater management area located in the center portion of the site. The stormwater management area will discharge to an existing storm sewer located on the property. With stormwater storage and controlled outflow, there is an overall decrease in peak discharge rates on average.

The proposed project will have a private road with dedicated public sanitary and watermain. Storm sewers on the property will be private.

Additionally, the site uses green infrastructure practices to meet NYSDEC stormwater quality minimum requirements, which include water quality volume, runoff reduction volume, and channel protection volume (Section 5 of this report provides more detail on this subject). The summary table below shows the site water quantity and quality comparisons between existing and proposed conditions:

Table 1: *Summary Table*

Runoff (cfs)	*1 year*	*10 year*	*100 year*
Existing Analysis Pt 1	*0.793*	*2.382*	*5.593*
Developed Analysis Pt 1	*0.741*	*1.975*	*4.334*
Existing Analysis Pt 2	*2.908*	*8.718*	*20.53*
Developed Analysis Pt 2	*0.839*	*1.500*	*4.437*

As shown above, peak runoff rates are decreased for the all rain events.

Due to climate change and increasing precipitation and frequency of precipitation the proposed stormwater management area has been oversized to reduce peak runoff rates lower than required.

2.0 INTRODUCTION

The proposed project is located along Ayrault Rd. The property is approximately 6.77 acres. This project will include new roads, green infrastructure, and utilities that will serve the proposed homes.

Public sewer, water, gas, electric and telecommunications/cable will be newly constructed for the proposed project.

The provided Stormwater Pollution Prevention Plan (SWPPP) materials adhere to the State Pollutant Discharge Elimination System (SPDES) General Permit (GP-0-25-01) for Stormwater Discharges from Construction Activity. The guidelines specified by the New York State Stormwater Management Design Manual, January 2024 (SWDM) were used to analyze the proposed stormwater management facilities for this project. Erosion and Sediment controls were designed in conformance with New York Standards and Specifications for Erosion and Sediment Controls.

A copy of this SWPPP and associated inspection logs will be kept on site in the proposed office space and job trailer/SWPPP mailbox.

Owner/Operator
DTST Erie Holdings LLC
105 Despatch Drive
East Rochester, NY 14445
(585) 248-6000

SWPPP Preparer
Cox Engineering
677 Gasberry Ln
Webster, NY 14580
(585) 683-1313

3.0 EXISTING SITE CONDITIONS

3.1 Topography/ Drainage

The parcel is mostly open space grass. The land also varies in slope throughout the site, with slopes between 0-10%.

Stormwater generally drains to the west where existing catch basins and located and it eventually makes it into a Cross Canal Brook. There are 3 existing drainage areas with 2 analysis points.

The provided existing drainage map graphically shows this drainage area, as well as the other hydraulic characteristics:

3.2 Wetlands/Tributary

There are no wetlands on the property per wetland mapping. Refer to Appendix D and E for the federal and state regulated wetlands mapping.

3.3 Floodplain

Floodplains were researched using the online Firmette tools found at FEMA Map Service Center. Review of the floodplain mapping indicates there are not regulated floodplains located on the site according to FEMA maps 36055C0379G, dated August 28, 2008. Appendix G provides the FEMA Firmette maps showing the location of the floodplains.

3.4 NYSDEC Environmental Resources

The NYSDEC has an Environmental Resource Mapper on its website. The Environmental Resource Mapper is an interactive mapping application that can be used to identify some of New York State's natural resources and environmental features that are state protected, or of conservation concern. It displays the following:

- *Animals and plants that are rare in New York, including those listed as Endangered or Threatened (generalized locations). [Updated May 2008]*
- *Significant natural communities, such as rare or high-quality forests, wetlands, and other habitat types.*
- *New York's streams, rivers, lakes, and ponds; water quality classifications are also displayed*

According to this database, there are no potential for rare and endangered animals in the vicinity of the project. The environmental mapper is shown on Appendix D.

3.5 State Historic Preservation Office Review

The site was reviewed for the presence of an archeological sensitive area within the property boundary. The archeo-sensitive areas were located using online GIS tools found at the NYS Historic Preservation Office (SHPO).

The site is within an archeological-sensitive area and has been submitted to SHPO for review.

4.0 DEVELOPED SITE CONDITIONS

The site will be segmented into three proposed drainage areas. See below for a description of these drainage areas:

Drainage area 1 is the area that flows to the road side ditch along Ayrault Rd.
Drainage area 2 is the area that flows to the proposed bioretention area.
Drainage area 3 is the area that flows to the western property. This area is too low to make it to the bioretention area.

5.0 STORMWATER QUALITY

Stormwater quality requirements will be achieved using green infrastructure practices as well as standard stormwater practices. Chapter 5 of the NYSDEC Stormwater Management Design Manual was used to design the green infrastructure for this project. The design manual outlines which practices are best suited for specific scenarios, and how to properly size these practices. Water Quality Volume (WQv) and Runoff Reduction Volume (RRv) requirements are met using green infrastructure practices as well as other standard stormwater management practices.

This project will use a bioretention basin to meet all NYSDEC requirements for stormwater quality and quantity.

5.1 Infrastructure Practice: Bioretention Basin:

The bioretention basin shown on the plans will treat runoff from the majority of the proposed roads, roofs, and driveways. Water will enter the plunge pool giving sediment a chance to settle out. After this it will store in the bioretention area to infiltrate into the soil or filter through the bioretention media.

See the Appendix K for all green infrastructure calculations, and see the green infrastructure map below which details the catchment areas that go to each GI practice:

6.0 STORMWATER QUANTITY

The proposed development will increase impervious area on site, which increases the rate of stormwater runoff from the site. This runoff must be reduced to a rate that is less than the existing flow rate during existing conditions. Reduction for this project is achieved through a new stormwater management area that will be used to release stormwater runoff at a controlled rate via an outlet control structure.

See the comparison table below for the sites analysis points under existing and proposed conditions:

Runoff (cfs)	*1 year*	*10 year*	*100 year*
Existing Analysis Pt 1	*0.793*	*2.382*	*5.593*
Developed Analysis Pt 1	*0.741*	*1.975*	*4.334*
Existing Analysis Pt 2	*2.908*	*8.718*	*20.53*
Developed Analysis Pt 2	*0.839*	*1.500*	*4.437*

As shown above, the proposed design meets the requirements of stormwater management by releasing the water at a reduced rate that does not lead to erosion or high levels or pollution.

Refer to Appendix J for the Hydraflow analysis and the breakdown of each hydrograph.

7.0 CONSTRUCTION EROSION CONTROL PRACTICES & INSPECTIONS

The HOA is responsible for having yearly inspections of the storm water management facility completed. The inspections shall review and document the following at a minimum: visual inspection of the outlet structure, check of the outlets for excessive sediment accumulation, burrowing, vegetation degradation, or any other issues of concern. A certified copy of the annual summary of inspections report shall be kept on file at the Town. The owner is responsible for having SWPPP inspections once per week once disturbance of the site starts. Copies of the SWPPP inspection reports will be sent to the town, owner, and contractor and deficiencies should be addressed immediately.

Several erosion control practices will be utilized during construction by the contractor under direct supervision by the owner and a qualified SWPPP inspector (S.W.T.). These practices are explained below and shown in detail in the appendix of this report and the construction plans:

- *Silt Fence → Silt fencing shall be installed at the toe of all slopes along the perimeter of the disturbed areas and at the toe of slope for any soil stock pile areas. Also, a row of silt fence will be installed around the perimeter of all wetlands in an effort to delineate its boundary. The fencing will be installed in accordance with the NYSDEC construction standards and at the instruction of this plan. The silt fencing shall be buried in the ground at least 6 inches. The contractor shall provide continued monitoring to ensure the silt fencing remains intact, and shall repair as needed. When the silt accumulates to greater than 1/3 the height of the fence the contractor shall remove and dispose of the silt.*

- *Stabilized Construction Entrance → The existing project entrance shall serve as the construction entrance to the project. The contractor shall ensure that mud is not tracked onto the adjacent roadways and that the stone entrance properly removes mud and debris from construction vehicles.*

- *Drop Inlet Protection → All field inlets and catch basins shall have inlet protection in accordance with the detail the Appendix. Drop Inlet protection can be removed from catch basins in the roadway when the sub base is installed, and from the field inlets when the adjacent area is brought to final grade and stabilized.*

- *Seeding and Stabilization → The contractor shall seed and stabilize all disturbed areas not to be worked for 7 days within 7 days of the last disturbance. Stabilization measures may include but are not limited to straw mulching, wood chip mulching, jute mesh and hydroseeding. The SMA and adjacent areas shall be stabilized immediately following their shaping and installation. All embankments greater than 3:1 shall be stabilized with jute mesh.*

- *Truck Washdown area → a truck washdown area will be provided adjacent to the construction entrance. This area will be constructed such that it drains to a sediment basin immediately adjacent prior to discharging offsite.*

- *Winter Shutdown → The contractor may request to enter winter shutdown provided the contractor has fulfilled the requirements set forth in the NYSDEC Blue Book Standard and Specifications for Winter Stabilization contained in Appendix Q of this report. The certified SWPPP inspector will then perform an inspection and upon agreement with the contractor's practice, shall complete the "Notice to reduce Frequency of SPDES Site Inspections" Form contained in Appendix Q of this report. The form will then be submitted to the regulatory MS4 (or NYSDEC regional office should there be no MS4 for the project area) for review. After the regulatory MS4 or NYSDEC regional office has approved the request, the site will enter winter shutdown and SPDES site inspections may drop to monthly. Should*

the certified SWPPP inspector find any problems during winter shutdown, the contractor is liable to correct the issues on site in the same timely manner as an active project

Additional measures may be required during construction at the guidance of the owner or certified SWPPP Inspector. The contractor shall begin to make all adjustments to the erosion control within 24 hours of receipt of any deficiencies. The owner will be responsible for providing weekly reports when the site disturbance totals less than 5 acres. Inspections are required twice a week for disturbances 5 acres and greater. Inspections are to be completed by a qualified inspector in accordance with the GP-0-25-001, during construction and reports sent to the Town of Perinton.

If the developer of site plans to increase the disturbance greater than 5 acres at any given time, a 5 acre waiver must be submitted to the NYSDEC and approval granted prior to reaching this limit. The developer must adhere to the conditions set forth in the SPDES General Permit GP-0-25-001 Part II.D.3, located as Appendix L of this report. The conditions of Part II.D.3 are outlined below:

1. *The owner or operator shall have a qualified inspector conduct at least two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.*

2. *In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.*

3. *In areas where soil disturbance and compaction due to construction activities has taken place and the final product is to be pervious soils, lawns, or soils underlying a pervious man-made surface (i.e. pervious pavement, etc) the contractor is required to restore the soil per table 5.2 of the NYSDEC Stormwater Design Manual (see below).*

Table 5.2 Soil Restoration Requirements

Type of Soil Disturbance	Soil Restoration Requirement		Comments/Examples
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only - no change in grade	HSG A &B	HSG C&D	Protect area from any ongoing construction activities.
	apply 6 inches of topsoil	Aerate* and apply 6 inches of topsoil	
Areas of cut or fill	HSG A &B	HSG C & D	
	Aerate and apply 6 inches of topsoil	Apply full Soil Restoration **	
Heavy traffic areas on site (especially in a zone 5-25 ft around buildings but not within a 5 ft perimeter around foundation walls)	Apply full Soil Restoration** de-compaction and compost enhancement)		
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required but may be applied to enhance the reduction specified for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single-phase operation fence area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area as well as existing pervious areas.		

*Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.

** Refer to latest version of NYSDEC Deep-Ripping and Decompaction.

4. *The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.*

5. *The owner or operator shall install any additional site-specific practices needed to protect water quality.*

Any modifications to the SWPPP will be reported and approved by the Town in writing prior to implementation. See Appendix A for additional SWPPP information. The owner is responsible for having a qualified operator on site at all times who has at least 4 hours of erosion control training in accordance with the GP-0-25-001. Once the site has achieved 80% stabilization and ground cover, the Town may sign off on the Notice of Termination prior to submission to the NYSDEC. Removal of all temporary erosion and sediment control practices is required prior to demobilization.

8.0 POST CONSTRUCTION

The HOA of the subject project will be responsible for all post construction practices. The post construction practices include performing annual inspections of the SMAs to ensure proper working conditions and ensure continual stabilized cover of all project areas to 80% cover, minimum. All applicable inspection and maintenance activities shall continue until the 80% cover is met. Any silt removal will be disposed either off site or on site and immediately stabilized in accordance with the practices of this plan.

All documentation related to this SWPPP and post construction monitoring reports, shall be kept by the owner for five years after project completion. These inspections will be certified by a Professional Engineer and a copy of the inspection report will be furnished to the Municipality.

The stormwater management area has to be inspected once per year but it's recommended to be inspected twice per year, one of them being in the early spring and maintenance done at least twice per year. The emergency spillway should be mowed and cleared of obstructions. Remove buildup of trash, vegetation, or sediment during every inspection. Additional information is included in Appendix R.

9.0 SUMMARY

The proposed project requires stormwater management practices which conform to NYSDEC regulations. The proposed standard stormwater management practices will also result in a net decrease in peak runoff from the site while meeting the NYSDEC requirements for Runoff Reduction, Water Quality and Channel Protection. Continued monitoring of the practices included in this plan will be provided by the owner and a designated SWPPP Inspector.

The following appendices of this report illustrate the additional requirements and specifications for stormwater pollution prevention. All practices included in this report and incorporated in the proposed project have been designed in compliance with the NYS Storm Water Design Manual and NYS Standards and Specifications for Erosion and Sediment Control.

APPENDICES

APPENDIX A: *SWPPP PRACTICES PROCEDURES AND CERTIFICATIONS*

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION			
Project Name and Location: (Latitude, Longitude, or Address)		Ayrault Townhomes 347 Ayrault Rd Fairport, NY 14450	
Description: (Purpose and Types of Soil Disturbing Activities)			
Runoff Coefficient/Soils Conditions:	The runoff coefficient impervious area is 0.9 and 0.2 for the grass areas. The soils on-site consist of silty loams with hydrologic soil class "C".		
Site Area:			

Sequence of Major Activities	
The order of activities will be as follows: **1. Install silt fences, stabilized construction entrance and other erosion control measures.** **2. Protect vegetation to remain.** **3. Construct temporary sediment basins including grading, and stabilization.** **4. Strip and stockpile topsoil as necessary.** **5. Conduct mass earth moving activities.** **6. Install utilities including storm sewers.** **7. Box parking lot or road ways.** **8. Install parking or road Subbase and continue monitoring of erosion control.** **9. Stabilize disturbed areas and stockpiles within 7 days of last construction activity in all areas.** **10. Construct Stormwater Management practices** **11. Final grading, seeding, and mulching of all disturbed areas.** 12. **When all work areas are complete and the entire areas are stabilized, remove the erosion control measures.**	
Name of Receiving Waters:	Cross Canal Brook

CONTROLS

Erosion and Sediment Controls

Stabilization Practices

Temporary Stabilization - Topsoil will be replaced onsite or removed from the site. Disturbed portions of the site where construction activity temporarily ceases for at least 7 days will be stabilized with temporary seed and mulch no later than 7 days from the last construction activity in that area. The temporary seed shall be Rye (grain) applied at the rate of 120 pounds per acre. Prior to seeding, 2,000 pounds per acre of ground agricultural limestone and 1,000 pounds per acre of 10-10-10 fertilizer shall be applied. If applicable, areas of the site which are to be paved will be temporarily stabilized by applying geotextile and stone sub-base until bituminous pavement can be applied.

Permanent Stabilization - Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 7 days after the last construction activity. The permanent seed mix shall be as indicated on the plans and specifications.

Stormwater Management

The proposed Infiltration basin will provide stormwater quality and siltation control post construction. The areas which are not graded as part of this project will remain untouched. When construction has been completed all surfaces will be restored and erosion control measures removed after all turf areas are established. After construction has been completed the siltation basins will be cleaned of all construction debris, then filled and stabilized.

Post Construction Stormwater Management/Maintenance Procedures

Once the stormwater management areas are permanently stabilized and operating properly, an annual inspection is required. This shall consist of:

- A visual inspection of the outlet structure and removal of any debris that may affect its performance.
- A visual inspection of the earthen berm. Signs of erosion or areas lacking vegetation should be identified and corrected.
- Provide a report summarizing the above to the Town in a format acceptable to their office.
- See attached GP-25-001 for additional inspection requirements
- Stormwater management areas shall be maintained a minimum of 3 times per growing season.

OTHER CONTROLS

Waste Disposal:

Waste Material - All waste material will be collected and stored in a metal dumpster rented from a NYSDEC approved hauler, which is a licensed solid waste management company. The dumpster will meet all local and state solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of once per week or more often if necessary, and the trash will be hauled to a NYSDEC approved dump. No construction waste material will be buried on site. All personnel will be instructed regarding the correct procedures for waste disposal. Notices stating these practices will be posted in the office trailer and the individual who manages the day-to-day operations will be responsible for seeing that these procedures are followed.

Hazardous Waste – All hazardous waste materials will be disposed of in a manner specified by local and state regulations or by the manufacturer. Site personnel will be instructed in these practices and the individual who manages the day-to-day operations will be responsible for seeing that these practices are followed.

Sanitary Waste – If portable units are used, all sanitary waste will be collected from the portable units a minimum of three times per week by a licensed sanitary waste management contractor, as required by local regulation.

Offsite Vehicle Tracking:

The paved streets adjacent to the site will be swept daily to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

TIMING OF CONTROLS/MEASURES

As indicated in the Sequence of Major Activities, the erosion and sedimentation control measures, including silt fence, will be constructed prior to clearing or grading of any other portions of the 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. Once construction activity ceases permanently in an area, that area will be stabilized with permanent seed and mulch.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The stormwater collection and discharge complies with the NYSDEC requirements of the New York State Stormwater Management Design Manual.

MAINTENANCE/INSPECTION PROCEDURES

Erosion and Sediment Control Inspection and Maintenance Practices

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls:

- All control measures will be inspected at least once each week if there is 5 acres or less of disturbance. Twice a week if more than 5 acres is disturbed.
- All measures will be maintained in good working order; if a repair is necessary; it will be initiated within 24 hours or report.
- Built-up sediment will be removed from silt fence when it has reached one-third the height of the fence.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and health of growth.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- The site superintendent will select individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
- Personnel selected for inspection and maintenance responsibilities will receive training from the site superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used on-site in good working order.

Non-Stormwater Discharges

No non-stormwater discharges will occur from the site during the period, except the following:
It is expected that the following non-storm water discharges will occur from the site during the construction period:

- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- Uncontaminated groundwater (from dewatering excavation).

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present on-site during construction:

Select Granular Fill	Topsoil	HDPE Pipe
Precast Concrete	Mulch	Construction Signs
Concrete	Joint Sealant	Sign Panels & Sign Supports
Seed	Electric Cable	Metal Frames & Grates
Steel Conduit	Asphalt Tack Coat	SDR-35 PVC Pipe
Subbase Course	Asphalt Concrete	

SPILL PREVENTION

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

Good Housekeeping:

The following good housekeeping practices will be followed on-site during the construction project:

- An effort will be made to store only enough product required to do the job.
- All materials stored on-site will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturers' recommendations for proper use and disposal will be followed.
- The site superintendent will inspect daily to ensure proper use and disposal of materials on-site.

Hazardous Products:

These practices are used to reduce the risks associated with hazardous materials:

- Products will be kept in original containers unless they are not re-sealable.
- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and state recommended methods of proper disposal will be followed.

SPILL PREVENTION (Continued)

Product Specific Practices

The following product specific practices will be followed on-site:

Petroleum Products:

All on-site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Fuel oil for construction machinery will be stored in an above-ground tank with a suitable containment system. Material safety data sheets will be filed in the site superintendent's trailer. Any asphalt substances used on-site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. The contents of any partially used bags of fertilizer will be transferred to resealable plastic bags to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system, but will be properly disposed of according to manufacturers' instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on site.

Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area on-site. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with hazardous substance.
- Reportable spills of any petroleum-based material will be reported to the appropriate state or local government agency.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The site superintendent responsible for the day-to-day operations will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer on-site.

6:333 3UHSDUHU &HUWLILF

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name	Ayrault Townhomes
eNOI Submission ID:	
Owner/Operator Name	DTST Erie Holdings LLC

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

David		Cox

SWPPP Preparer)LU1/DWP H 0, 6:333 3UHS/DDUVHWU 1DPH

8/28/26

6LJQDWXUH 'DWH

5HYLVHG4XDU\

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: Ayrault Townhomes

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Karl		Schuler
Owner/Operator First Name	MI	Owner/Operator Last Name

_____

Signature

_____

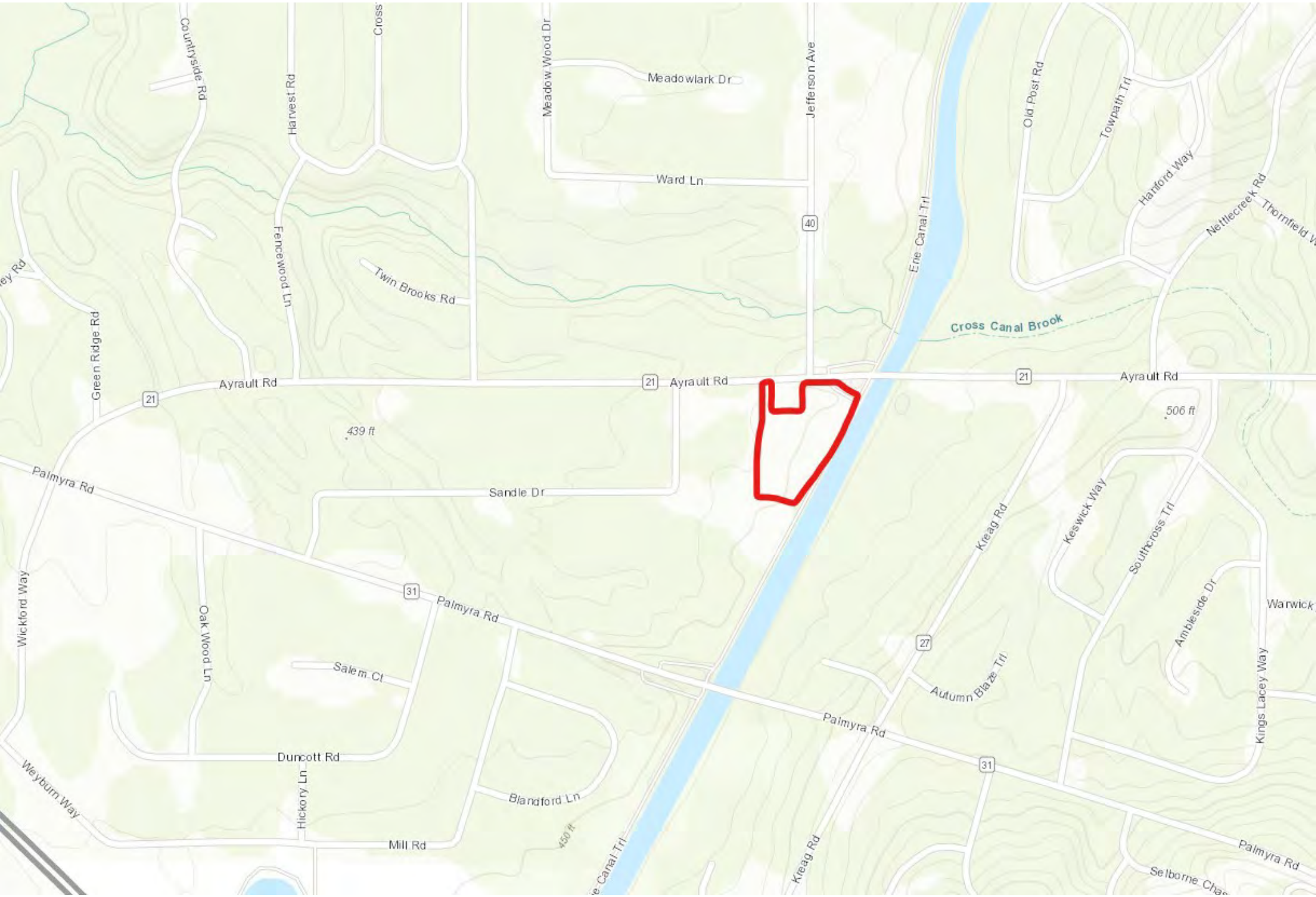
Date

Revised: January 2025

APPENDIX B: *AERIAL PHOTOGRAPH*


AERIAL PHOTOGRAPH
347 AYRAULT ROAD, PERINTON, NY
[redacted]
Old Post Rd
Jefferson Ave
Ayrault Rd
SITE
Sandle Dr
Erie Canal Heritage Trail
Kreag Rd
Keswick Way
Google Earth
© 2018 Google
N
600 ft

APPENDIX C: *USGS QUADRANGLE MAP*


Countryside Rd
Harvest Rd
Meadow Wood Dr
Meadowlark Dr
Jefferson Ave
Old Post Rd
Towpath Trl
Hanford Way
Nettlecreek Rd
Thornfield W
Ward Ln
40
Erie Canal Trl
Fencewood Ln
Twin Brooks Rd
Cross Canal Brook
Green Ridge Rd
21
Ayrault Rd
21
Ayrault Rd
21
Ayrault Rd
439 ft
506 ft
Palmyra Rd
Sandle Dr
Kreag Rd
Keswick Way
Southcross Trl
Ambleside Dr
Warwick
Wickford Way
31
Palmyra Rd
Oak Wood Ln
27
Salem Ct
Autumn Blaze Trl
Kings Lacey Way
Palmyra Rd
31
Duncott Rd
Weyburn Way
Hickory Ln
Blandford Ln
Mill Rd
450 ft
Erie Canal Trl
Kreag Rd
Palmyra Rd
Selborne Chas

APPENDIX D: *ENVIRONMENTAL RESOURCE MAPPER*

Env Resource Mapper



August 28, 2026

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, iPC, New York State, Vantor

NYS Department of Environmental Conservation
Not a legal document

APPENDIX E: *WETLAND MAPPING*

U.S. Fish and Wildlife Service
National Wetlands Inventory

Federal Wetlands



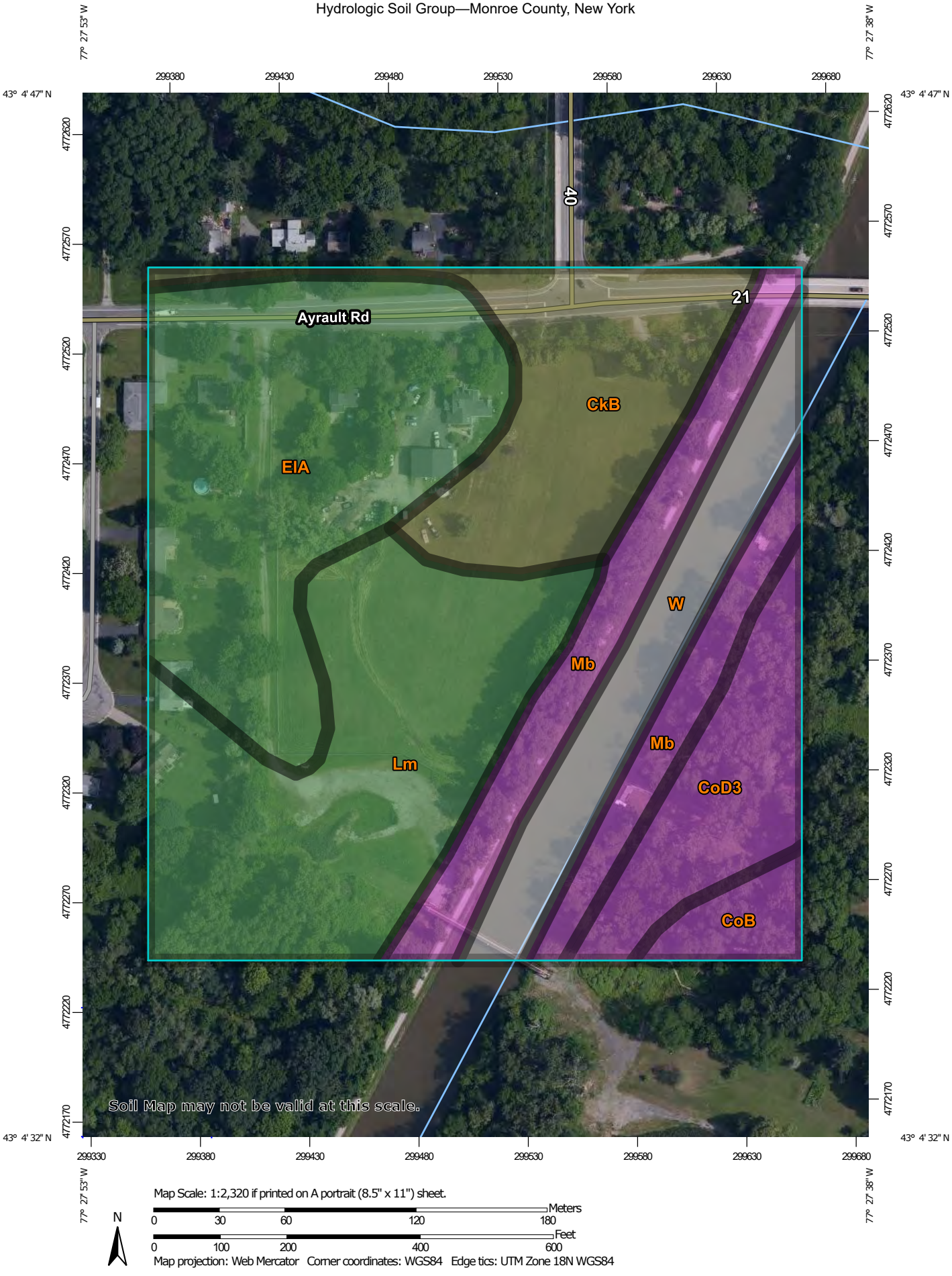
October 9, 2017

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX F: *SOILS MAP*


77° 27' 53" W
77° 27' 38" W
43° 4' 47" N
43° 4' 32" N
299380
299430
299480
299530
299580
299630
299680
299330
4772620
4772570
4772520
4772470
4772420
4772370
4772320
4772270
4772220
4772170
40
21
Ayrault Rd
CkB
ElA
W
Mb
Mb
Lm
CoD3
CoB
Soil Map may not be valid at this scale.
Map Scale: 1:2,320 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 30 60 120 180
Feet
0 100 200 400 600
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monroe County, New York
Survey Area Data: Version 18, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 7, 2019—Jul 8, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CkB	Claverack loamy fine sand, 2 to 6 percent slopes	C/D	3.5	14.9%
CoB	Colonie loamy fine sand, 0 to 6 percent slopes	A	0.6	2.5%
CoD3	Colonie loamy fine sand, 12 to 20 percent slopes eroded	A	2.0	8.5%
ElA	Elnora loamy fine sand, 0 to 2 percent slopes	A/D	6.1	26.0%
Lm	Lamson very fine sandy loam	A/D	5.8	24.8%
Mb	Made land	A	3.3	14.1%
W	Water		2.2	9.2%
Totals for Area of Interest			**23.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

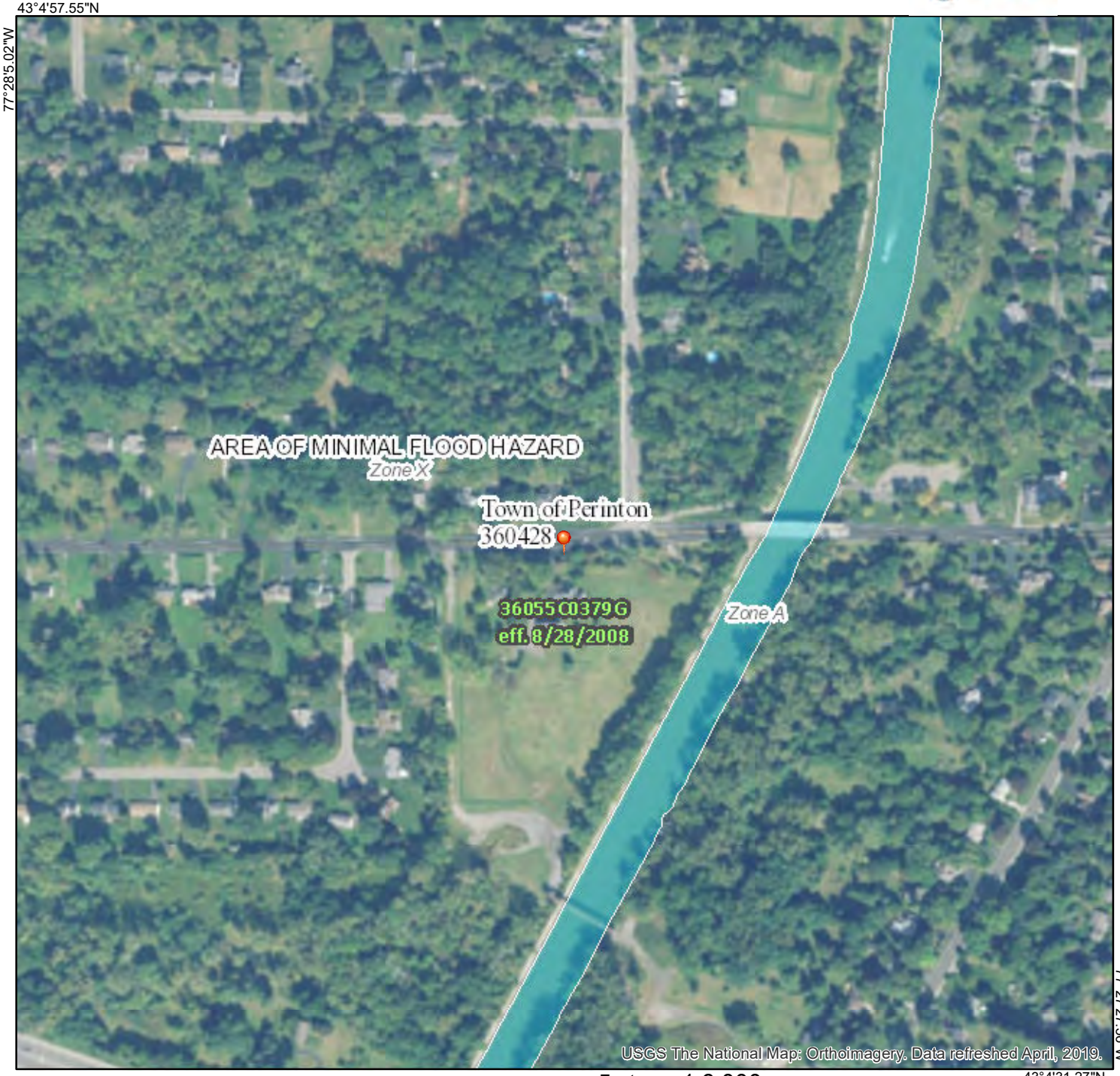
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX G: *FEMA MAPPING*

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- **SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) *Zone A, V, A99*
  - With BFE or Depth *Zone AE, AO, AH, VE, AR*
  - Regulatory Floodway
- **OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
  - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
  - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
  - Area with Flood Risk due to Levee *Zone D*
- **OTHER AREAS**
  - NO SCREEN — Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Zone D*
- **GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- **OTHER FEATURES**
  - 20.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- **MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

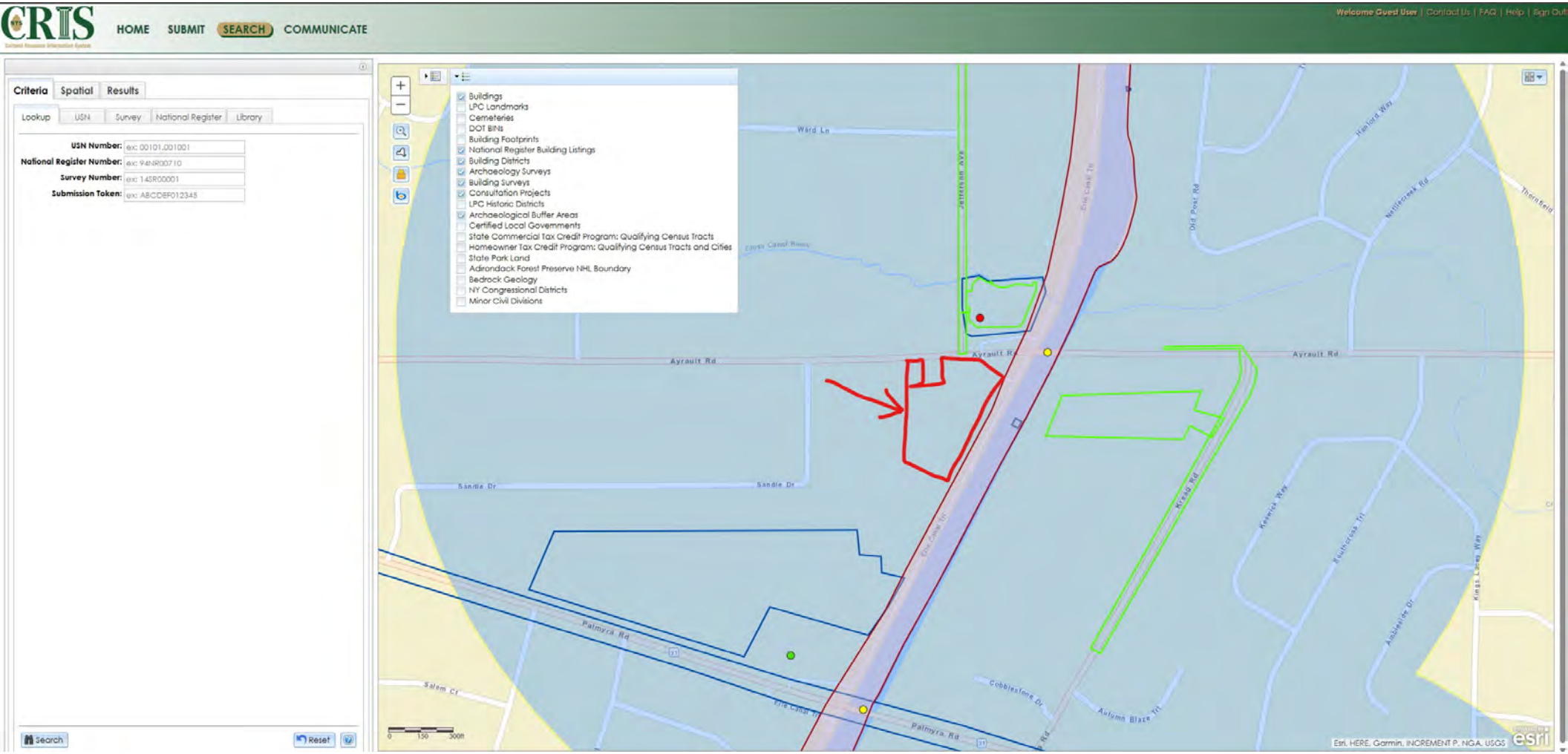
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/7/2020 at 8:33:18 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX H: *ARCHEOLOGICAL SENSITIVE AREAS MAP*


CRIS
HOME
SUBMIT
SEARCH
COMMUNICATE
Welcome Guest User | Contact Us | FAQ | Help | Sign Out
Criteria
Spatial
Results
Lookup
USN
Survey
National Register
Library
USN Number:
ex: 00101,001001
National Register Number:
ex: 94NR00710
Survey Number:
ex: 14SR00001
Submission Token:
ex: ABCDEF012345
Search
Reset
Buildings
LPC Landmarks
Cemeteries
DOT BINs
Building Footprints
National Register Building Listings
Building Districts
Archaeology Surveys
Building Surveys
Consultation Projects
LPC Historic Districts
Archaeological Buffer Areas
Certified Local Governments
State Commercial Tax Credit Program: Qualifying Census Tracts
Homeowner Tax Credit Program: Qualifying Census Tracts and Cities
State Park Land
Adirondack Forest Preserve NHL Boundary
Bedrock Geology
NY Congressional Districts
Minor Civil Divisions
Ward Ln
Ayrault Rd
Sandie Dr
Palmyra Rd
Salem Ct
Erie Canal Trl
Old Post Rd
Nottencreek Rd
Kinsley Rd
Kenrick Way
Cobblestone Dr
Autumn Blaze Trl
Esri, HERE, Garmin, INCREMENT P, NGA, USGS
esri

APPENDIX I: *CURVE NUMBER CALCULATIONS*

Weighted Cn Chart Ayrault Townhomes

Ayrault Townhomes
20182575
8/28/2026

EXISTING DRAINAGE AREA 1

Soil Name	Land Use	Detail	Soil Type	Cn	Area (Acre)	Cn*Area
CkB	Open Spaces lawn Parks etc	Good condition, grass cover 75% or more	D	80	1.03	82
EIA	Open Spaces lawn Parks etc	Good condition, grass cover 75% or more	D	80	0.40	32

Total Area x Cn	114
Total Area	1.43

Weighted CN	**80.00**

Weighted Cn Chart Ayrault Townhomes

EXISTING DRAINAGE AREA 2

Ayrault Townhomes
20182575
8/28/2026

Soil Name	Land Use	Detail	Soil Type	Cn	Area (Acre)	Cn*Area
CkB	Open Spaces lawn Parks etc	Good condition, grass cover 75% or more	D	80	1.09	87
Lm	Open Spaces lawn Parks etc	Good condition, grass cover 75% or more	D	80	2.60	208
EIA	Open Spaces lawn Parks etc	Good condition, grass cover 75% or more	D	80	0.83	66

Total Area x Cn	362
Total Area	4.52

Weighted CN	**80.00**

Weighted Cn Chart Ayrault Townhomes

Ayrault Townhomes
20182575
8/28/2026

EXISTING DRAINAGE AREA 3

Soil Name	Land Use	Detail	Soil Type	Cn	Area (Acre)	Cn*Area
EIA	Open Spaces lawn Parks etc	Good condition, grass cover 75% or more	D	80	0.82	66

Total Area x Cn	66
Total Area	0.82

Weighted CN	**80.00**

Weighted Cn Chart Ayrault Townhomes

Ayrault Townhomes
20182575
8/28/2026

PROPOSED DRAINAGE AREA 1

Soil Name	Land Use	Detail	Soil Type	Cn	Area (Acre)	Cn*Area
	Impervious	Standard		98	0.17	17
EIA, CkB, Lm	Open Spaces lawn Parks etc	Good condition, grass cover 75% or more	D	80	0.85	68

Total Area x Cn	84.7
Total Area	1.02

Weighted CN	**83.00**

Weighted Cn Chart Ayrault Townhomes

Ayrault Townhomes
20182575
8/28/2026

PROPOSED DRAINAGE AREA 1

Soil Name	Land Use	Detail	Soil Type	Cn	Area (Acre)	Cn*Area
	Impervious	Standard		98	2.44	239
EIA, CkB, Lm	Open Spaces lawn Parks etc	Good condition, grass cover 75% or more	D	80	2.83	226

Total Area x Cn	466
Total Area	5.27

Weighted CN	**88.3**

Weighted Cn Chart Ayrault Townhomes

Ayrault Townhomes
20182575
8/28/2026

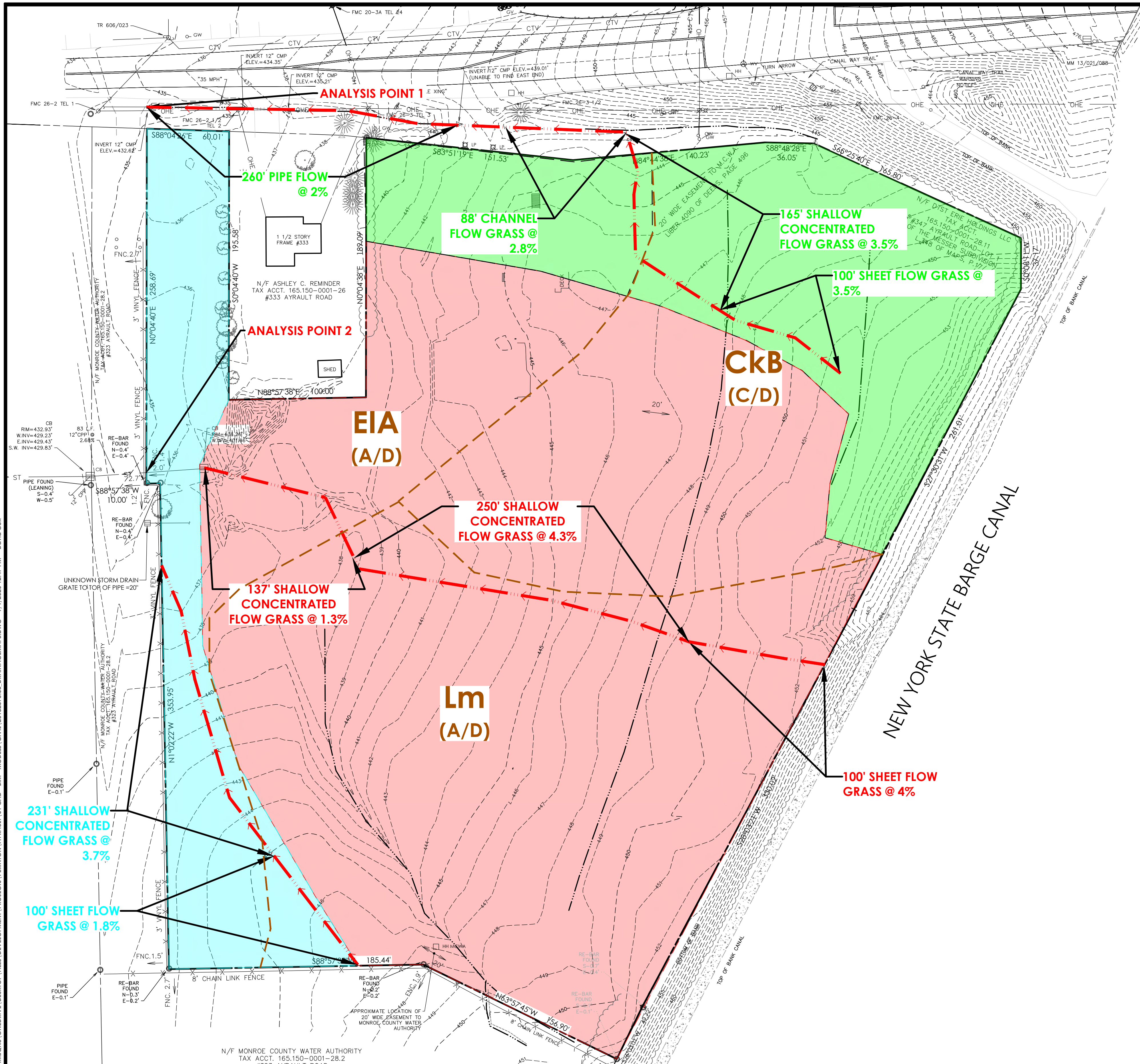
PROPOSED DRAINAGE AREA 3

Soil Name	Land Use	Detail	Soil Type	Cn	Area (Acre)	Cn*Area
	Impervious	Standard		98	0	
EIA, CkB, Lm	Open Spaces lawn Parks etc	Good condition, grass cover 75% or more	D	80	0.48	38

Total Area x Cn	38
Total Area	0.48

Weighted CN	**80.00**

APPENDIX J: *HYDROGRAPH CALCULATIONS*



HORIZONTAL SCALE

40 0 20 40 80

SCALE: 1"=40'

Existing Drainage Area 1	
Area (acres):	1.43
Cn Value:	80.00
Tc (Min.):	18.60

Existing Drainage Area 2	
Area (acres):	4.52
Cn Value:	80.00
Tc (Min.):	

Existing Drainage Area 3	
Area (acres):	0.82
Cn Value:	80.00
Tc (Min.):	

EXDA #1

EXDA #2

EXDA #3

Tc PATH

SOIL BOUNDARY

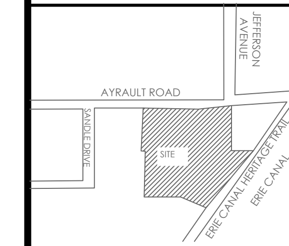
PROPERTY LINE

Ub — SOIL ABBREVIATION

(C/D) — SOIL RATING

COX

ENGINEERING



LOCATION SKETCH

N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

NO.	DATE	BY	DESCRIPTION
1	.	.	.
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

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AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**

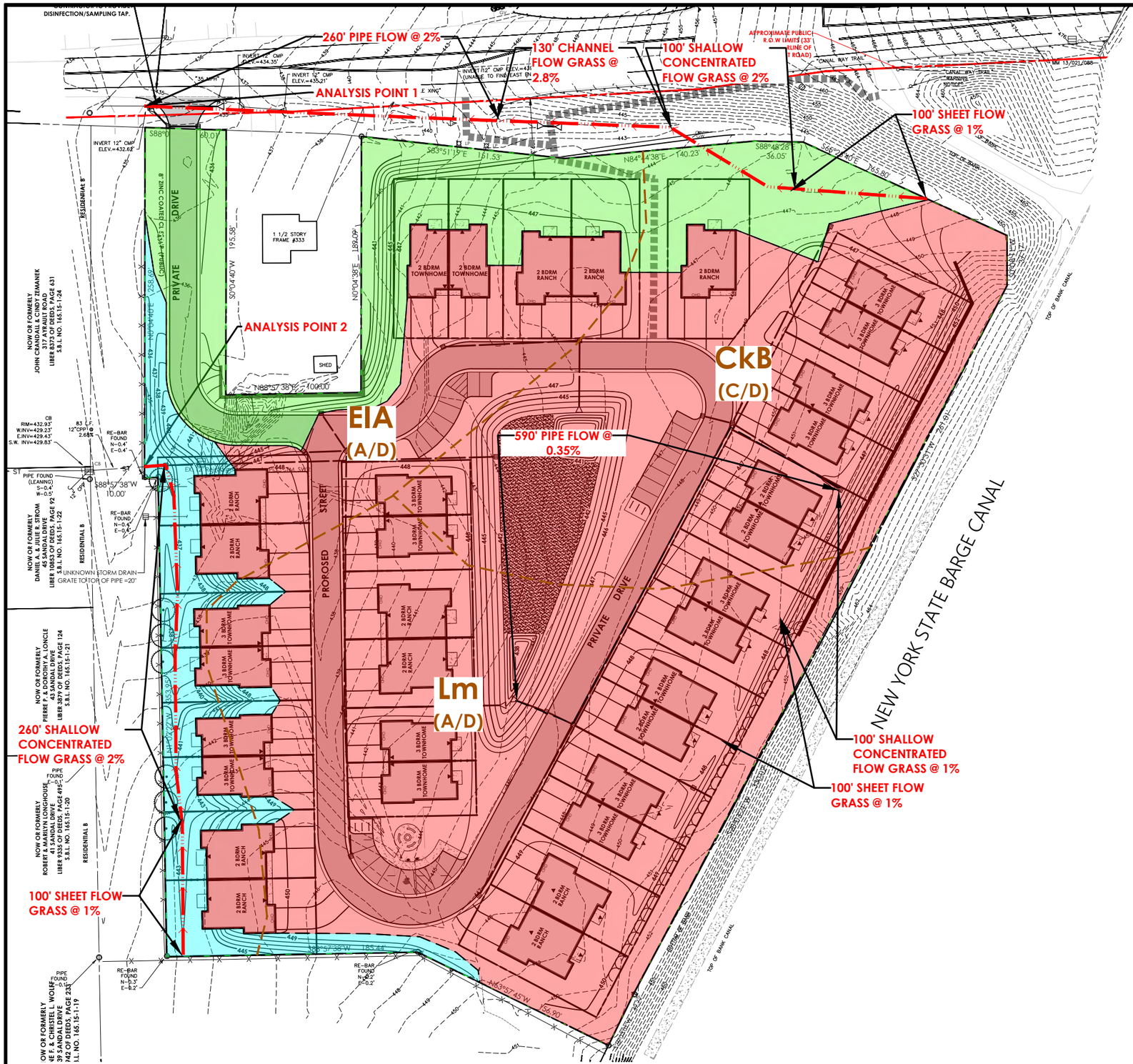
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.:

DATE: SEPTEMBER 2026

C:\USERS\DCOX.BTMJQN3\ONEDRIVE\DESKTOP\FILES\DEVELOPMENT\PROJECTS\PERINTON\AYRAULT\01 CAD - BIM - MODELS\CIVIL\20182575.03_DRAINAGEMAPS.DWG 9/1/2026 12:47 PM David Cox



HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

N

Proposed Drainage Area 1	
Area (acres):	1.02
Cn Value:	83
Tc (Min.):	6.00

Proposed Drainage Area 2	
Area (acres):	5.27
Cn Value:	88.3
Tc (Min.):	6.00

Proposed Drainage Area 3	
Area (acres):	0.48
Cn Value:	80
Tc (Min.):	6.00

PRDA #1
PRDA #2
PRDA #3
Tc PATH
SOIL BOUNDARY
PROPERTY LINE
Ub SOIL ABBREVIATION
(C/D) SOIL RATING

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
DAVID LEE COX
092455
LICENSED PROFESSIONAL ENGINEER

CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER: DAVID COX PE

NO.	DATE	BY	DESCRIPTION
1	.	.	.
2			
3			
4			
5			
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8			
9			
10			
11			
12			
13			

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AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.:

DATE: SEPTEMBER 2026

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	0.793	1.136	-------	-------	2.382	3.429	4.414	5.593	EX-1 - Analysis Pt 1
2	SCS Runoff	------	2.506	3.589	-------	-------	7.528	10.84	13.95	17.68	EX-2
3	SCS Runoff	------	0.411	0.593	-------	-------	1.250	1.805	2.327	2.953	EX-3
4	Combine	2, 3	2.908	4.174	-------	-------	8.718	12.57	16.19	20.53	Ex Analysis Pt 2
10	SCS Runoff	------	0.741	1.012	-------	-------	1.975	2.755	3.477	4.334	PR-1 - Analysis Pt 1
11	SCS Runoff	------	6.023	7.687	-------	-------	13.16	17.38	21.20	25.66	PR-2
12	SCS Runoff	------	0.241	0.347	-------	-------	0.731	1.056	1.362	1.729	PR-3
13	Reservoir	11	0.676	0.721	-------	-------	0.824	0.881	2.809	2.934	PR-2 Thru Pond
14	Combine	12, 13	0.839	1.012	-------	-------	1.500	1.862	3.154	4.437	PR Analysis Pt 2
30	Combine	1, 2, 3,	3.701	5.310	-------	-------	11.10	16.00	20.60	26.12	TOTAL EX
31	Combine	10,	0.741	1.012	-------	-------	1.975	2.755	3.477	4.334	TOTAL PR

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

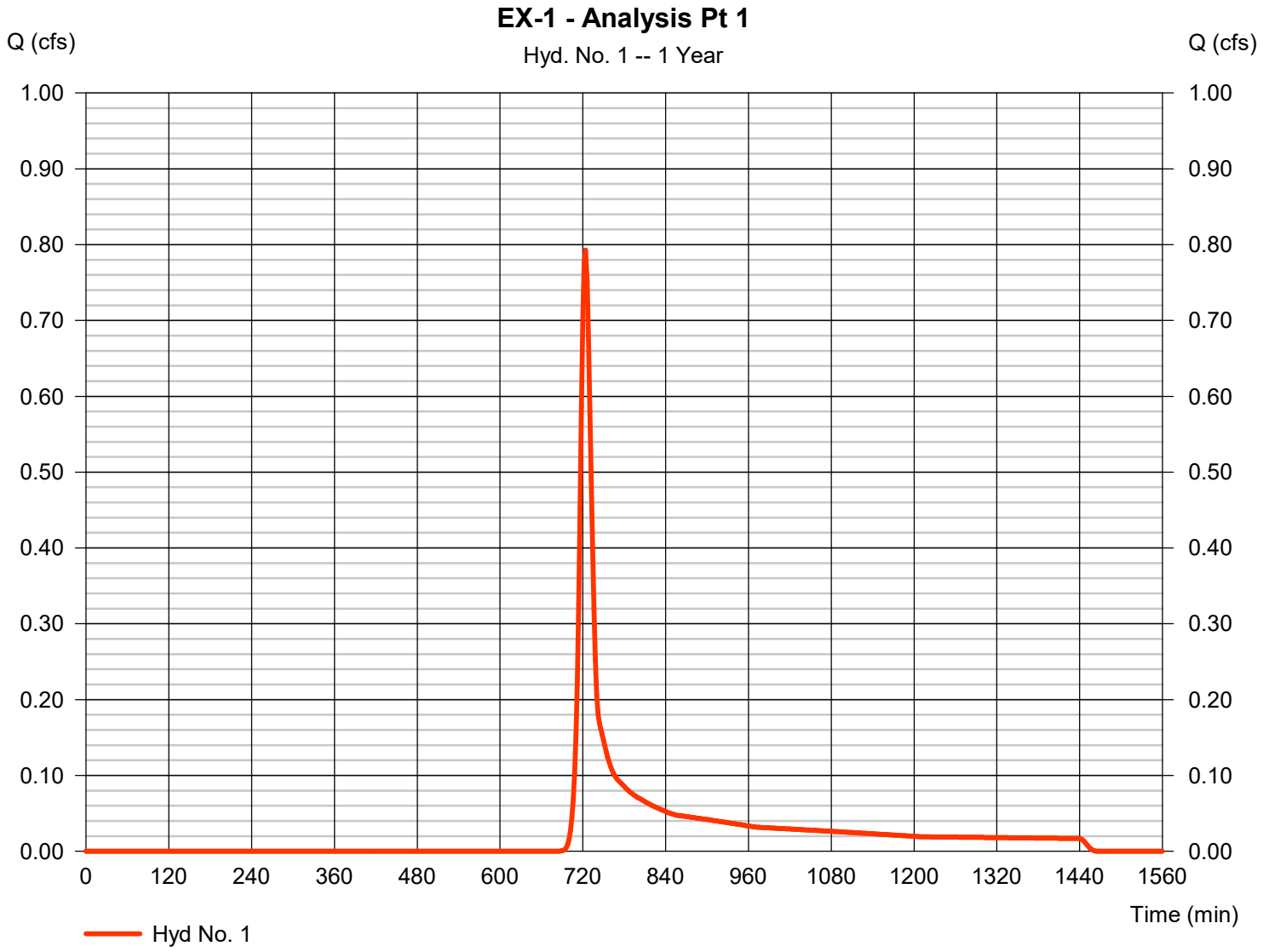
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.793	2	724	2,425	------	------	------	EX-1 - Analysis Pt 1
2	SCS Runoff	2.506	2	724	7,665	------	------	------	EX-2
3	SCS Runoff	0.411	2	726	1,426	------	------	------	EX-3
4	Combine	2.908	2	724	9,092	2, 3	------	------	Ex Analysis Pt 2
10	SCS Runoff	0.741	2	724	2,171	------	------	------	PR-1 - Analysis Pt 1
11	SCS Runoff	6.023	2	722	16,917	------	------	------	PR-2
12	SCS Runoff	0.241	2	726	835	------	------	------	PR-3
13	Reservoir	0.676	2	760	16,912	11	442.08	7,688	PR-2 Thru Pond
14	Combine	0.839	2	730	17,747	12, 13	------	------	PR Analysis Pt 2
30	Combine	3.701	2	724	11,517	1, 2, 3,	------	------	TOTAL EX
31	Combine	0.741	2	724	2,171	10,	------	------	TOTAL PR

Hydrograph Report

Hyd. No. 1

EX-1 - Analysis Pt 1

Hydrograph type	= SCS Runoff	Peak discharge	= 0.793 cfs
Storm frequency	= 1 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 2,425 cuft
Drainage area	= 1.430 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.70 min
Total precip.	= 1.86 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No. 1

EX-1 - Analysis Pt 1

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.16		0.00		0.00		
Land slope (%)	= 3.50		0.00		0.00		
Travel Time (min)	**= 13.89**	**+**	**0.00**	**+**	**0.00**	**=**	**13.89**
Shallow Concentrated Flow							
Flow length (ft)	= 165.00		0.00		0.00		
Watercourse slope (%)	= 3.50		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.02		0.00		0.00		
Travel Time (min)	**= 0.91**	**+**	**0.00**	**+**	**0.00**	**=**	**0.91**
Channel Flow							
X sectional flow area (sqft)	= 0.79		12.00		0.00		
Wetted perimeter (ft)	= 3.14		12.00		0.00		
Channel slope (%)	= 2.00		2.80		0.00		
Manning's n-value	= 0.015		0.026		0.015		
Velocity (ft/s)	=5.55						
			9.59				
					0.00		
Flow length (ft)	({0})260.0		88.0		0.0		
Travel Time (min)	**= 0.78**	**+**	**0.15**	**+**	**0.00**	**=**	**0.93**

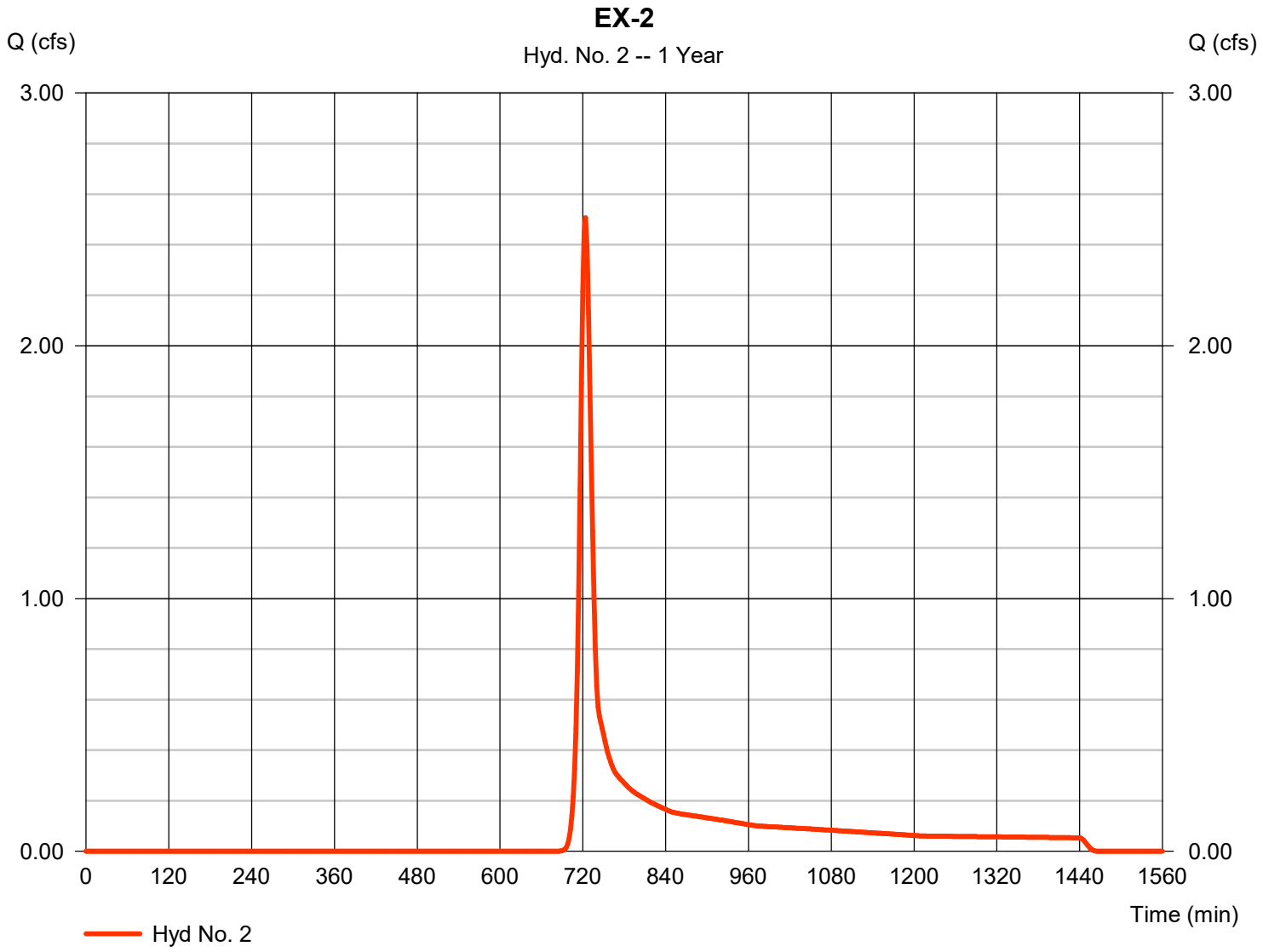
Total Travel Time, Tc ..... 15.70 min

Hydrograph Report

Hyd. No. 2

EX-2

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.506 cfs
Storm frequency	=	1 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	7,665 cuft
Drainage area	=	4.520 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	15.60 min
Total precip.	=	1.86 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



TR55 Tc Worksheet

Hyd. No. 2

EX-2

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.16		0.00		0.00		
Land slope (%)	= 4.00		0.00		0.00		
Travel Time (min)	**= 13.16**	**+**	**0.00**	**+**	**0.00**	**=**	**13.16**
Shallow Concentrated Flow							
Flow length (ft)	= 250.00		137.00		0.00		
Watercourse slope (%)	= 4.30		1.30		0.00		
Surface description	= Unpaved		Unpaved		Paved		
Average velocity (ft/s)	=3.35		1.84		0.00		
Travel Time (min)	**= 1.25**	**+**	**1.24**	**+**	**0.00**	**=**	**2.49**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

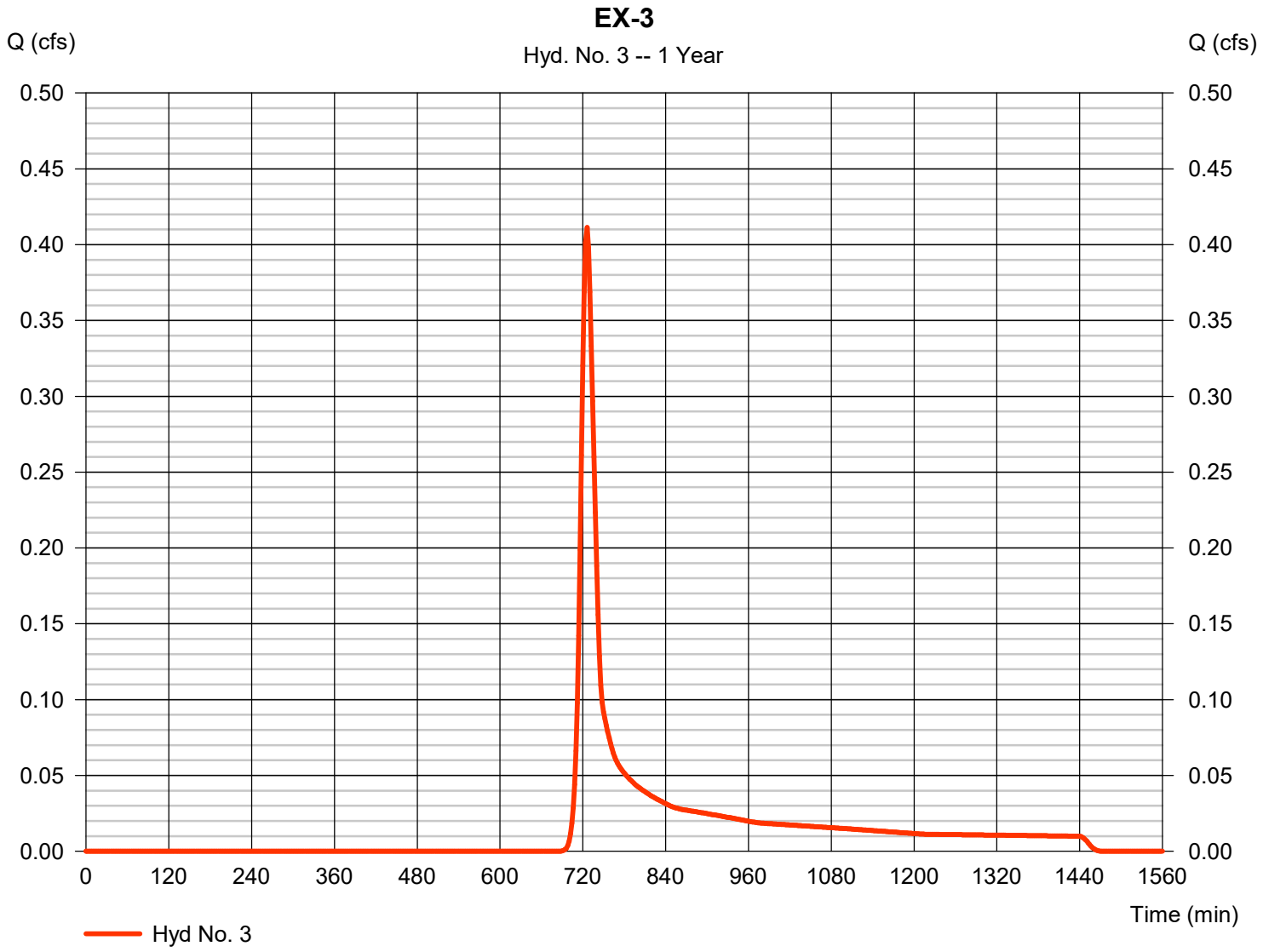
Total Travel Time, Tc ..... 15.60 min

Hydrograph Report

Hyd. No. 3

EX-3

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.411 cfs
Storm frequency	=	1 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	1,426 cuft
Drainage area	=	0.820 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	19.40 min
Total precip.	=	1.86 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



TR55 Tc Worksheet

Hyd. No. 3

EX-3

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.16		0.00		0.00		
Land slope (%)	= 1.80		0.00		0.00		
Travel Time (min)	**= 18.12**	**+**	**0.00**	**+**	**0.00**	**=**	**18.12**
Shallow Concentrated Flow							
Flow length (ft)	= 231.00		0.00		0.00		
Watercourse slope (%)	= 3.70		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.10		0.00		0.00		
Travel Time (min)	**= 1.24**	**+**	**0.00**	**+**	**0.00**	**=**	**1.24**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

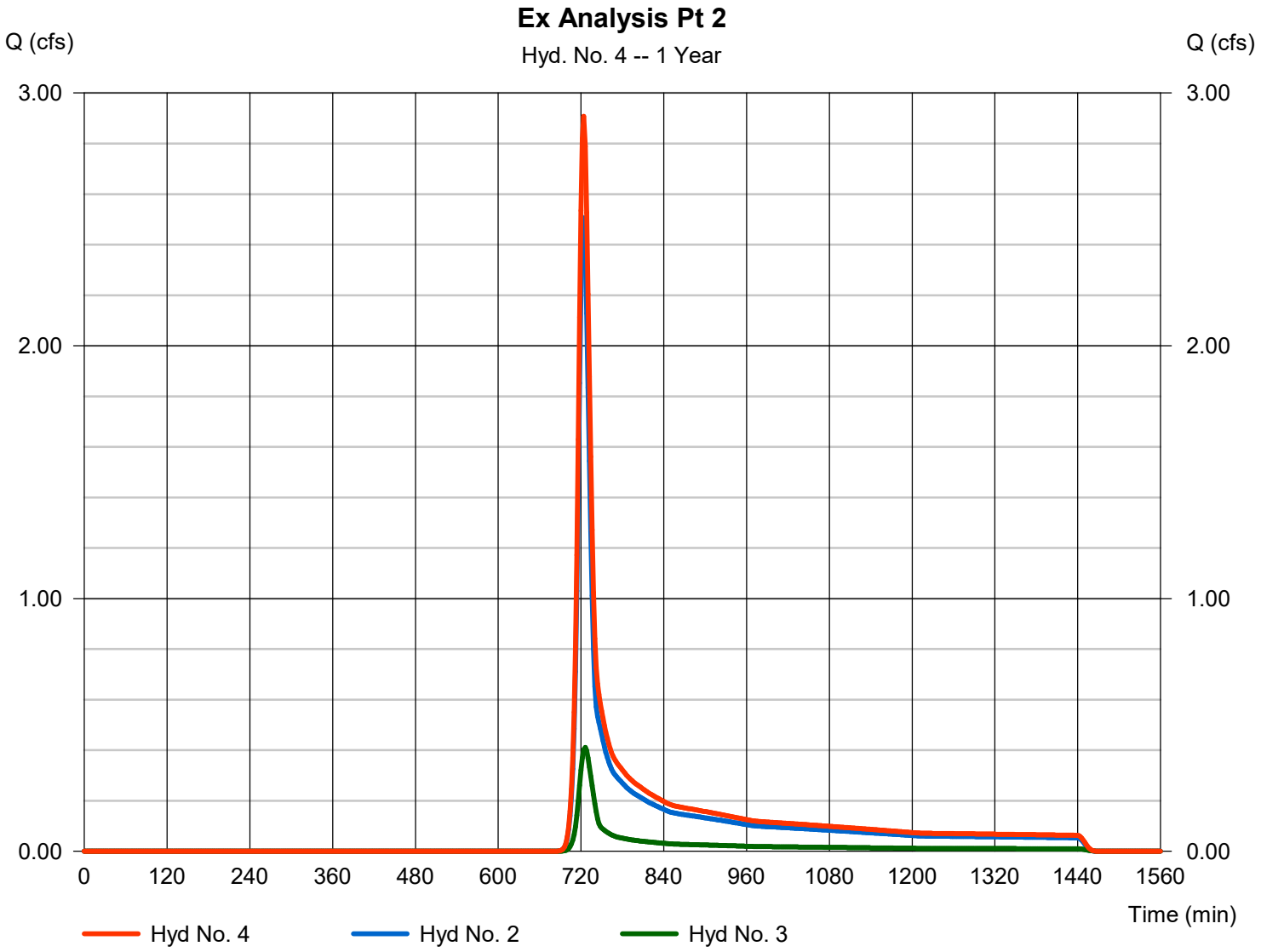
Total Travel Time, Tc ..... 19.40 min

Hydrograph Report

Hyd. No. 4

Ex Analysis Pt 2

Hydrograph type	= Combine	Peak discharge	= 2.908 cfs
Storm frequency	= 1 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 9,092 cuft
Inflow hyds.	= 2, 3	Contrib. drain. area	= 5.340 ac

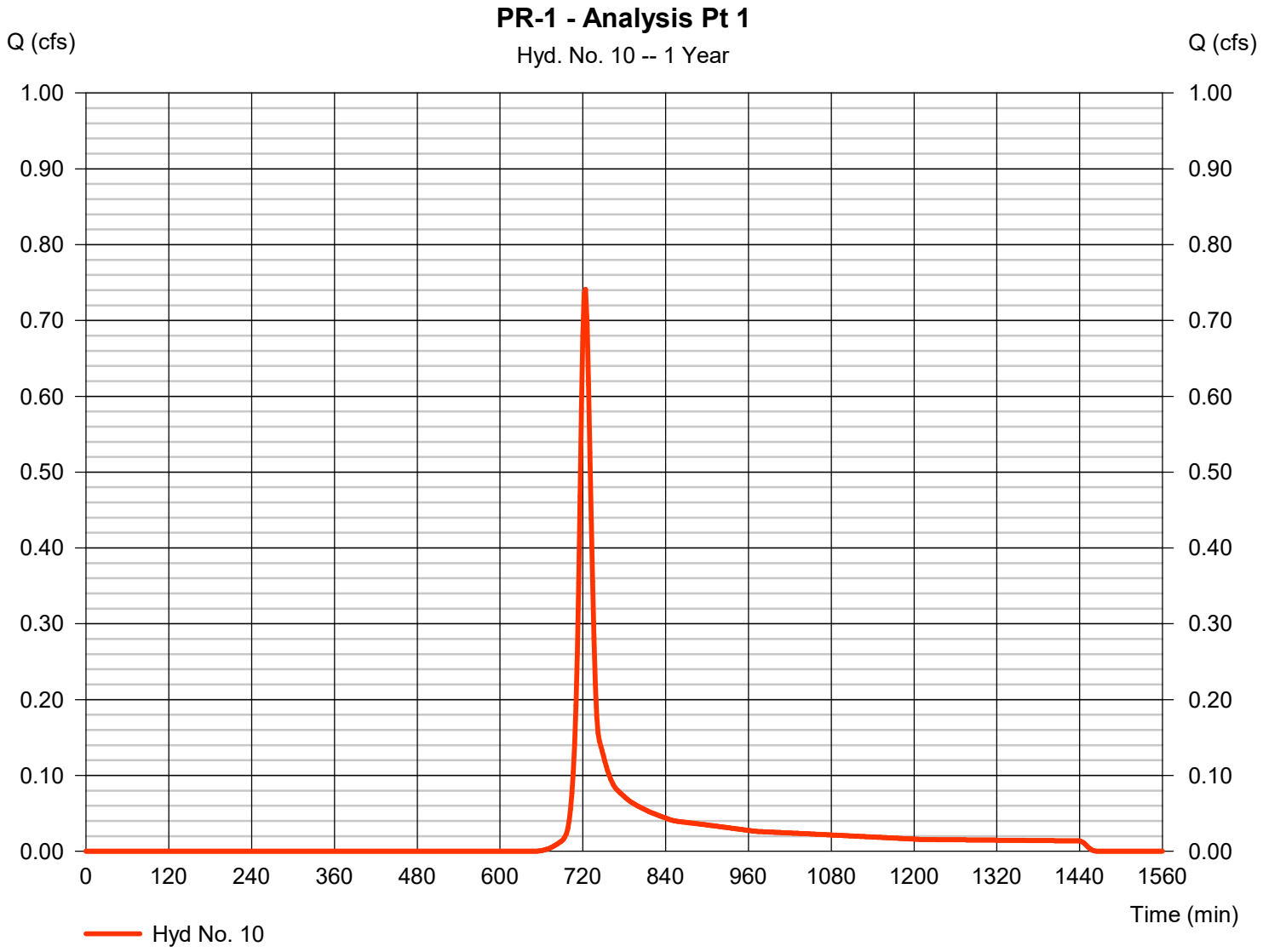


Hydrograph Report

Hyd. No. 10

PR-1 - Analysis Pt 1

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.741 cfs
Storm frequency	=	1 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	2,171 cuft
Drainage area	=	1.020 ac	Curve number	=	83
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	15.70 min
Total precip.	=	1.86 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



TR55 Tc Worksheet

Hyd. No. 10

PR-1 - Analysis Pt 1

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 2.16		0.00		0.00		
Land slope (%)	= 3.50		0.00		0.00		
Travel Time (min)	**= 13.89**	**+**	**0.00**	**+**	**0.00**	**=**	**13.89**
Shallow Concentrated Flow							
Flow length (ft)	= 165.00		0.00		0.00		
Watercourse slope (%)	= 3.50		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.02		0.00		0.00		
Travel Time (min)	**= 0.91**	**+**	**0.00**	**+**	**0.00**	**=**	**0.91**
Channel Flow							
X sectional flow area (sqft)	= 0.78		12.00		0.00		
Wetted perimeter (ft)	= 3.14		12.00		0.00		
Channel slope (%)	= 2.00		2.80		0.00		
Manning's n-value	= 0.015		0.024		0.015		
Velocity (ft/s)	=5.53						
			10.39				
					0.00		
Flow length (ft)	({0})260.0		88.0		0.0		
Travel Time (min)	**= 0.78**	**+**	**0.14**	**+**	**0.00**	**=**	**0.93**

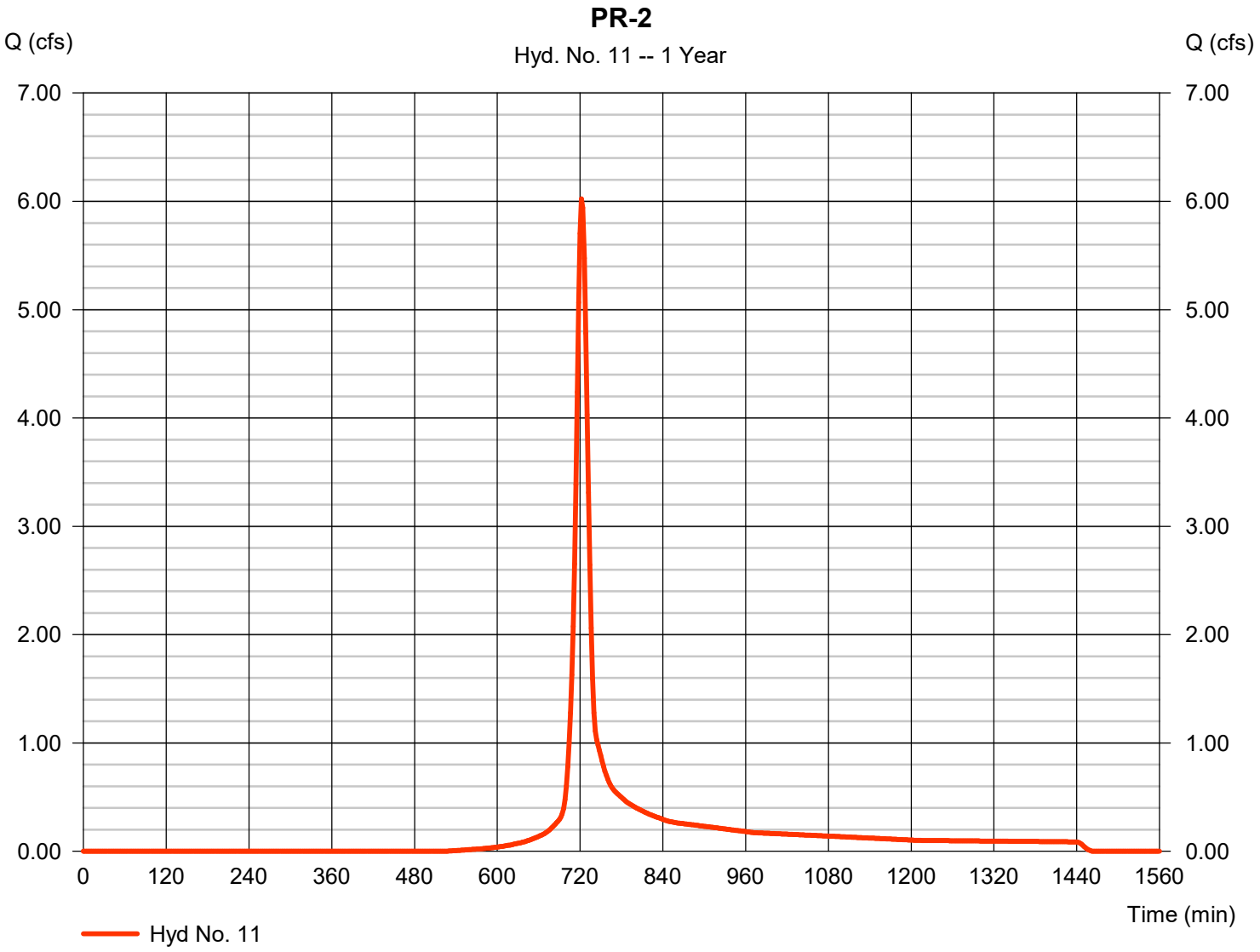
Total Travel Time, Tc ..... 15.70 min

Hydrograph Report

Hyd. No. 11

PR-2

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.023 cfs
Storm frequency	=	1 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	16,917 cuft
Drainage area	=	5.270 ac	Curve number	=	88.9
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	15.60 min
Total precip.	=	1.86 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

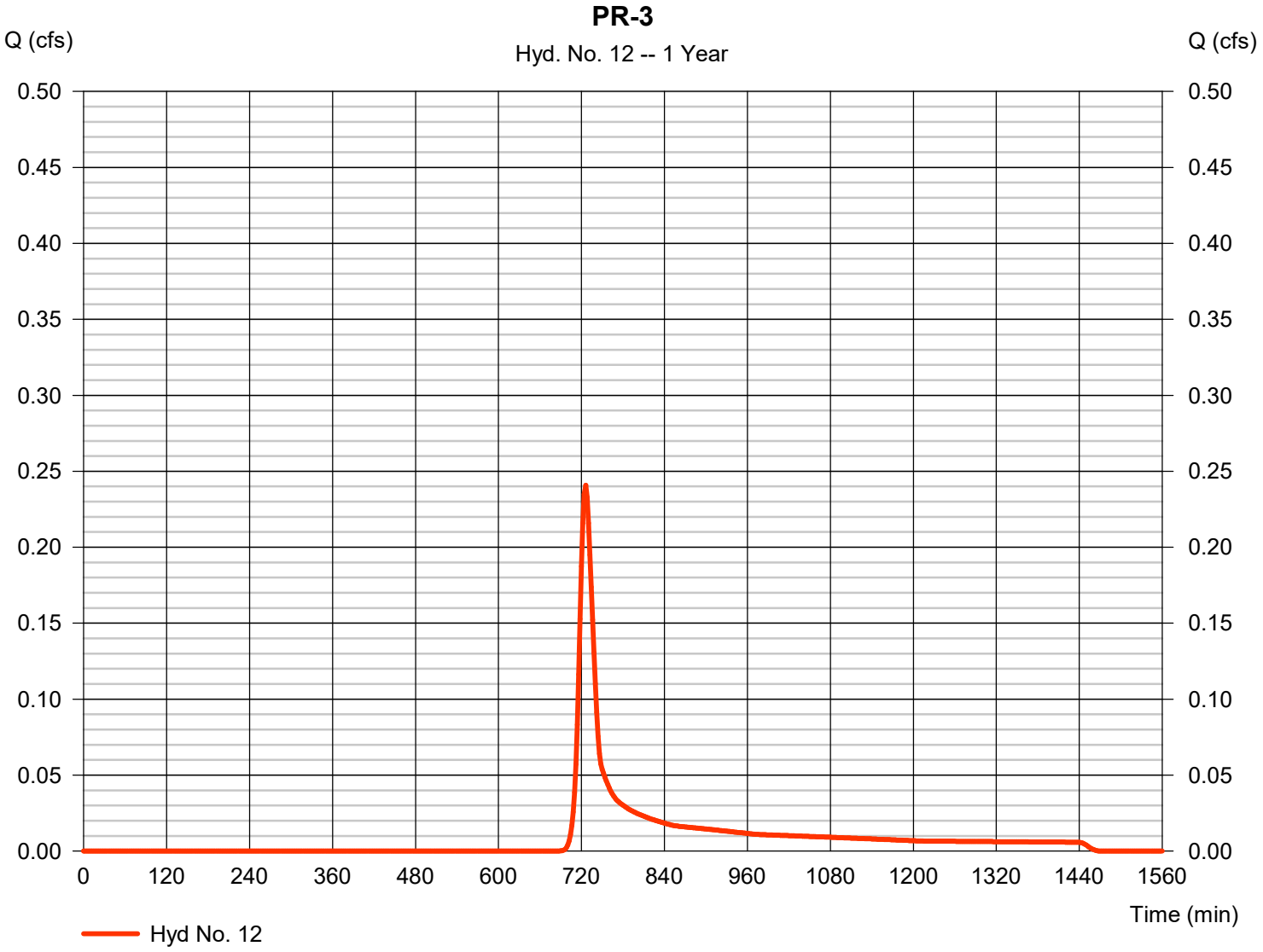


Hydrograph Report

Hyd. No. 12

PR-3

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.241 cfs
Storm frequency	=	1 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	835 cuft
Drainage area	=	0.480 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	19.40 min
Total precip.	=	1.86 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



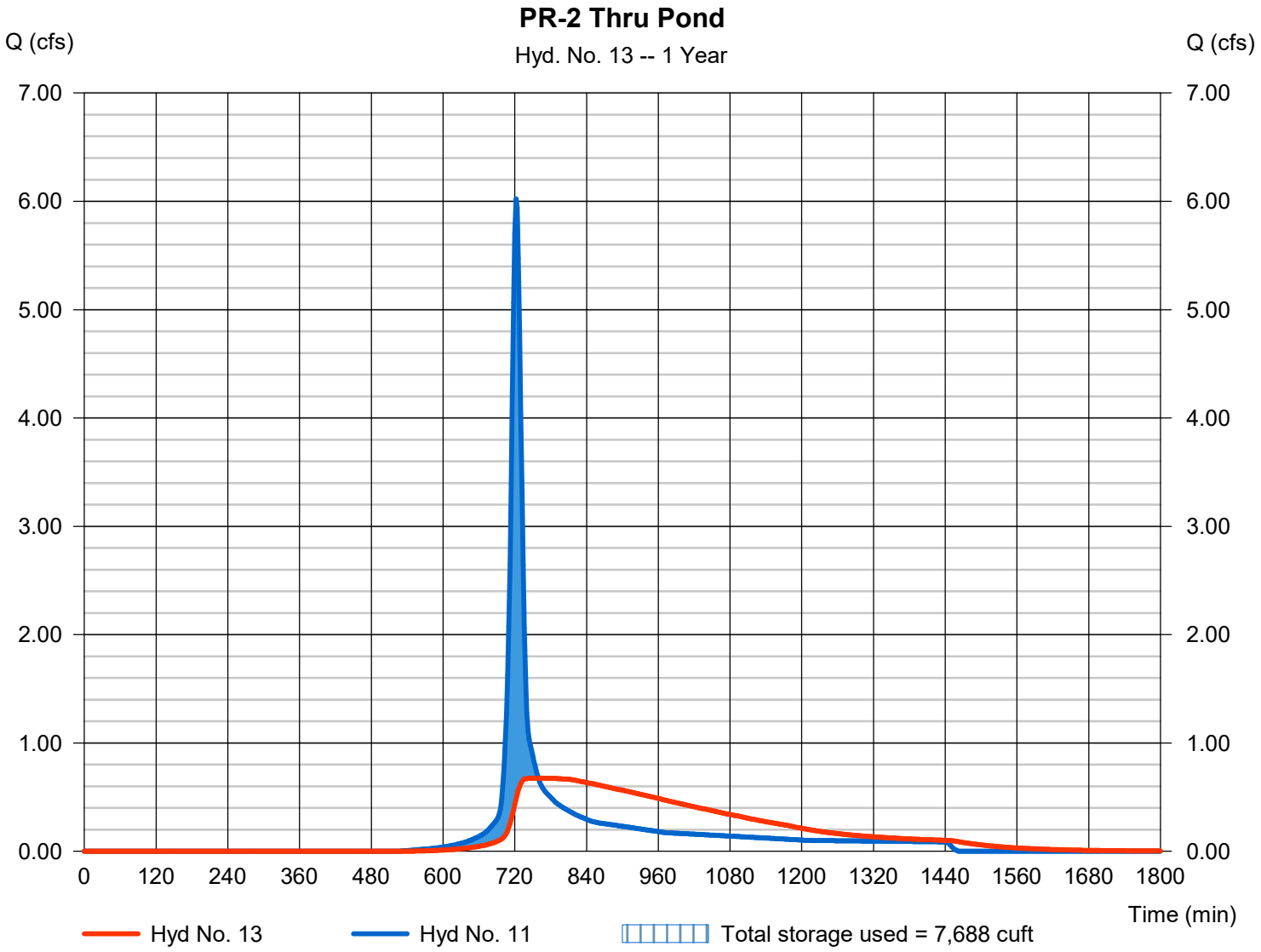
Hydrograph Report

Hyd. No. 13

PR-2 Thru Pond

Hydrograph type	=	Reservoir	Peak discharge	=	0.676 cfs
Storm frequency	=	1 yrs	Time to peak	=	760 min
Time interval	=	2 min	Hyd. volume	=	16,912 cuft
Inflow hyd. No.	=	11 - PR-2	Max. Elevation	=	442.08 ft
Reservoir name	=	Pond	Max. Storage	=	7,688 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - Pond

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 439.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	439.00	3,666	0	0
3.00	442.00	1,074	7,110	7,110
4.00	443.00	12,603	6,839	13,948
5.00	444.00	14,888	13,746	27,694
6.00	445.00	17,290	16,089	43,783
7.00	446.00	19,790	18,540	62,323

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	4.00	0.00	0.00
Span (in)	= 8.00	4.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 439.00	439.00	0.00	0.00
Length (ft)	= 244.00	0.00	0.00	0.00
Slope (%)	= 4.52	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

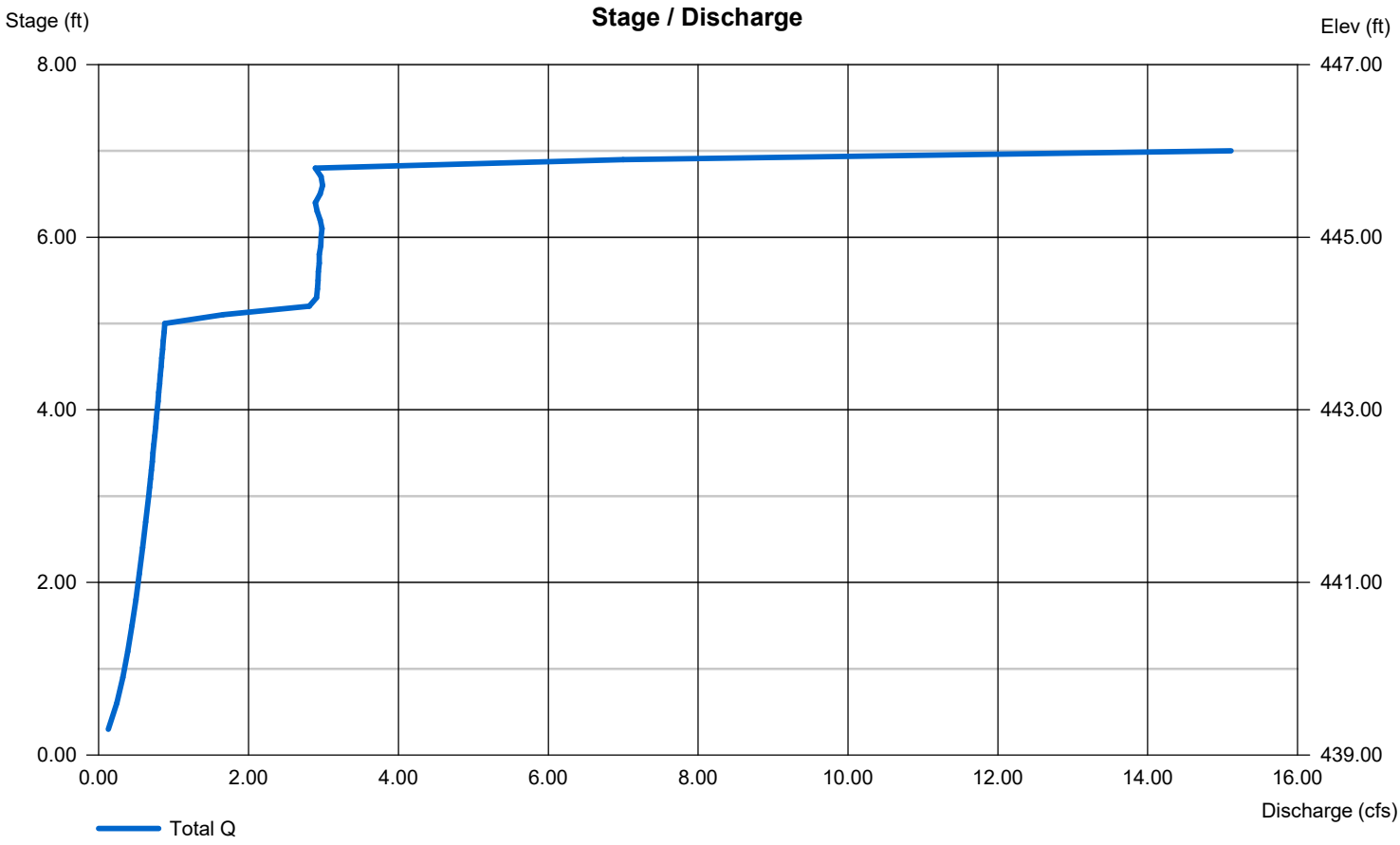
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 8.00	50.00	0.00	0.00
Crest El. (ft)	= 444.00	445.80	0.00	0.00
Weir Coeff.	= 3.33	2.70	3.33	3.33
Weir Type	= 1	Ciplti	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

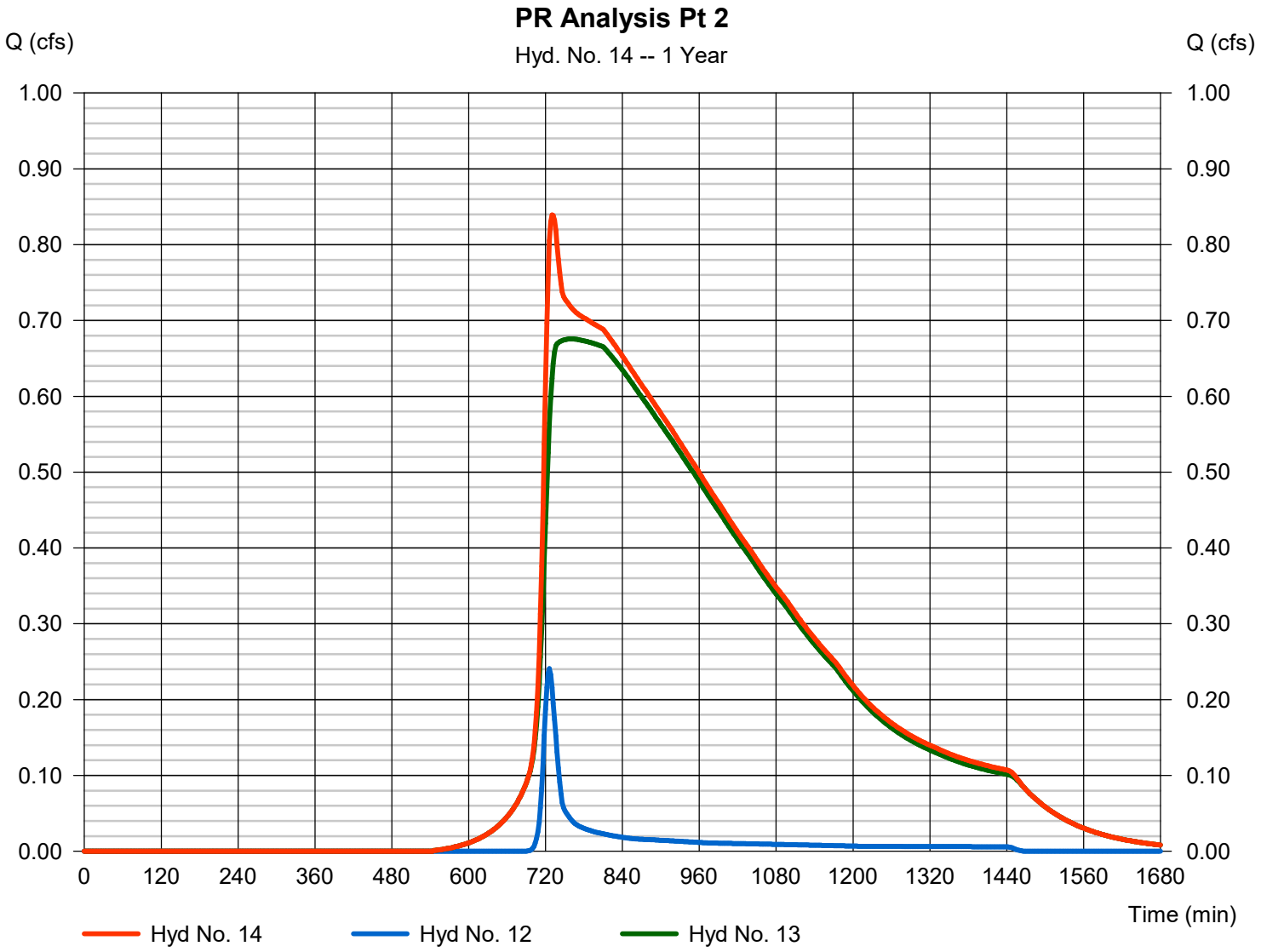


Hydrograph Report

Hyd. No. 14

PR Analysis Pt 2

Hydrograph type	= Combine	Peak discharge	= 0.839 cfs
Storm frequency	= 1 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 17,747 cuft
Inflow hyds.	= 12, 13	Contrib. drain. area	= 0.480 ac

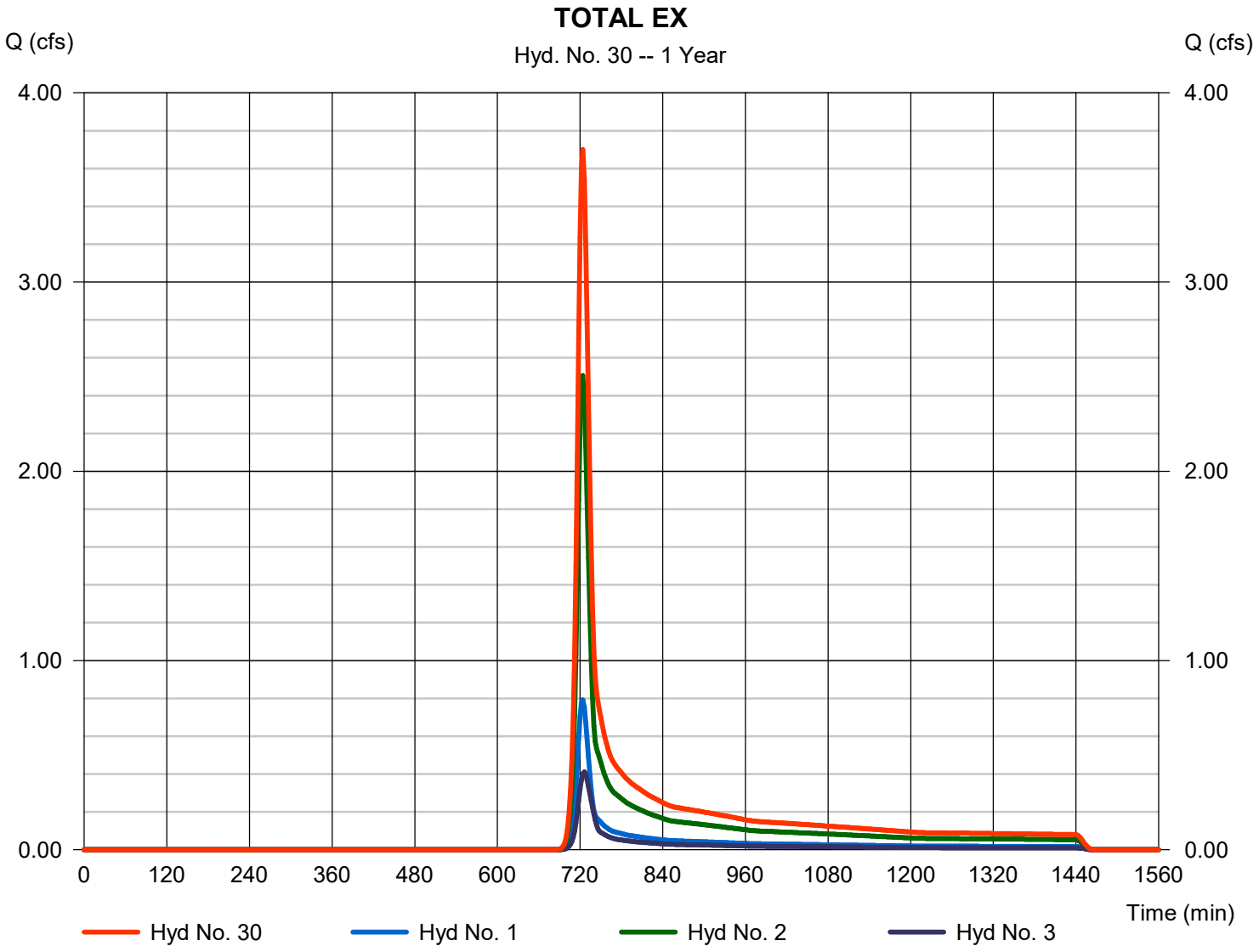


Hydrograph Report

Hyd. No. 30

TOTAL EX

Hydrograph type	= Combine	Peak discharge	= 3.701 cfs
Storm frequency	= 1 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 11,517 cuft
Inflow hyds.	= 1, 2, 3	Contrib. drain. area	= 6.770 ac

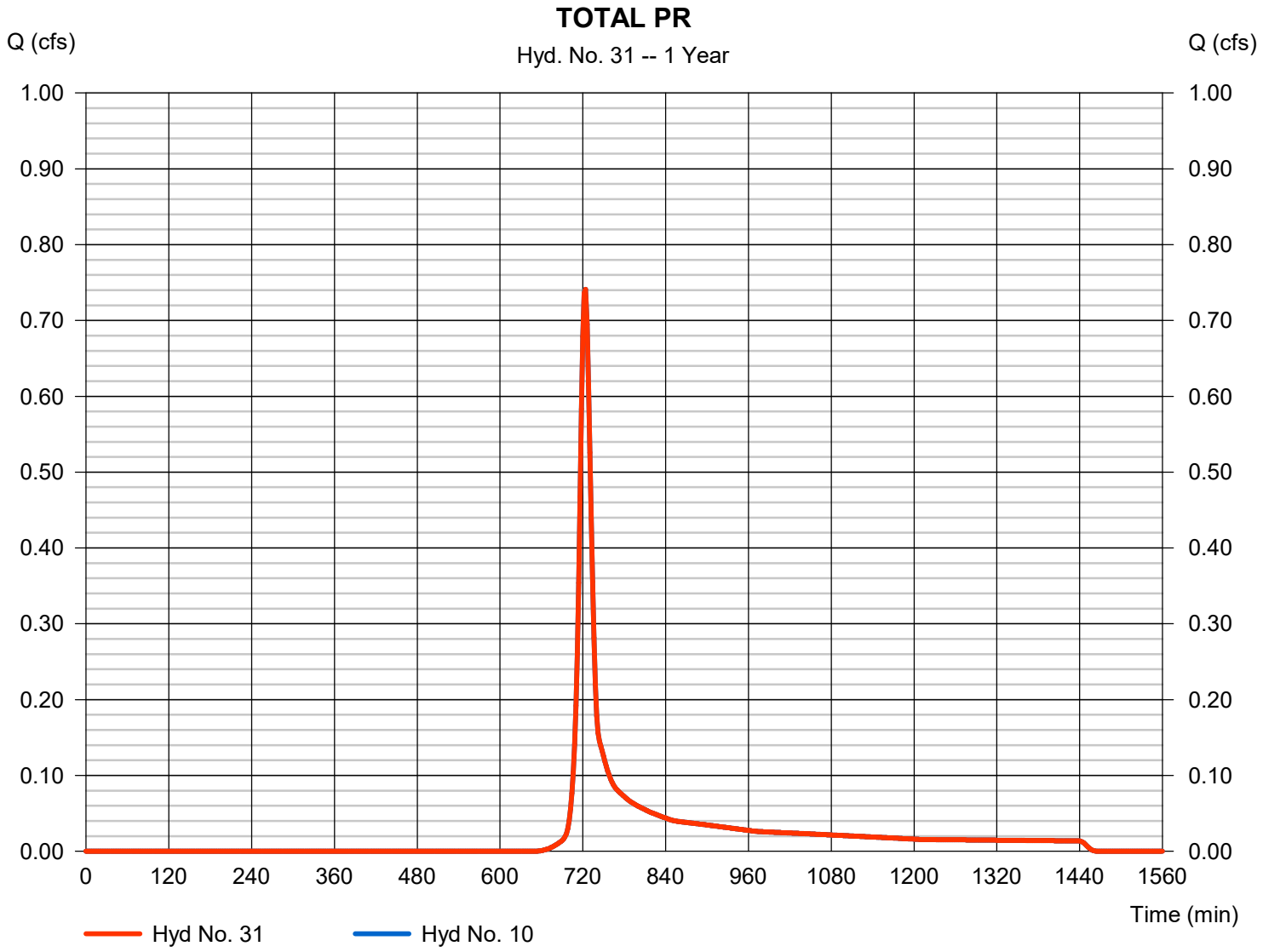


Hydrograph Report

Hyd. No. 31

TOTAL PR

Hydrograph type	= Combine	Peak discharge	= 0.741 cfs
Storm frequency	= 1 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 2,171 cuft
Inflow hyds.	= 10	Contrib. drain. area	= 1.020 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.136	2	724	3,352	------	------	------	EX-1 - Analysis Pt 1
2	SCS Runoff	3.589	2	724	10,597	------	------	------	EX-2
3	SCS Runoff	0.593	2	726	1,972	------	------	------	EX-3
4	Combine	4.174	2	724	12,568	2, 3	------	------	Ex Analysis Pt 2
10	SCS Runoff	1.012	2	722	2,912	------	------	------	PR-1 - Analysis Pt 1
11	SCS Runoff	7.687	2	722	21,547	------	------	------	PR-2
12	SCS Runoff	0.347	2	726	1,154	------	------	------	PR-3
13	Reservoir	0.721	2	766	21,541	11	442.47	10,299	PR-2 Thru Pond
14	Combine	1.012	2	726	22,696	12, 13	------	------	PR Analysis Pt 2
30	Combine	5.310	2	724	15,921	1, 2, 3,	------	------	TOTAL EX
31	Combine	1.012	2	722	2,912	10,	------	------	TOTAL PR

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.382	2	722	6,747	------	------	------	EX-1 - Analysis Pt 1
2	SCS Runoff	7.528	2	722	21,326	------	------	------	EX-2
3	SCS Runoff	1.250	2	724	3,968	------	------	------	EX-3
4	Combine	8.718	2	724	25,294	2, 3	------	------	Ex Analysis Pt 2
10	SCS Runoff	1.975	2	722	5,544	------	------	------	PR-1 - Analysis Pt 1
11	SCS Runoff	13.16	2	722	37,138	------	------	------	PR-2
12	SCS Runoff	0.731	2	724	2,323	------	------	------	PR-3
13	Reservoir	0.824	2	796	37,132	11	443.42	19,723	PR-2 Thru Pond
14	Combine	1.500	2	726	39,455	12, 13	------	------	PR Analysis Pt 2
30	Combine	11.10	2	722	32,041	1, 2, 3,	------	------	TOTAL EX
31	Combine	1.975	2	722	5,544	10,	------	------	TOTAL PR

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.429	2	722	9,626	------	------	------	EX-1 - Analysis Pt 1
2	SCS Runoff	10.84	2	722	30,428	------	------	------	EX-2
3	SCS Runoff	1.805	2	724	5,662	------	------	------	EX-3
4	Combine	12.57	2	722	36,089	2, 3	------	------	Ex Analysis Pt 2
10	SCS Runoff	2.755	2	722	7,723	------	------	------	PR-1 - Analysis Pt 1
11	SCS Runoff	17.38	2	722	49,512	------	------	------	PR-2
12	SCS Runoff	1.056	2	724	3,314	------	------	------	PR-3
13	Reservoir	0.881	2	816	49,507	11	444.00	27,675	PR-2 Thru Pond
14	Combine	1.862	2	726	52,821	12, 13	------	------	PR Analysis Pt 2
30	Combine	16.00	2	722	45,716	1, 2, 3,	------	------	TOTAL EX
31	Combine	2.755	2	722	7,723	10,	------	------	TOTAL PR

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	4.414	2	722	12,372	------	------	------	EX-1 - Analysis Pt 1
2	SCS Runoff	13.95	2	722	39,106	------	------	------	EX-2
3	SCS Runoff	2.327	2	724	7,276	------	------	------	EX-3
4	Combine	16.19	2	722	46,382	2, 3	------	------	Ex Analysis Pt 2
10	SCS Runoff	3.477	2	722	9,775	------	------	------	PR-1 - Analysis Pt 1
11	SCS Runoff	21.20	2	722	60,921	------	------	------	PR-2
12	SCS Runoff	1.362	2	724	4,259	------	------	------	PR-3
13	Reservoir	2.809	2	748	60,916	11	444.20	30,929	PR-2 Thru Pond
14	Combine	3.154	2	740	65,175	12, 13	------	------	PR Analysis Pt 2
30	Combine	20.60	2	722	58,754	1, 2, 3,	------	------	TOTAL EX
31	Combine	3.477	2	722	9,775	10,	------	------	TOTAL PR

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	5.593	2	722	15,706	------	------	------	EX-1 - Analysis Pt 1
2	SCS Runoff	17.68	2	722	49,644	------	------	------	EX-2
3	SCS Runoff	2.953	2	724	9,237	------	------	------	EX-3
4	Combine	20.53	2	722	58,881	2, 3	------	------	Ex Analysis Pt 2
10	SCS Runoff	4.334	2	722	12,245	------	------	------	PR-1 - Analysis Pt 1
11	SCS Runoff	25.66	2	722	74,450	------	------	------	PR-2
12	SCS Runoff	1.729	2	724	5,407	------	------	------	PR-3
13	Reservoir	2.934	2	754	74,445	11	444.63	37,794	PR-2 Thru Pond
14	Combine	4.437	2	728	79,852	12, 13	------	------	PR Analysis Pt 2
30	Combine	26.12	2	722	74,587	1, 2, 3,	------	------	TOTAL EX
31	Combine	4.334	2	722	12,245	10,	------	------	TOTAL PR

Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	69.8703	13.1000	0.8658	--------
3	0.0000	0.0000	0.0000	--------
5	79.2597	14.6000	0.8369	--------
10	88.2351	15.5000	0.8279	--------
25	102.6072	16.5000	0.8217	--------
50	114.8193	17.2000	0.8199	--------
100	127.1596	17.8000	0.8186	--------

File name: SampleFHA.idf

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	1.86	2.16	0.00	0.00	3.11	3.83	4.48	5.24
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

APPENDIX K: *WATER QUALITY CALCULATIONS*

Version 1.8
Last Updated: 11/09/2015

Total Water Quality Volume Calculation
WQv(acre-feet) = [(P)(Rv)(A)] /12

Is this project subject to Chapter 10 of the NYS Design Manual (i.e. WQv is equal to post-development 1 year runoff volume)?.....	No

Design Point:		
P=	1.00	*inch*

Manually enter P, Total Area and Impervious Cover.

Breakdown of Subcatchments

Catchment Number	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious *%*	Rv	WQv *(ft^3)*	Description
1	1.02	0.17	17%	0.20	741	
2	5.27	2.44	46%	0.47	8,928	
3	0.48	0.00	0%	0.05	87	
4						
5						
6						
7						
8						
9						
10						
Subtotal (1-30)	6.77	2.61	39%	0.40	**9,756**	**Subtotal 1**
Total	6.77	2.61	39%	0.40	**9,756**	**Initial WQv**

Identify Runoff Reduction Techniques By Area

Technique	Total Contributing Area *(Acre)*	Contributing Impervious Area *(Acre)*	Notes
Conservation of Natural Areas	0.00	0.00	*minimum 10,000 sf*
Riparian Buffers	0.00	0.00	*maximum contributing length 75 feet to 150 feet*
Filter Strips	0.00	0.00	
Tree Planting	0.00	0.00	*Up to 100 sf directly connected impervious area may be subtracted per tree*
Total	**0.00**	**0.00**	

Recalculate WQv after application of Area Reduction Techniques

	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious *%*	Runoff Coefficient Rv	WQv *(ft^3)*
"<<Initial WQv"	6.77	2.61	39%	0.40	9,756
Subtract Area	0.00	0.00			
WQv adjusted after Area Reductions	**6.77**	**2.61**	39%	0.40	9,756
Disconnection of Rooftops		0.00			
Adjusted WQv after Area Reduction and Rooftop Disconnect	6.77	2.61	39%	0.40	**9,756**
WQv reduced by Area Reduction techniques					0

Runoff Reduction Volume and Treated volumes						
	Runoff Reduction Techiques/Standard SMPs		**Total Contributing Area**	**Total Contributing Impervious Area**	**WQv Reduced (RRv)**	**WQv Treated**
			(acres)	**(acres)**	**cf**	**cf**
Area/Volume Reduction	Conservation of Natural Areas	RR-1	0.00	0.00		
	Sheetflow to Riparian Buffers/Filter Strips	RR-2	0.00	0.00		
	Tree Planting/Tree Pit	RR-3	0.00	0.00		
	Disconnection of Rooftop Runoff	RR-4		0.00		
	Vegetated Swale	RR-5	1.50	0.17	83	
	Rain Garden	RR-6	0.00	0.00	0	
	Stormwater Planter	RR-7	0.00	0.00	0	
	Rain Barrel/Cistern	RR-8	0.00	0.00	0	
	Porous Pavement	RR-9	0.00	0.00	0	
	Green Roof (Intensive & Extensive)	RR-10	0.00	0.00	0	
Standard SMPs w/RRv Capacity	Infiltration Trench	I-1	0.00	0.00	0	0
	Infiltration Basin	I-2	0.00	0.00	0	0
	Dry Well	I-3	0.00	0.00	0	0
	Underground Infiltration System	I-4				
	Bioretention & Infiltration Bioretention	F-5	5.27	2.44	8928	0
	Dry swale	O-1	0.00	0.00	0	0
Standard SMPs	Micropool Extended Detention (P-1)	P-1				
	Wet Pond (P-2)	P-2				
	Wet Extended Detention (P-3)	P-3				
	Multiple Pond system (P-4)	P-4				
	Pocket Pond (p-5)	P-5				800.000
	Surface Sand filter (F-1)	F-1				
	Underground Sand filter (F-2)	F-2				
	Perimeter Sand Filter (F-3)	F-3				
	Organic Filter (F-4	F-4				
	Shallow Wetland (W-1)	W-1				
	Extended Detention Wetland (W-2	W-2				
	Pond/Wetland System (W-3)	W-3				
	Pocket Wetland (W-4)	W-4				
	Wet Swale (O-2)	O-2				
Totals by Area Reduction →			0.00	0.00	0	
Totals by Volume Reduction →			1.50	0.17	83	
Totals by Standard SMP w/RRV →			5.27	2.44	8928	0
Totals by Standard SMP →			0.00	0.00		800
Totals (Area + Volume + all SMPs) →			6.77	2.61	9,011	800

Minimum RRv

Enter the Soils Data for the site		
Soil Group	Acres	S
A		55%
B		40%
C		30%
D	**6.77**	20%
Total Area	6.77	
Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	2.61	*acre*
Precipitation	1	*in*
Rv	0.95	
Minimum RRv	**1,800**	***ft3***
	0.04	af

NOI QUESTIONS

#	NOI Question	Reported Value	
		cf	af
28	Total Water Quality Volume (WQv) Required	9756	*0.224*
30	Total RRV Provided	9011	*0.207*
31	Is RRv Provided ≥WQv Required?	No	
32	Minimum RRv	1800	*0.041*
32a	Is RRv Provided ≥ Minimum RRv Required?	Yes	
33a	Total WQv Treated	800	*0.018*
34	Sum of Volume Reduced & Treated	9811	*0.225*
34	Sum of Volume Reduced and Treated	9811	*0.225*
35	Is Sum RRv Provided and WQv Provided ≥WQv Required?	Yes	

Apply Peak Flow Attenuation			
36	Channel Protection	*Cpv*	
37	Overbank	*Qp*	
37	Extreme Flood Control	*Qf*	
	Are Quantity Control requirements met?	*Yes*	Plan Completed

Planning

Practice	Description	Application
Preservation of Undisturbed Areas	Delineate and place into permanent conservation undisturbed forests, native vegetated areas, riparian corridors, wetlands, and natural terrain.	Considered & Not Applied
Preservation of Buffers	Define, delineate and preserve naturally vegetated buffers along perennial streams, rivers, shorelines and wetlands.	Considered & Applied
Reduction of Clearing and Grading	Limit clearing and grading to the minimum amount needed for roads, driveways, foundations, utilities and stormwater management facilities.	Considered & Not Applied
Locating Development in Less Sensitive Areas	Avoid sensitive resource areas such as floodplains, steep slopes, erodible soils, wetlands, mature forests and critical habitats by locating development to fit the terrain in areas that will create the least impact.	Considered & Applied
Open Space Design	Use clustering, conservation design or open space design to reduce impervious cover, preserve more open space and protect water resources.	Considered & Applied
Soil Restoration	Restore the original properties and porosity of the soil by deep till and amendment with compost to reduce the generation of runoff and enhance the runoff reduction performance of post construction practices.	Considered & Applied
Roadway Reduction	Minimize roadway widths and lengths to reduce site impervious area	N/A
Sidewalk Reduction	Minimize sidewalk lengths and widths to reduce site impervious area	Considered & Applied
Driveway Reduction	Minimize driveway lengths and widths to reduce site impervious area	Considered & Applied
Cul-de-sac Reduction	Minimize the number of cul-de-sacs and incorporate landscaped areas to reduce their impervious cover.	N/A
Building Footprint Reduction	Reduce the impervious footprint of residences and commercial buildings by using alternate or taller buildings while maintaining the same floor to area ratio.	Considered & Applied
Parking Reduction	Reduce imperviousness on parking lots by eliminating unneeded spaces, providing compact car spaces and efficient parking lanes, minimizing stall dimensions, using porous pavement surfaces in overflow parking areas, and using multi-storied parking decks where appropriate.	Considered & Applied

Infiltrating Bioretention Worksheet

(For use on HSG A or B Soils without underdrains)

WQv ≤ VSM + VDL + (DP x ARG)

VSM = ARG x DSM x nSM

VDL (optional) = ARG x DDL x nDL

Design Point:							
Enter Site Data For Drainage Area to be Treated by Practice							
Catchment Number	**Total Area** *(Acres)*	**Impervious Area** *(Acres)*	**Percent Impervious** *%*	**Rv**	**WQv** *(ft^3)*	**Precipitation** *(in)*	**Description**
2	5.27	2.44	0.46	0.47	8927.99	1.00	
Enter Impervious Area Reduced by Disconnection of Rooftops		0.00	46%	0.47	8,928	<<WQv after adjusting for Disconnected Rooftops	
Enter the portion of the WQv that is not reduced for all practices routed to this practice.					0	*ft^3*	

Infiltrating Bioretention Parameters				
Treatment Volume	WQv	8,928	*ft^3*	
Enter depth of soil Media	DSM	2.50	*ft*	*2.5 - 4 ft*
Enter depth of drainage	DDL	1.00	*ft*	*≥ 0.5 ft*
Enter ponding depth above surface	DP	0.5	*ft*	*≤ 0.5*
Enter porosity of Soil Media	nSM	0.20		*≥20%*
Enter porosity of Drainage	nDL	0.40		*≥ 40%*
Required Bioretention Area	ARG	6377	*sf*	
Bioretention Area Provided		8000	*ft2*	
Native Soil Infiltration Rate		0.50	*in/hr*	*Okay*
Are you using underdrains?		Yes		
Total Volume Provided		11,200	*ft^3*	*Sum of storage Volume Provided in each layer*

Determine Runoff Reduction			
Runoff Reduction	**8,928**	***ft^3***	***This is 80% of storage volume provided or WQv whichever is less***
Volume Treated	0	*ft^3*	*This is the portion of the WQv that is not reduced in the practice*
Sizing √	*OK*		*Check to be sure Area provided ≥ Af*

Vegetated Swale Worksheet

Design Point:	

Enter Site Data For Drainage Area to be Treated by Practice							
Catchment Number	**Total Area** *(Acres)*	**Impervious Area** *(Acres)*	**Percent Impervious** *%*	**Rv**	**WQv** *(ft^3)*	**Precipitation** *(in)*	**Description**
1	1.02	0.17	0.17	0.20	740.52	1.00	

Enter Soil Infiltration Rate			
Soil Infiltration Rate	*0.50*	*in/hour*	*Okay*

Calculate Peak WQv		
Modified CN	86	*Note: Value is modified curve number using Appendix B.2 - Water Quality Peak Flow Calculation of the New York State Stormwater Management Design Manual*
Ia	0.323	
Ia/P	0.323	
Tc (hours)	0.20	*Note: Tc is a direct entry using the flow path for the catchment draining to the practice*
qu	250	*Note: qu value is taken from TR-55 (either Exhibit 4-II (Type II Rainfall Distribution) or Exhibit 4-III (Type III Rainfall Distribution) depending on the location in the State*
Qp	0.08	*cfs*
Q10	1.97	*cfs* — *From TR-55*

Enter Swale Dimensions			
Bottom Width	2	*ft*	*Minimum of 2 ft but no greater than 6 ft*
Side Slopes	4	*:1*	*Okay*
Channel Height	1	*ft*	
Flow Depth	0.20	*ft*	*Okay*
Longitudinal Slope	2.0%		*Between .5% and 4% (1.5-2.5% Preferred)*
Swale Length	200.00	*ft*	
Mannings Coef.	0.10		*Use variable n values corresponding to flow depths (from .15 down to .03) (APPENDIX L)*

Calculated Swale Dimensions						
Top Width	3.60		Q	0.3		
Area	0.56	ft^2	Velocity	0.60	*fps*	
Wetted Perimeter	3.65	*ft*	Detention Time	5.52	*minutes*	

Determine Required Length Of Channel		
Required Length	200.00	*ft*
Length Provided	200.00	*ft*
Q10 Velocity	0.30	*fps*
Q10 flow depth	4.00	*inches*
Q10 freeboard	8.00	*inches*

Determine Runoff Reduction					
Soil Group	D	Percent Reduction	0.10		
Is the Vegetated Swale contributing flow to another practice?		No	Select Practice		
Runoff Reduction		**74**	***ft3***		
Portion of WQv not reduced that must be directed to a standard SMP		***666***	***ft3***		

Vegetated Swale Worksheet

Design Point:	

Enter Site Data For Drainage Area to be Treated by Practice							
Catchment Number	**Total Area** *(Acres)*	**Impervious Area** *(Acres)*	**Percent Impervious** *%*	**Rv**	**WQv** *(ft^3)*	**Precipitation** *(in)*	**Description**
3	0.48	0.00	0.00	0.05	87.12	1.00	

Enter Soil Infiltration Rate			
Soil Infiltration Rate	*0.50*	*in/hour*	*Okay*

Calculate Peak WQv		
Modified CN	77	*Note: Value is modified curve number using Appendix B.2 - Water Quality Peak Flow Calculation of the New York State Stormwater Management Design Manual*
Ia	0.590	
Ia/P	0.590	
Tc (hours)	0.20	*Note: Tc is a direct entry using the flow path for the catchment draining to the practice*
qu	250	*Note: qu value is taken from TR-55 (either Exhibit 4-II (Type II Rainfall Distribution) or Exhibit 4-III (Type III Rainfall Distribution) depending on the location in the State*
Qp	0.01	*cfs*
Q10	0.73	*cfs* — *From TR-55*

Enter Swale Dimensions			
Bottom Width	2	*ft*	*Minimum of 2 ft but no greater than 6 ft*
Side Slopes	4	*:1*	*Okay*
Channel Height	1	*ft*	
Flow Depth	0.20	*ft*	*Okay*
Longitudinal Slope	2.0%		*Between .5% and 4% (1.5-2.5% Preferred)*
Swale Length	360.00	*ft*	
Mannings Coef.	0.10		*Use variable n values corresponding to flow depths (from .15 down to .03) (APPENDIX L)*

Calculated Swale Dimensions						
Top Width	3.60		Q	0.3		
Area	0.56	ft^2	Velocity	0.60	*fps*	
Wetted Perimeter	3.65	*ft*	Detention Time	9.93	*minutes*	

Determine Required Length Of Channel		
Required Length	360.00	*ft*
Length Provided	360.00	*ft*
Q10 Velocity	0.30	*fps*
Q10 flow depth	2.00	*inches*
Q10 freeboard	10.00	*inches*

Determine Runoff Reduction					
Soil Group	D	Percent Reduction	0.10		
Is the Vegetated Swale contributing flow to another practice?			Select Practice		
Runoff Reduction		**9**	***ft3***		
Portion of WQv not reduced that must be directed to a standard SMP		***78***	***ft3***		

APPENDIX L: *NYSDEC SPEDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (PERMIT NO. GP-0-25-001)*

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), *stormwater discharges* from certain *construction activities* are unlawful unless they are authorized by a National Pollutant Discharge Elimination System (NPDES) permit or by a state permit program. New York State administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

C*onstruction activities* constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001
FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:

    a. one or more acres; or

    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or

    c. less than one acre where NYSDEC has determined that a SPDES permit is required for *stormwater discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of pollutants to *surface waters of the State*.

        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or

        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or

        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or

        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.

2. *Discharges* from the *owner's or operator's construction activities* are/were not:

    a. already covered by a different SPDES permit; or

    b. covered under a different SPDES permit that was denied, terminated, or revoked; or

    c. identified in an expired individual SPDES permit that was not renewed; or

    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.

3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:

    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or

    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.

4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:

    a. documentation that the *construction activity* is not within an archeological buffer area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant:

        i. 1-5 acres of disturbance - 20 feet; or

        ii. 5-20 acres of disturbance - 50 feet; or

iii. 20+ acres of disturbance - 100 feet.

b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and

i. the State Environmental Quality Review Act (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or

ii. documentation from OPRHP that the *construction activity* will result in No Impact; or

iii. documentation from OPRHP providing a determination of No Adverse Impact; or

iv. a Letter of Resolution signed by the *owner or operator*, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA).

c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

i. No Affect; or

ii. No Adverse Affect; or

iii. Executed Memorandum of Agreement.

d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.

5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.

6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.

owner or operator must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:

    a. obtain all such necessary permits; or

    b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.

8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:

    a. For linear transportation and linear utility project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb two or more acres of *steep slope*.

    b. For all other project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb one or more acres of *steep slope*.

B. Types of *Discharges* Authorized

1. The following *stormwater discharges* are authorized under this permit:

    a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part II. and Part III.

    b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

        i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

        ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

        iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

        iv. *Stormwater* controls are implemented in accordance with Part II. and Part III. for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

    a. Non-*stormwater discharges* listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "*Discharges* from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; and

    b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

    c. Uncontaminated *discharges* from *dewatering* operations

3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

C. Prohibited *Discharges*

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

    a. Wastewater from washout of concrete; and

    b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

    c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

    d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

    e. Toxic or hazardous substances from a spill or other release.

D. Electronic Notice of Intent (eNOI) Submittal

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part I.D. The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part II. have been met; demonstrate consideration of the future risks due to climate change in accordance with Part III.A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part III. have been met.

1. An eNOI may be submitted for:

    a. *construction activities* that are not part of a *common plan of development or sale*; or

b. an entire *common plan of development or sale*; or

c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

    i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

    ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

    iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

    i. meets all other eligibility requirements of Part I.A.; and

    ii. will occur in NYSDEC's Regions 3-9; and

    iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

    iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

    a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

    b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

        i. for all eNOIs:

            1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and

2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 “Governmental Immunity from Zoning and Other Legislation”; and

2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

E. General Requirements for *Owners or Operators* with Permit Coverage

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:

i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator*, if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

b. The written Request to Disturb Greater Than Five Acres must include:

i. The SPDES permit identification number (Permit ID); and

ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

[3] The Regional Water Manager where a DEC Region does not have a RWE.

F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

G. Change of *Owner or Operator*

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

    a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

    b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

    c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

    d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

    e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator*, upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

    f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

        i. the revised area of disturbance and/or *impervious area(s)*; and

        ii. the revised SMP information, if applicable; and

        iii. a narrative description of what has changed; and

        iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

    Owners or operators must follow Part I.E.9. to modify the eNOI.

Part II. Water Quality-Based Effluent Limitations

A. Maintaining Water Quality

NYSDEC expects that compliance with the requirements of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any *discharge* to either cause or contribute to a violation of the following *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the *stormwater discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this permit, it is demonstrated that the *stormwater discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if NYSDEC determines that a modification of this permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

B. Effluent Limitations Applicable to *Discharges* from *Construction Activities*

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement, and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

    a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

        i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s; and

        ii. Control *stormwater discharge*s, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

        iii. *Minimize* the amount of soil exposed during *construction activity*; and

        iv. *Minimize* the disturbance of *steep slope*; and

        v. *Minimize* sediment *discharge*s from the site; and

        vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharge*s, unless *infeasible*; and

        vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required

where the intended function of a specific area of the site dictates that it be compacted; and

viii. Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

ix. *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of *pollutants* that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity ceased.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Select, design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be selected, designed, installed, implemented, and maintained to:

i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

ii. *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation

and to *stormwater*. *Minimization* of exposure is not required in cases where the exposure to precipitation and to *stormwater* will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of *stormwater* contamination (such as final products and materials intended for outdoor use); and

iii. Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must be designed, constructed, and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-Construction Stormwater Management Practice (SMP) Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, the *owner or operator* must include in the *SWPPP* the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity*, that requires SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

a. Sizing Criteria for *New Development*

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible*.

   In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.4 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

   1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

   2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

   3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watersheds

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24-hour design storm over the post-developed watershed and must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include

documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.5 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

c. *Sizing Criteria* for *Redevelopment Activity*

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

1. Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or

5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development*

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

Part III. Stormwater Pollution Prevention Plan (SWPPP)

A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

    a. The owner or operator must consider:

        i. the following physical risks due to climate change:

            (i) increasing temperature; and

            (ii) increasing precipitation; and

            (iii) increasing variability in precipitation, including chance of drought; and

            (iv) increasing frequency and severity of flooding; and

            (v) rising sea level; and

            (vi) increasing storm surge; and

            (vii) shifting ecology.

        ii. for each of the following:

            (i) overall site planning; and

            (ii) location, elevation, and sizing of:

                a. control measures and practices; and

                b. conveyance system(s); and

                c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the

requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC may notify the *owner or operator* at any time that the *SWPPP* does not meet one or more of the minimum requirements of this permit. The notification must be in writing and identify the provisions of the *SWPPP* that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4.

7. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion and sediment control practices included in the *SWPPP* and the

contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements of the *SWPPP* and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the *SWPPP* that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for *SWPPP* implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* must attach the certification statement(s) to the copy of the *SWPPP* that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the *SWPPP* after the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.

B. Required *SWPPP* Contents

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

    a. Erosion and sediment control practices must be designed:

        i. in conformance with the BB; or

        ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

    b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

    c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

        i. Background information about the scope of the project, including the location, type and size of project; and

        ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the *stormwater discharge*(s) and receiving surface water(s); and

        iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

        iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any

temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the *stormwater discharges*; and

x. A description and location of any *stormwater discharges* associated with industrial activity other than construction at the site, including, but not limited to, *stormwater discharges* from asphalt plants and concrete plants located on the *construction site*; and

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

   a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

   b. SMPs must be designed in conformance with the *performance criteria*:

      i. in the DM; or

      ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

      iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and

iii. A Stormwater Modeling and Analysis Report that includes:

(i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points; and

(ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

(iii) Results of *stormwater* modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre- and post-development runoff rates and volumes for the different storm events; and

(iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

(v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

(vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

C. Required *SWPPP* Components by Project Type

Owners or operators of *construction activities*, identified in Table 1 of Appendix B, are required to prepare a *SWPPP* that only includes erosion and sediment control practices designed in accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

Part IV. Inspection and Maintenance Requirements

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures), and all SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being

implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor must:

a. if the corrective action does not require engineering design:

    i. begin implementing corrective actions within one business day; and

    ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

    i. begin the engineering design process within five business days; and

    ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

2. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. as soon as soil disturbance activities resume.

3. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

C. *Qualified Inspector* Inspection Requirements

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

    a. the construction of a single-family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than or equal to five (5) acres and is

not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to five (5) acres and is not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

c. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator,* the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or

d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

   a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

   b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

   c. all areas of disturbance that have not achieved *final stabilization*; and

   d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

   e. all points of *discharge* from the *construction site*.

4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced; and

   i. Description and sketch (map) of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection; and

   j. Estimates, in square feet or acres, of the following areas:

i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

iii. Total area that has achieved *temporary stabilization*; and

iv. Total area that has achieved *final stabilization*; and

k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

l. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the SMP(s); and

m. Identification and status of all corrective actions that were required by previous inspection; and

n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* must also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* must attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* must notify the *owner or operator*, and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

a. if the corrective action does not require engineering design:

i. begin implementing corrective actions within one business day; and

ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

i. begin the engineering design process within five business days; and

ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

Part V. How to Terminate CGP Coverage

A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

a. Total project completion:

i. all *construction activity* identified in the *SWPPP* has been completed; and

ii. all areas of disturbance have achieved *final stabilization*; and

iii. all temporary, structural erosion and sediment control measures have been removed; and

iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

v. an as-built drawing has been prepared; or

b. Planned shutdown with partial project completion:

   i. all soil disturbance activities have ceased; and

   ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

   iii. all temporary, structural erosion and sediment control measures have been removed; and

   iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

   v. an as-built drawing has been prepared; or

c. In accordance with Part I.G. Change of Owner or Operator; or

d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

    a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

    b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

    c. for SMP(s) that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record; or

    d. for SMP(s) that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility, the *owner or operator* has policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

    a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

Part VI. Record Retention and Reporting

A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

D. False Statements

Any person who knowingly makes any false material statement, representation, or certification in any application, record, report, or other document filed or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

E. Re-Opener Clause

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

F. Duty to Mitigate

The *owner or operator*, and its contractors and subcontractors, must take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

G. Requiring Another General Permit or Individual SPDES Permit

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:

a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

g. the *discharge* is in violation of section 17-0501 of the ECL; and

h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

   i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

   ii. the size of the *discharge(s)*; and

   iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

   iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

H. Duty to Provide Information

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

I. Extension

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.

J. Signatories and Certification

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

    a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

        (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation; or

        (ii) the manager of one or more manufacturing, production or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

        Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

    b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

    1. the chief executive officer of the agency; or

    2. a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., or by a duly authorized representative of that person. A person is a duly authorized representative only if:

    a. The authorization is made in writing by a person described in Part VII.J.1. or using the Duly Authorized Form, found on the DEC website; and

    b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

    c. The written authorization is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following certification:

    I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who

manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

K. Inspection and Entry

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the *discharge*, upon the presentation of credentials and other documents as may be required by law, to:

1. enter upon the *owner's or operator's* premises where a regulated facility or activity is located or conducted or where records must be kept under the requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

L. Confidentiality of Information

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

M. Other Permits May Be Required

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

N. NYSDEC Orders or Civil Decrees/Judgments

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

O. Property Rights

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

P. Compliance with Interstate Standards

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.

Q. Oil and Hazardous Substance Liability

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

R. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, must not be affected thereby.

S. NYSDEC Approved Forms

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

APPENDIX A – Abbreviations and Definitions

Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
CPv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law
EPA – U.S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

Definitions

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

Alter Hydrology from Pre- to Post-Development Conditions – the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer System – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

Commence (Commencement of) Construction Activities – the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the *SWPPP*. See definition for "*Construction Activity(ies)*" also.

Common Plan of Development or Sale – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "common plan" of development or sale is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

Common plan of development or sale does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

Construction Activity(ies) – identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal.

Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

Construction Site – the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*

Dewatering – the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Directly Discharge(s)(ing) (to a specific surface waterbody) – runoff flows from a *construction site* by overland flow and the first point of *discharge* is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

Discharge(s)(d) – any addition of any *pollutant* to waters of the State through an outlet or *point source*.

Embankment – an earthen or rock slope that supports a road/highway.

Equivalent (Equivalence) – the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization – all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other *equivalent* stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

Historic Property – any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) – all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – not technologically possible, or not economically practicable and achievable considering best industry practices.

Minimize(ing)(ation) – reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer System (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

1. owned or operated by a State, city, town, village, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, *stormwater*, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA, that *discharges* to *surface waters of the State*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

Natural Buffer(s) – an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

Nonpoint Source(s) – any source of water pollution or *pollutants* which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank – flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator – the person, persons, or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit requirements.

Performance Criteria – the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

Phase – a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

Point Source – any discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be *discharged*.

Pollutant(s) – dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast *discharged* into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq.

Qualified Inspector – a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder or other NYSDEC endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional – a person that is knowledgeable in the principles and practices of *stormwater* management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the *SWPPP* that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – the disturbance and reconstruction of existing *impervious area*, including *impervious areas* that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Renewable Energy – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

Site Limitations – site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical *site limitations* include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of *site limitations* shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

Steep Slope – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description is inclusive of slopes greater than 25%), or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Stormwater – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.

Streambank – the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – a project specific report, including construction drawings, that among other things: describes the *construction activity(ies)*, identifies the potential sources of pollution at the *construction site*; describes and shows the *stormwater* controls that will be used to control the *pollutants* (i.e. erosion and sediment controls; for many projects, includes SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements of the permit. See Part III of the permit for a complete description of the information that must be included in the *SWPPP*.

Surface Waters of the State – shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization – exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Load (TMDL) – the sum of the allowable loads of a single *pollutant* from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a *pollutant* that a waterbody can receive and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint source*s, and a margin of safety (MOS).

Traditional Land Use Control MS4 Operator – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Trained Contractor – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.7., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

Tree Clearing – *construction activities* limited to felling and removal of trees.

Tree clearing does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

Water Quality Standard – such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

APPENDIX B – Required SWPPP Components by Project Type

Table 1
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following *construction activities* that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:

- Single-family home not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions with 25% or less *impervious cover* at total site build-out and not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.

The following *construction activities* that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:

- All construction activities located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

Within the municipal boundaries of NYC:

- Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land.

The following *construction activities*:

- Installation of underground linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover*
- Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot
- Dam rehabilitation (the structure of the dam itself)
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development;
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path, or walking path.

Table 1 (Continued)
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following *construction activities*:

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *alter hydrology from pre- to post-development* conditions
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions
- Demolition where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary *impervious areas* that will be restored to pre-construction conditions once the *construction activity* is complete (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.

Table 2

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- Single-family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family home that disturbs five (5) or more acres of land
- Single-family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single-family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the “Agricultural Best Management Practice Systems Catalogue” (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- Athletic fields (natural grass) that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations, and well drilling pads, surfaced with *impervious cover,* and constructed as part of an overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- All other *construction activities* that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre- to post-development* conditions, and are not listed in Table 1

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.

- Entire New York City Watershed located east of the Hudson River – Figure 1
- Onondaga Lake Watershed – Figure 2
- Greenwood Lake Watershed – Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

Figure 1 - New York City Watershed East of the Hudson

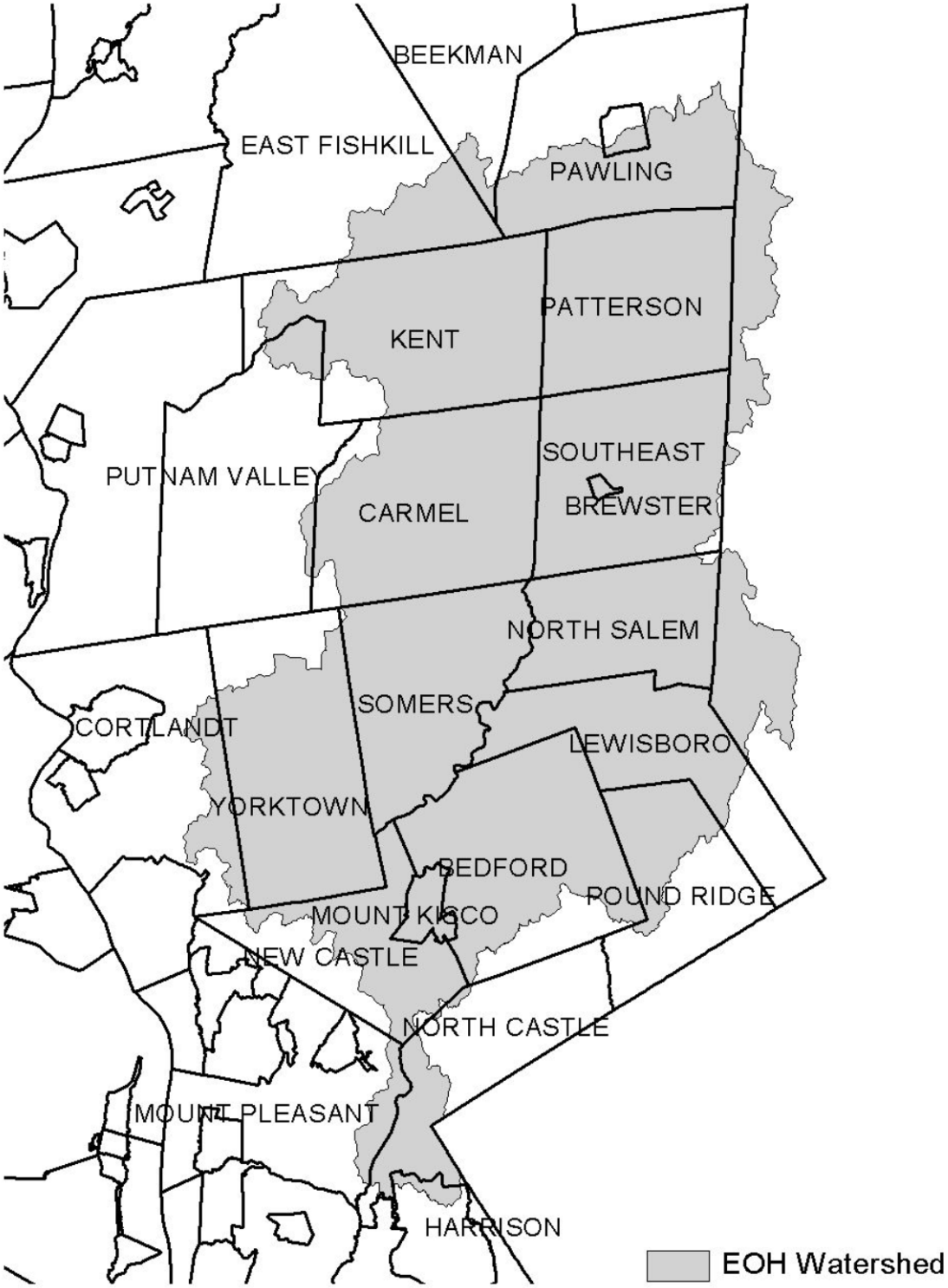


Figure 2 - Onondaga Lake Watershed



Figure 3 - Greenwood Lake Watershed

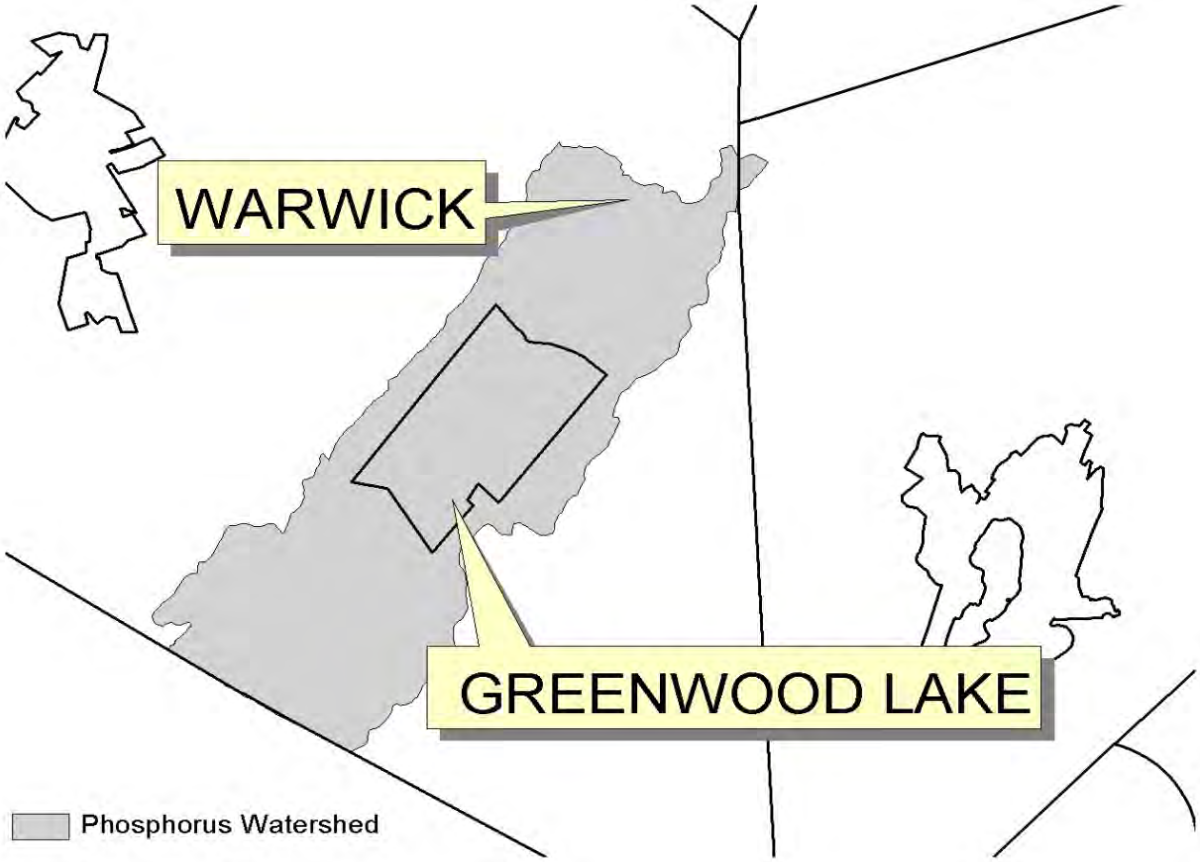


Figure 4 - Oscawana Lake Watershed

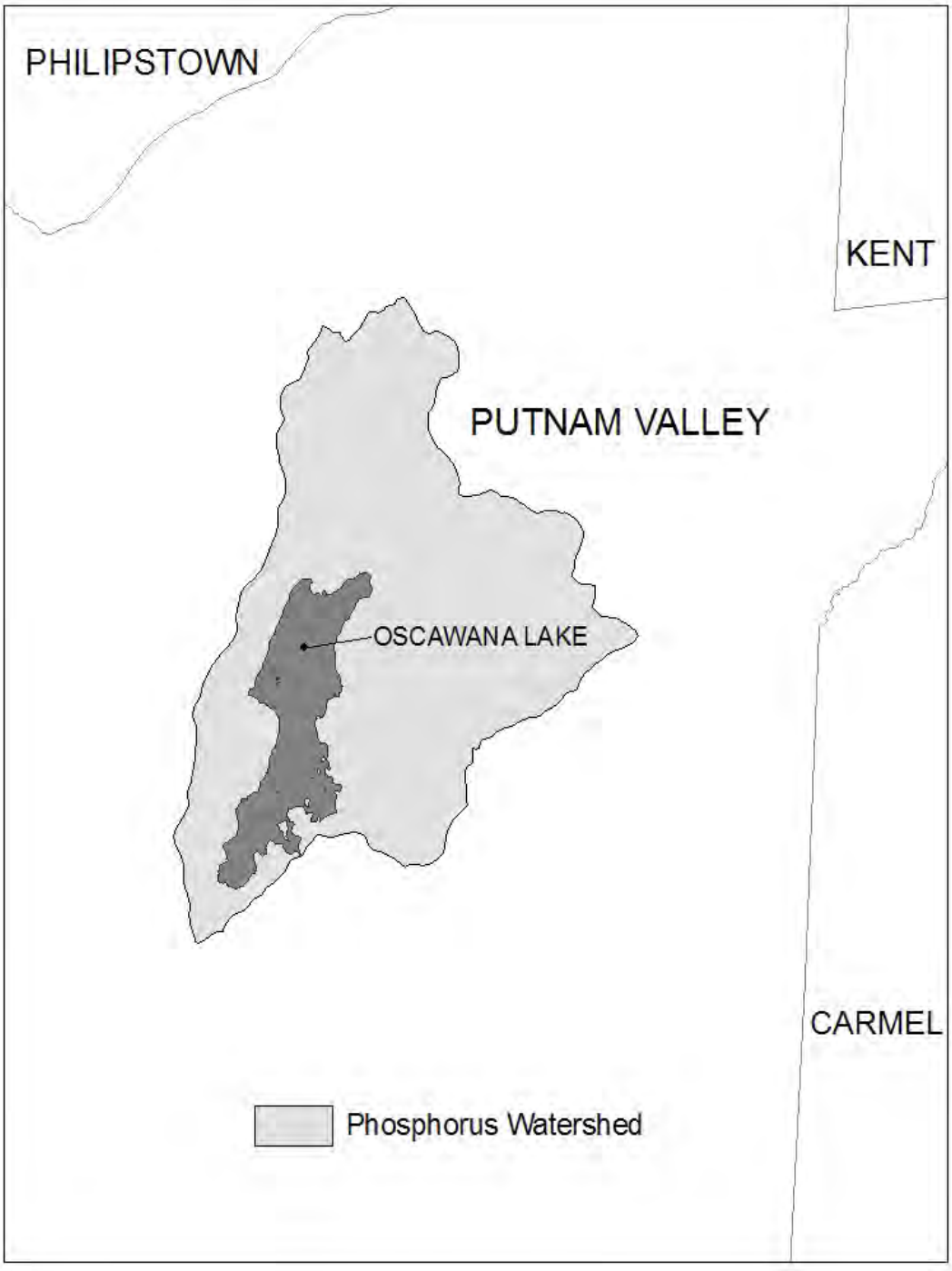
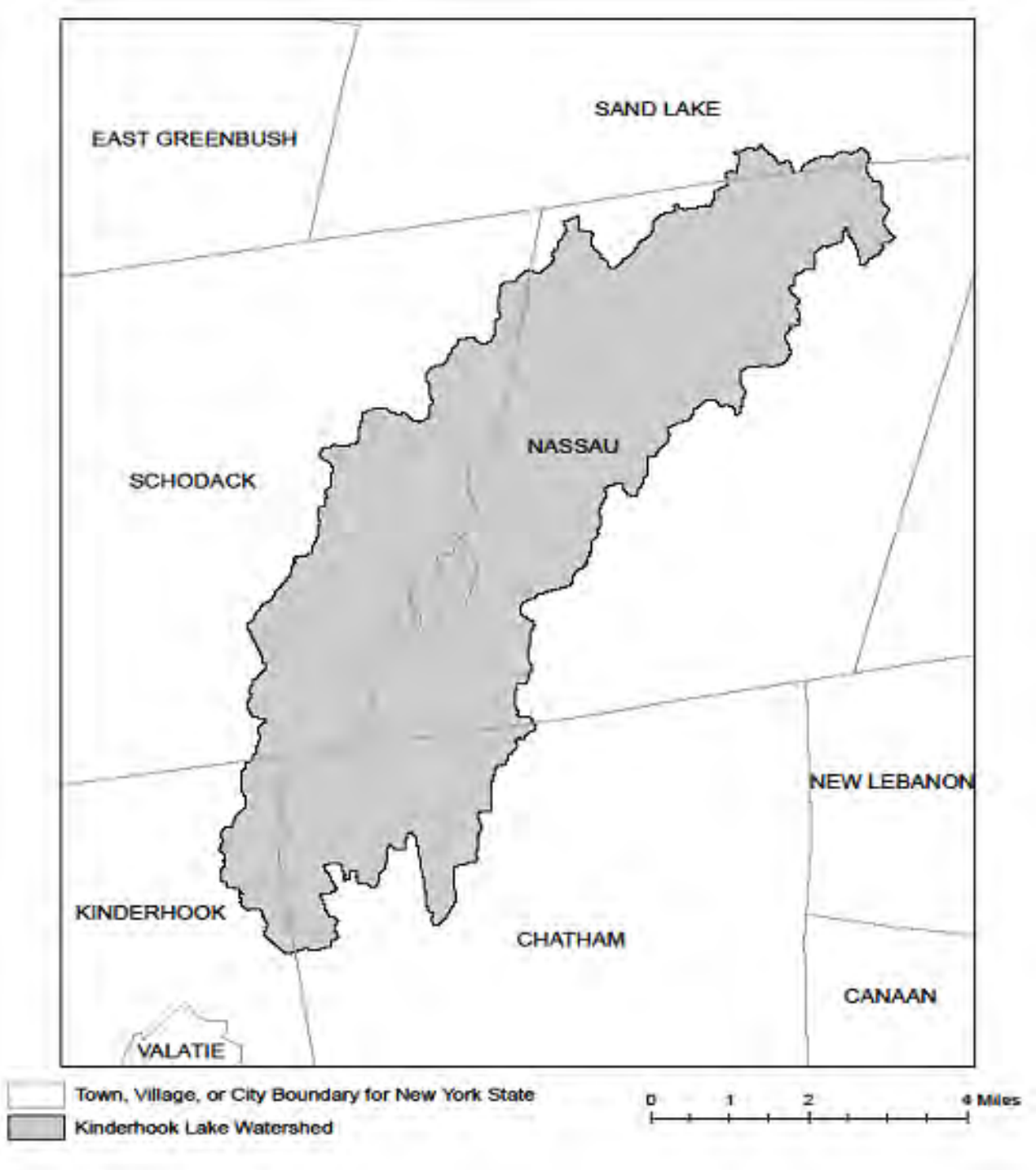


Figure 5 - Kinderhook Lake Watershed



APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

County	Waterbody	Pollutant
Albany	Ann Lee (Shakers) Pond, Stump Pond (1201-0096)	Phosphorus
Albany	Lawsons Lake (1301-0235)	Phosphorus
Allegany	Amity Lake, Saunders Pond (0403-0054)	Phosphorus
Allegany	Andover Pond (0403-0056)	Phosphorus
Bronx	Reservoir No.1/Lake Isle (1702-0075)	Phosphorus
Bronx	Van Cortlandt Lake (1702-0008)	Phosphorus
Broome	Blueberry, Laurel Lakes (1404-0033)	Phosphorus
Broome	Fly Pond, Deer Lake (1404-0038)	Phosphorus
Broome	Minor Tribs to Lower Susquehanna (0603-0044)	Phosphorus
Broome	Whitney Point Lake/Reservoir (0602-0004)	Phosphorus
Cattaraugus	Allegheny River/Reservoir (0201-0023)	Phosphorus
Cattaraugus	Beaver Lake/Alma Pond (0201-0073)	Phosphorus
Cattaraugus	Case Lake (0201-0020)	Phosphorus
Cattaraugus	Linlyco/Club Pond (0201-0035)	Phosphorus
Cayuga	Duck Lake (0704-0025)	Phosphorus
Cayuga	Owasco Inlet, Upper, and tribs (0706-0014)	Nutrients
Chautauqua	Chadakoin River and tribs (0202-0018)	Phosphorus
Chautauqua	Hulburt/Clymer Pond (0202-0079)	Phosphorus
Chautauqua	Middle Cassadaga Lake (0202-0002)	Phosphorus
Clinton	Great Chazy River, Lower, Main Stem (1002-0001)	Silt/Sediment
Columbia	Robinson Pond (1308-0003)	Phosphorus
Cortland	Dean Pond (0602-0077)	Phosphorus
Dutchess	Fallkill Creek (1301-0087)	Phosphorus
Dutchess	Hillside Lake (1304-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Silt/Sediment
Erie	Beeman Creek and tribs (0102-0030)	Phosphorus
Erie	Delaware Park Pond (0101-0026)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Silt/Sediment
Erie	Green Lake (0101-0038)	Phosphorus
Erie	Little Sister Creek, Lower, and tribs (0104-0045)	Phosphorus
Erie	Murder Creek, Lower, and tribs (0102-0031)	Phosphorus

Erie	Rush Creek and tribs (0104-0018)	Phosphorus
Erie	Scajaquada Creek, Lower, and tribs (0101-0023)	Phosphorus
Erie	Scajaquada Creek, Middle, and tribs (0101-0033)	Phosphorus
Erie	Scajaquada Creek, Upper, and tribs (0101-0034)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Silt/Sediment
Genesee	Bigelow Creek and tribs (0402-0016)	Phosphorus
Genesee	Black Creek, Middle, and minor tribs (0402 0028)	Phosphorus
Genesee	Black Creek, Upper, and minor tribs (0402-0048)	Phosphorus
Genesee	Bowen Brook and tribs (0102-0036)	Phosphorus
Genesee	LeRoy Reservoir (0402-0003)	Phosphorus
Genesee	Mill Pond (0402-0050)	Phosphorus
Genesee	Oak Orchard Cr, Upper, and tribs (0301-0014)	Phosphorus
Genesee	Oatka Creek, Middle, and minor tribs (0402-0031)	Phosphorus
Genessee	Tonawanda Cr, Middle, Main Stem (0102-0002)	Phosphorus
Greene	Schoharie Reservoir (1202-0012)	Silt/Sediment
Greene	Sleepy Hollow Lake (1301-0059)	Silt/Sediment
Herkimer	Steele Creek tribs (1201-0197)	Phosphorus
Herkimer	Steele Creek tribs (1201-0197)	Silt/Sediment
Kings	Hendrix Creek (1701-0006) 18	Nitrogen
Kings	Prospect Park Lake (1701-0196)	Phosphorus
Lewis	Mill Creek/South Branch, and tribs (0801-0200)	Nutrients
Livingston	Christie Creek and tribs (0402-0060)	Phosphorus
Livingston	Conesus Lake (0402-0004)	Phosphorus
Livingston	Mill Creek and minor tribs (0404-0011)	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs (0402-0033)	Phosphorus
Monroe	Buck Pond (0301-0017)	Phosphorus
Monroe	Cranberry Pond (0301-0016)	Phosphorus
Monroe	Durand, Eastman Lakes (0302-0037)	Phosphorus
Monroe	Lake Ontario Shoreline, Western (0301-0069) 9	Phosphorus
Monroe	Long Pond (0301-0015)	Phosphorus
Monroe	Mill Creek and tribs (0302-0025)	Phosphorus 2
Monroe	Mill Creek/Blue Pond Outlet and tribs (0402-0049)	Phosphorus
Monroe	Minor Tribs to Irondequoit Bay (0302-0038)	Phosphorus
Monroe	Rochester Embayment - East (0302-0002) [9]	Phosphorus
Monroe	Rochester Embayment - West (0301-0068) 9	Phosphorus
Monroe	Shipbuilders Creek and tribs (0302-0026)	Phosphorus 2
Monroe	Thomas Creek/White Brook and tribs (0302-0023)	Phosphorus

Nassau	Bannister Creek/Bay (1701-0380)	Nitrogen
Nassau	Beaver Lake (1702-0152)	Phosphorus
Nassau	Browswere Bay (1701-0383)	Nitrogen
Nassau	Camaans Pond (1701-0052)	Phosphorus
Nassau	East Meadow Brook, Upper, and tribs (1701-0211)	Silt/Sediment
Nassau	East Rockaway Channel (1701-0381)	Nitrogen
Nassau	Glen Cove Creek, Lower, and tribs (1702-0146)	Silt/Sediment
Nassau	Grant Park Pond (1701-0054)	Phosphorus
Nassau	Hempstead Bay, Broad Channel (1701-0032)	Nitrogen
Nassau	Hempstead Lake (1701-0015)	Phosphorus
Nassau	Hewlett Bay (1701-0382)	Nitrogen
Nassau	Hog Island Channel (1701-0220)	Nitrogen
Nassau	Massapequa Creek, Upper, and tribs (1701-0174)	Phosphorus
Nassau	Milburn/Parsonage Creeks, Upp, and tribs (1701-0212)	Phosphorus
Nassau	Reynolds Channel, East (1701-0215) [12]	Nitrogen
Nassau	Reynolds Channel, West (1701-0216) 12	Nitrogen
Nassau	Tidal Tribs to Hempstead Bay (1701-0218)	Nitrogen
Nassau	Tribs (fresh) to East Bay (1701-0204)	Silt/Sediment
Nassau	Tribs (fresh) to East Bay (1701-0204)	Phosphorus
Nassau	Tribs to Smith Pond/Halls Pond (1701-0221)	Phosphorus
Nassau	Woodmere Channel (1701-0219)	Nitrogen
New York	Harlem Meer (1702-0103)	Phosphorus
New York	The Lake in Central Park (1702-0105)	Phosphorus
Niagara	Bergholtz Creek and tribs (0101-0004)	Phosphorus
Niagara	Hyde Park Lake (0101-0030)	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0053) 9	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0072) 9	Phosphorus
Oneida	Ballou, Nail Creeks (1201-0203)	Phosphorus
Onondaga	Ley Creek and tribs (0702-0001) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nitrogen (NH3, NO2)
Onondaga	Onondaga Creek, Lower (0702-0023) 10	Nutrients (phosphorus)
Onondaga	Onondaga Creek, Lower, and tribs (0702-0023)	Turbidity
Onondaga	Onondaga Creek, Middle, and tribs (0702-0004)	Turbidity
Onondaga	Onondaga Creek, Upper, and tribs (0702-0024)	Turbidity
Ontario	Great Brook and minor tribs (0704-0034)	Phosphorus 2
Ontario	Great Brook and minor tribs (0704-0034)	Silt/Sediment

Ontario	Hemlock Lake Outlet and minor tribs (0402-0013)	Phosphorus
Ontario	Honeoye Lake (0402-0032)	Phosphorus
Orange	Brown Pond Reservoir (1303-0013)	Phosphorus
Orange	Lake Washington (1303-0012)	Phosphorus
Orange	Minor Tribs to Middle Wallkill (1306-0061)	Phosphorus
Orange	Monhagen Brook and tribs (1306-0074)	Phosphorus
Orange	Orange Lake (1301-0008) [16]	Phosphorus
Orange	Quaker Creek and tribs (1306-0025)	Phosphorus
Orange	Wallkill River, Middle, Main Stem (1306-0038)	Phosphorus
Orange	Wallkill River, Upper, and Minor tribs (1306-0017)	Phosphorus
Orleans	Glenvwood Lake (0301-0041)	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0070) 9	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0071) 9	Phosphorus
Oswego	Lake Neatahwanta (0701-0018)	Nutrients (phosphorus)
Oswego	Pleasant Lake (0703-0047)	Phosphorus
Putnam	Lost Lake, Putnam Lake (1302-0053)	Phosphorus
Putnam	Minor Tribs to Croton Falls Reservoir (1302-0001)	Phosphorus
Queens	Bergen Basin (1701-0009) 18	Nitrogen
Queens	Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18	Nitrogen
Queens	Kissena Lake (1702-0258)	Phosphorus
Queens	Meadow Lake (1702-0030)	Phosphorus
Queens	Shellbank Basin (1701-0001) 18	Nitrogen
Queens	Willow Lake (1702-0031)	Phosphorus
Rensselaer	Nassau Lake (1310-0001)	Phosphorus
Rensselaer	Snyders Lake (1301-0043)	Phosphorus
Richmond	Grassmere Lake/Bradys Pond (1701-0357)	Phosphorus
Rockland	Congers Lake, Swartout Lake (1501-0019)	Phosphorus
Rockland	Rockland Lake (1501-0021)	Phosphorus
Saratoga	Ballston Lake (1101-0036)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Silt/Sediment
Saratoga	Lake Lonely (1101-0034)	Phosphorus
Saratoga	Round Lake (1101-0060)	Phosphorus
Saratoga	Tribs to Lake Lonely (1101-0001)	Phosphorus
Schenectady	Collins Lake (1201-0077)	Phosphorus
Schenectady	Duane Lake (1311-0006)	Phosphorus
Schenectady Lake	Mariaville Lake (1201-0113)	Phosphorus
Schuyler	Cayuta Lake (0603-0005)	Phosphorus

Seneca	Reeder Creek and tribs (0705-0074)	Phosphorus
St.Lawrence	Black Lake Outlet, Black Lake (0906-0001)	Phosphorus
St.Lawrence	Fish Creek and minor tribs (0906-0026)	Phosphorus
Steuben	Smith Pond (0502-0012)	Phosphorus
Suffolk	Agawam Lake (1701-0117)	Phosphorus
Suffolk	Big/Little Fresh Ponds (1701-0125)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Silt/Sediment
Suffolk	Fresh Pond (1701-0241)	Phosphorus
Suffolk	Great South Bay, East (1701-0039)	Nitrogen
Suffolk	Great South Bay, Middle (1701-0040)	Nitrogen
Suffolk	Great South Bay, West (1701-0173)	Nitrogen
Suffolk	Lake Ronkonkoma (1701-0020)	Phosphorus
Suffolk	Mattituck/Marratooka Pond (1701-0129)	Phosphorus
Suffolk	Mill and Seven Ponds (1701-0113)	Phosphorus
Suffolk	Millers Pond (1702-0013)	Phosphorus
Suffolk	Moriches Bay, East (1701-0305)	Nitrogen
Suffolk	Moriches Bay, West (1701-0038)	Nitrogen
Suffolk	Quantuck Bay (1701-0042)	Nitrogen
Suffolk	Shinnecock Bay and Inlet (1701-0033)	Nitrogen
Suffolk	Tidal Tribs to West Moriches Bay (1701-0312)	Nitrogen
Sullivan	Bodine, Mongomery Lakes (1401-0091)	Phosphorus
Sullivan	Davies Lake (1402-0047)	Phosphorus
Sullivan	Evens Lake (1402-0004)	Phosphorus
Sullivan	Pleasure Lake (1402-0055)	Phosphorus
Sullivan	Swan Lake (1401-0063)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Silt/Sediment
Ulster	Ashokan Reservoir (1307-0004)	Silt/Sediment
Ulster	Esopus Creek, Lower, Main Stem (1307-0010) [17]	Turbidity
Ulster	Esopus Creek, Middle, Main Stem (1307-0003) 17	Turbidity
Ulster	Esopus Creek, Upper, and minor tribs (1307-0007)[3]	Silt/Sediment
Ulster	Wallkill River, Lower, Main Stem (1306-0027)	Phosphorus
Warren	Hague Brook and tribs (1006-0006)	Silt/Sediment
Warren	Huddle/Finkle Brooks and tribs (1006-0003)	Silt/Sediment
Warren	Indian Brook and tribs (1006-0002)	Silt/Sediment
Warren	Lake George (1006-0016) and tribs	Silt/Sediment
Warren	Tribs to Lake George, East Shore (1006-0020)	Silt/Sediment
Warren	Tribs to Lake George, Lk.George Village (1006-0008)	Silt/Sediment

Washington	Wood Cr/Champlain Canal and tribs (1005-0036)	Phosphorus
Westchester	Lake Katonah (1302-0136)	Phosphorus
Westchester	Lake Lincolndale (1302-0089)	Phosphorus
Westchester	Lake Meahagh (1301-0053)	Phosphorus
Westchester	Lake Mohegan (1301-0149)	Phosphorus
Westchester	Lake Shenorock (1302-0083)	Phosphorus
Westchester	Mamaroneck River, Lower (1702-0071)	Silt/Sediment
Westchester	Mamaroneck River, Upp, & minor tribs (1702-0123)	Silt/Sediment
Westchester	Saw Mill River (1301-0007)	Phosphorus
Westchester	Saw Mill River, Middle, and tribs (1301-0100)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Silt/Sedimnt
Westchester	Silver Lake (1702-0040)	Phosphorus
Westchester	Teatown Lake (1302-0150)	Phosphorus
Westchester	Truesdale Lake (1302-0054)	Phosphorus
Westchester	Wallace Pond (1301-0140)	Phosphorus

APPENDIX E – List of NYSDEC Regional Offices

Region	Covering the following counties:	DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators	DIVISION OF WATER (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	220 White Plains Road, Suite 110 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 TEL. (315) 426-7438	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7165	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7070

APPENDIX F – SWPPP Preparer Certification Form

The SWPPP Preparer Certification Form required by this permit begins on the following page.

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:

eNOI Submission ID:

Owner/Operator Name:

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

APPENDIX G – MS4 SWPPP Acceptance Form

The MS4 SWPPP Acceptance Form required by this permit begins on the following page.

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

APPENDIX H – NYCDEP SWPPP Acceptance/Approval Form

The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval form required by this permit begins on the following page.

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

SWPPP Acceptance/Approval

Application Number:

I. Project Owner/Operator Information

1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:

II. Project Site Information

5. Project/Site Name:
6. Street Address:
7. City/State/Zip:

III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance/Approval

8. SWPPP Reviewed by:
9. Title/Position: /
10. Date Final SWPPP Reviewed and Accepted:
11. Acceptance/Approval Expiration Date:

IV. Regulated MS4 Information for projects that require coverage under the NY State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity

12. Name of MS4: *CITY OF NEW YORK*
13. MS4 SPDES Permit Identification Number: *NY-0287890*
14. Contact Person:
15. Street Address: *59-17 Junction Blvd. 9th Floor*
16. City/State/Zip: *Flushing, NY 11373*
17. Telephone Number:

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).

Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

VI. Conditions of Acceptance/Approval and Additional Information

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

APPENDIX I – MS4 No Jurisdiction Form

The MS4 No Jurisdiction Form required by this permit begins on the following page.

MS4 No Jurisdiction Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. eNOI Submission ID:

III. Traditional Land Use Control MS4 Operator Information

a. Name of MS4 Operator:

b. MS4 SPDES Permit ID Number: NYR20A

c. Street Address:

d. City/State/Zip:

e. Telephone Number:

IV. Certification Statement

In accordance with CGP Part I.D.2.b.ii.3., I hereby certify that the Traditional Land Use Control MS4 Operator identified in section III. of this form does not have review authority over the construction project identified in section II. of this form, which is owned/operated by the entity identified in section I. of this form. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:

c. Signature:

d. Date:

APPENDIX J – Owner/Operator Certification Form

The Owner/Operator Certification Form required by this permit begins on the following page.

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: _____

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Karl

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

APPENDIX M: *CONSTRUCTION SITE INSPECTION, MAINTENANCE LOG SHEETS AND REVISION FORM*

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM FOR CONSTRUCTION ACTIVITIES

Standardized Qualified Inspector Form

Project Name and Location of Project: _____ _____ _____ Municipality:_____ County: _____ Qualified Inspector: _____ Qualified Inspector Title:_____	Date:	Weather:
	Permit #: **NYR**	
	Entry Time:	Exit Time:
5 Acre Waiver: □ Yes □ No Name of SPDES Permittee:_____ Phone: _____Fax:_____ Name of Representative on Site: _____		

Qualified Inspector's Credentials & Certification

Qualified Inspector (QI) means a person that is knowledgeable in the principles and practices of erosion and sediment control (ESC). A person is considered qualified under the following conditions:

1. A licensed Professional Engineer; licensed Landscape Architect with documented training and education in the principles and practices of ESC;
2. An individual certified in ESC by CPESC, Incorporated or any other agency endorsed by the NYS Department of Environmental Conservation Office of Water Resources;
3. An individual working under the direct supervision of a qualified licensed Professional Engineer or qualified licensed Landscape Architect with documented training and education in the principles and practices of ESC **and has** completed the four (4) hour training program in the principles and practices of erosion and sediment control from either a Soil and Water Conservation District, CPESC or any other agency endorsed by the NYS Department of Environmental Conservation Office of Water Resources. After receiving the initial training, an individual working under the direct supervision of a qualified licensed Professional Engineer or qualified licensed Landscape Architect must complete four (4) hours of training every three (3) years.
4. Any other individual endorsed by the NYS Department of Environmental Conservation by written documentation.
5. Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.1

Part I. CONSTRUCTION DURATION INSPECTIONS **Page 2 of _____**

a. <u>SITE PLAN/SKETCH OF AREAS DISTRUBED AT TIME OF INSPECTION AND AREAS THAT HAVE BEEN STABILIZED (TEMPORARY OR FINAL) SINCE LAST INSPECTION</u>:

b. Other Permit Required Reporting

Maintaining Water Quality - *Attach Color Photographs of the site documenting discharge points and site conditions.*
Describe the condition of runoff at all points of discharge.
Is there an increase in turbidity causing a substantial visible contrast to natural conditions? _____
Is there residue from oil and floating substances, visible oil film, or globules or grease? _____
Is there evidence of silt deposition from project in a stream, wetland, or other water body? _____
If yes, where? _____remedial measure needed? _____
Provide a description of the conditions of all natural water bodies within or immediately adjacent to the project. _____

Area of Disturbance
Total area of disturbance (as shown on sketch plan and not including areas that have temporary or permanent stabilization measures applied) _____
Are all disturbances within the limits of the SWPPP? _____

Weather Conditions
A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;
_____
_____

General Housekeeping
Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?_____
Is construction impacting the adjacent property? _____
Is dust adequately controlled?_____
Describe corrective action(s): _____
Date correction needed: _____

c. Runoff Controls *Direct runoff away from exposed soil surfaces and control water that falls onto the site*

Runoff conveyance systems ☐ N A
Are all runoff conveyance systems called for in the SWPPP installed, stabilized and working? _____
If not, what specific areas need detailing?_____
With minimum side slopes 2H:1V or flatter? _____ Stabilized by geotextile fabric, seed, or mulch with no erosion occurring? _____Sediment-laden runoff directed to sediment trapping structure? _____
Describe corrective action(s): _____
Date correction needed: _____

Runoff Control Structures ☐ N A
Have all required runoff control structures (rock outlets and aprons) been installed and constructed per plan and according to the Blue Book?_____ Installed concurrently with pipe installation? _____
Describe corrective action(s): _____
Date correction needed: _____

Temporary Stream or Channel Crossing ☐ N A
Have construction crossings at concentrated flow areas been culverted?_____
Describe corrective action(s): _____
Date correction needed: _____

Stone Check Dam ☐ N A
Installed per standards? _____ channel stable (flow is not eroding soil underneath or around the structure). _____does sediment need to be removed? _____
Describe corrective action(s): _____
Date correction needed: _____

Excavation Dewatering ☐ N A
1. Flowing water ☐ N A – Upstream berm (sandbags, inflatable dams, etc. with one-foot minimum freeboard) and downstream berms are installed per plan? _____and functioning? (clean water from upstream pool is being pumped to the downstream pool)?

_____
2. Sediment laden water from work area ☐ N A - Is being discharged to a silt-trapping device? _____
3. Groundwater from excavations ☐ N A - is being managed properly (sumps and sediment control)? _____
Describe corrective action(s): _____
Date correction needed: _____

d. Soil Stabilization *Basic erosion control is achieved by covering all bare ground areas.*

Topsoil and Spoil Stockpiles ☐ N A
Stabilized - sediment controls at downhill slope? _____
Describe corrective action(s): _____
Date correction needed: _____

Revegetation/Stabilization ☐ N A
Has temporary or permanent seeding *and* mulch (as shown on site sketch plan) been applied to areas that have been inactive for 14 days or less (or, inactive for 7 days if over 5 acres disturbed)?_____
Has soil preparation been applied as specified in the SWPPP and in accordance with the Blue Book (Assure that all the necessary soil testing/fertilizer/lime, topsoil, decompaction has been applied)?

_____
Have rolled erosion control products specified for steep slopes or channels been installed? _____
Describe corrective action(s): _____
Date correction needed: _____

e. Sediment Controls

Stabilized Construction Entrance ☐ N A
Stone is clean and all access areas covered (entrances, construction routes, materials storage areas, equipment parking)?_____ Tracking onto public streets is minimized and cleaned daily? _____
Describe:_____
Date correction needed: _____

Silt Fence □ N A

Installed on contour? not across conveyance channels?_____ At least 10 feet from toe of slope?_____At appropriate spacing intervals based on slope?_____Wrapped ends for continuous support?_____Fabric is tight, without rips or frayed areas?_____Posts are stable?_____ buried 6 inches minimum?_____Any "bulges"?_____
Describe:_____

_____

Date correction needed: _____

Temporary Sediment Trap □ N A

Is outlet structure constructed properly?_____geotextile fabric has been placed beneath rock fill?_____Maintenance – depth of sediment in basin? _____ 50% capacity?

_____
Describe:_____

_____

Date correction needed: _____

Temporary Sediment Basin □ N A

Is basin and outlet structure constructed per the approved plan? _____
Are basin side slopes stabilized with seed/mulch?

_____
Maintenance – depth of sediment in basin? _____ 50% capacity?

_____
Describe:_____

_____

Date correction needed: _____

Drop Inlet Protection □ N A

Type(s) of inlet control? _____
Installed per Blue Book specifications: drainage area (typically 1 acre)? _____
Appropriate for location? _____
Describe:_____

_____

Date correction needed: _____

f. Digital Color Photographs of Deficient BMPs

The *qualified inspector* shall attach paper color copies of the digital photographs to this inspection report of deficient BMPs with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions.

g. Digital Color Photographs of BMPs that have been Corrected

The *qualified inspector* shall attach paper color copies of the digital photographs to this inspection report of corrected BMPs with date stamp, that clearly show the condition of the practice(s) after the corrective actions has been completed.

h. Post-Construction Stormwater Management

Report of any corrective action(s) that must be taken to install, correct, repair, replace or maintain any deficiencies identified with the construction of the post-construction stormwater management practice(s).
Report the current phase of construction of all post-construction stormwater management practice(s) and whether the installation appears to be geometrically consistent with the approved hydraulic design (e.g. the pond, the outlet structure, orifice, pipe sizing and slope is geometrically consistent with the SWPPP):_____

_____
_____
_____

i. Revisions to SWPPP

When the owner or operator becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any other report, or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or impervious area) which were not reflected in the original NOI submitted to the Department and/or the MS4, they shall promptly submit such facts or information. Failure of the owner or operator to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a permit violation (GP-0-15-002 PartVII.G)

_____
_____
_____
_____

j. Inspection Notes and Signature

Inspection Notes:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

PART I. j. Signature

GP-0-15-002 Part VII.Q

Articles 175 and 210 of the New York State Penal Law provide for Criminal penalty of a fine and/or imprisonment for falsifying forms and reports required by this permit.

_____ _____

Qualified Inspector (print name) **Date of Inspection**

_____

Signature

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Title: _____ Address: _____

Phone: _____ Email: _____

CPESC#: _____

Stormwater Training Number for *Trained Individuals*: _____
P.E. or L.A. Supervisor Name for *Trained Individuals*:_____

Compliance certification:

Received and reviewed by_____Title:_____

The above signed acknowledges receipt of this inspection report

APPENDIX N: *MS4 SWPPP ACCEPTANCE FORM*

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	DTST Erie Holdings LLC
2. Contact Person:	Karl Schuler
3. Street Address:	105 Despatch Drive
4. City/State/Zip:	East Rochester, NY 14445
II. Project Site Information	
5. Project/Site Name:	Ayrault Townhomes
6. Street Address:	347 Ayrault Rd
7. City/State/Zip:	Fairport, NY 14450
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	Robert Kozaritz, P.E.
9. Title/Position:	Town Engineer
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4 Operator:	Town of Perinton
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Street Address:	100 Cobbs Lane
14. City/State/Zip:	Fairport, NY 14450
15. Telephone Number:	585-223-5115

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]: Jason R. Kennedy. P.E.

Title/Position: Commissioner of Public Works

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

APPENDIX O: *NOTICE OF INTENT*

APPENDIX P: *NOTICE OF TERMINATION*

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:	
Title/Position:	
Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

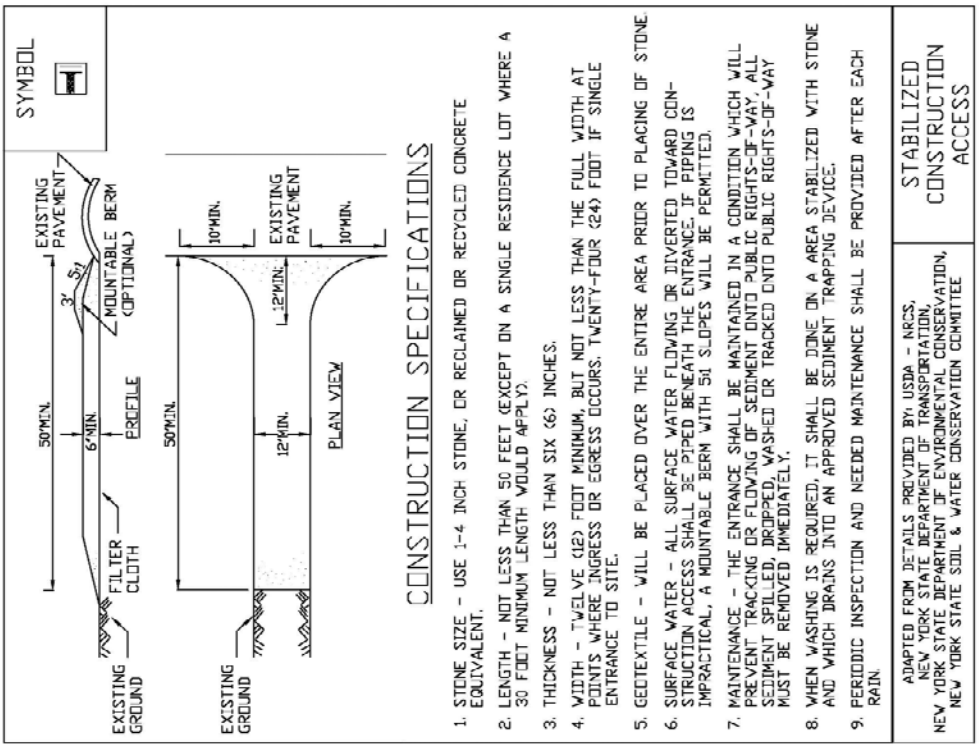
I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

APPENDIX Q: *EROSION CONTROL DETAILS*

Figure D.5
Construction Details for Stabilized Construction Entrance and Silt



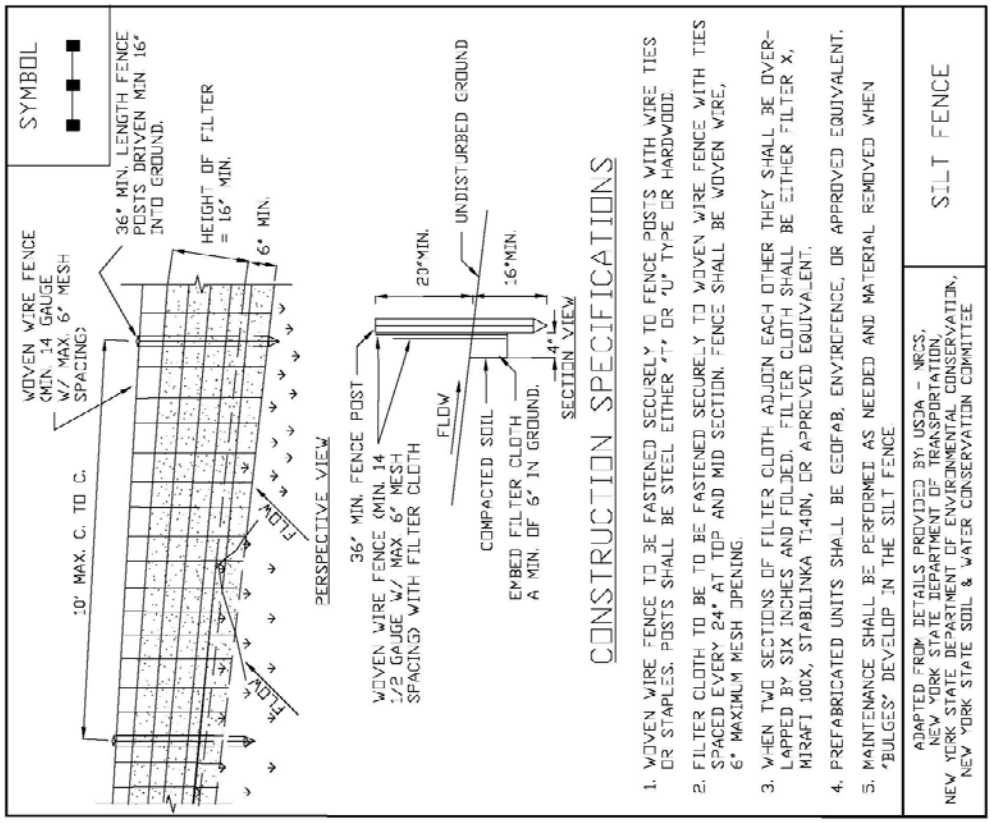


Figure 5.32
Fabric Drop Inlet Protection

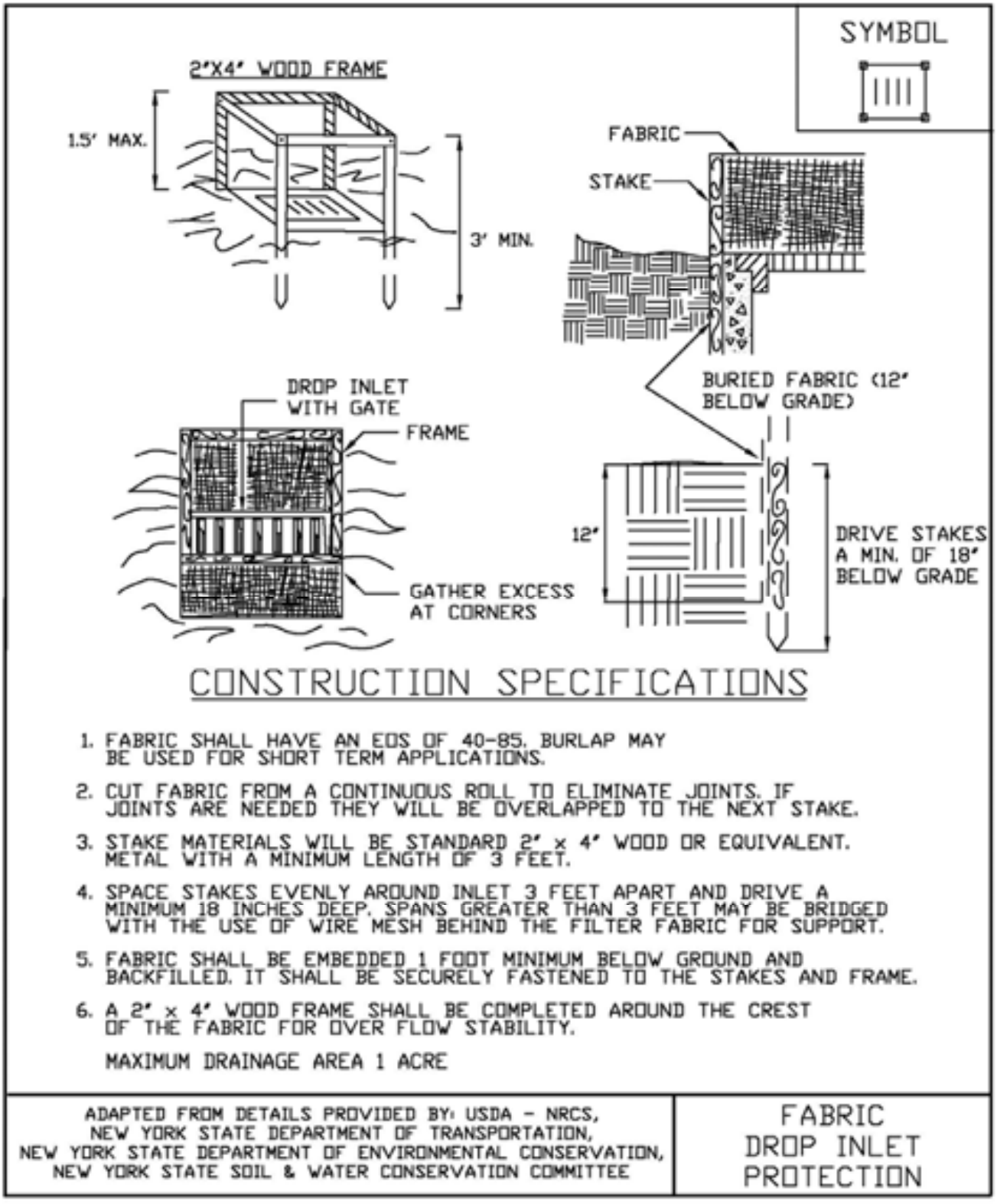
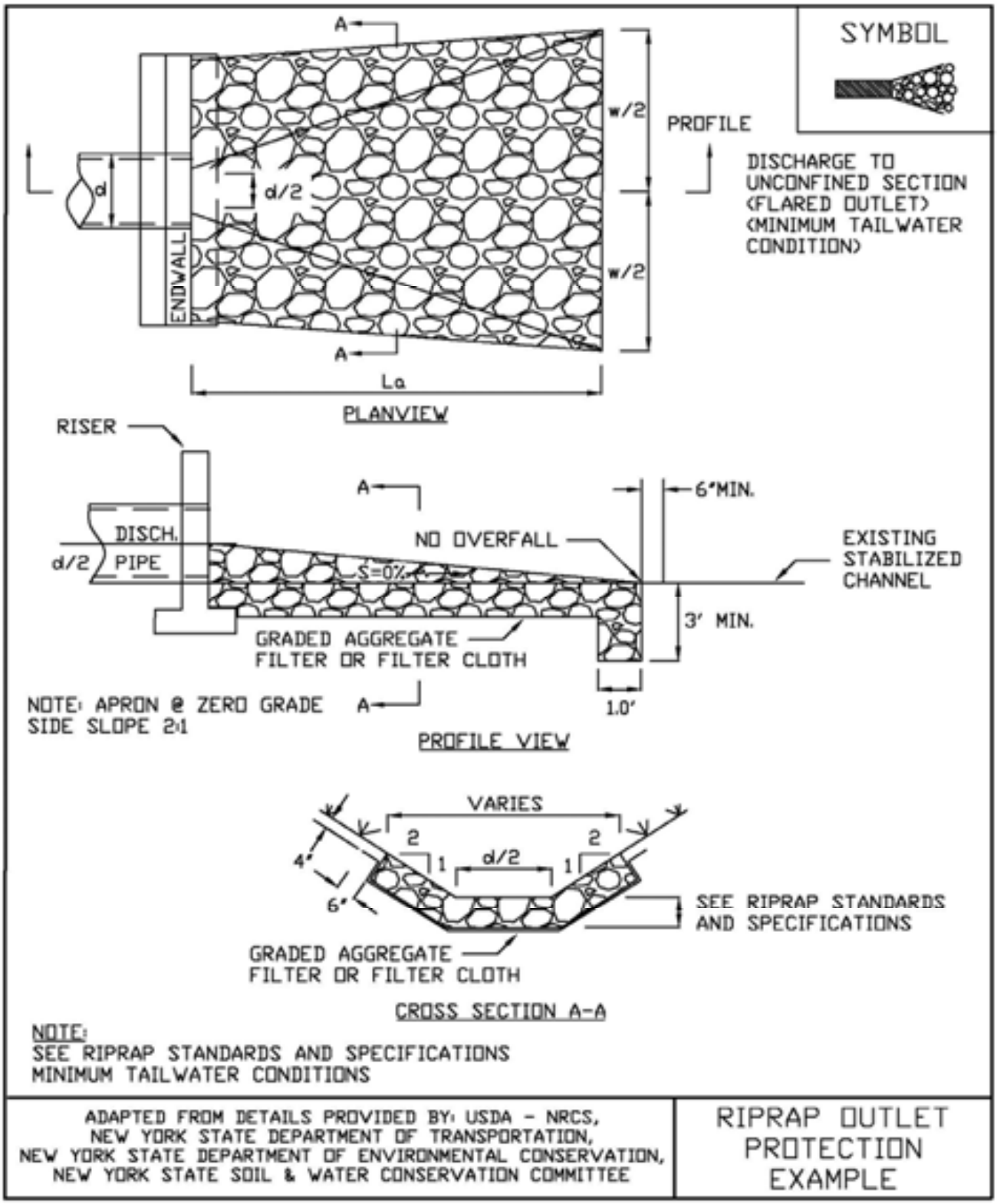


Figure 3.18
Riprap Outlet Protection Detail (1)



APPENDIX R: *MAINTENANCE/CONSTRUCTION INSPECTION REPORTS*

Infiltration Basin Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Runoff diverted		
Soil permeability tested		
Groundwater / bedrock depth		
2. Excavation		
Size and location		
Side slopes stable		
Excavation does not compact subsoils		
3. Embankment		
Barrel		
Anti-seep collar or Filter diaphragm		
Fill material		

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
4. Final Excavation		
Drainage area stabilized		
Sediment removed from facility		
Basin floor tilled		
Facility stabilized		
5. Final Inspection		
Pretreatment device in place		
Inlets / outlets		
Contributing watershed stabilized before flow is routed to the facility		

Comments:

Actions to be Taken:

12.2.8 Ponds and Wetlands

Includes: Micropool Extended Detention (P-1), Wet Pond (P-2), Wet Extended Detention Pond (P-3), Multiple Pond Systems (P-4), Shallow Wetland (W-1), Extended Detention Wetland (W-2), Pond/Wetland System (W-3), Pocket Wetland (W-4), Gravel Wetland (W-5)

Note: It is strongly recommended to have as-built drawings and copies of previous inspections at hand, if available. Aerial photos may be needed to help direct the Inspector to the pond or wetland location if it is obscured by vegetation.

Components

Key components to inspect for ponds and wetlands include the following:

- **PW-1 Drainage Area:** The drainage area conveys runoff to and is uphill from the inlet. When it rains, water runs off through roof drains, yard drains, parking lots, roadways, and underdrains to the ponds. Flow is through underground piping systems, overland via swales, or across the ground as sheet flow.
- **PW-2 Inlets:** Free, unobstructed flow from the drainage area to stormwater ponds and wetlands is necessary to prevent shallow flooding and even structural damage from flooding. Inlets can consist of pipes, ditches, swales, or other means to convey stormwater to the pond or wetland.

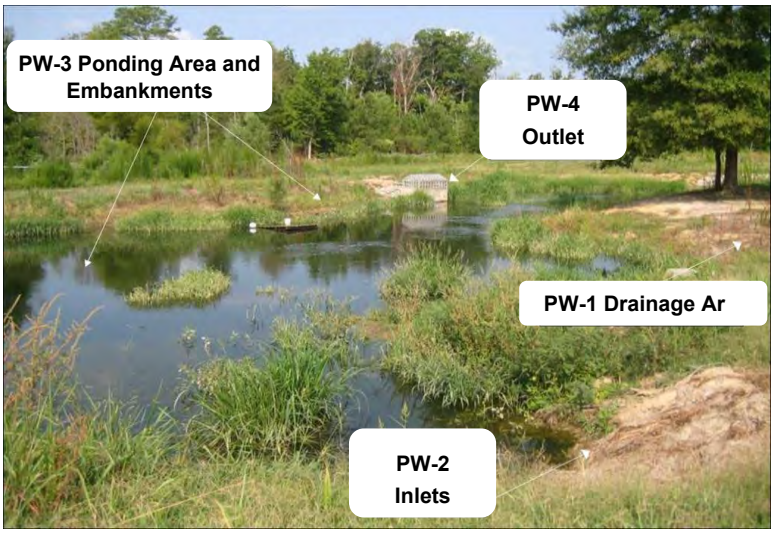


Figure 12.16 Key Areas for Level 1 Inspection of Ponds

- **PW-3 Ponding Area and Embankments:** The ponding area and embankment can consist of the following elements: forebays, safety/aquatic benches, side slopes and permanent pools of water.
- **PW-4 Outlets:** The outlet enables the ponded water to discharge to downstream drainage systems or stream channels. The outlet is often at the base of the dam/embankment on the downstream side.

Level 1 Inspections

Inspection Frequency: *1 time per year in early spring. Recommend additional inspections following major storm events. Inspect the permanent pool and safety elements during every inspection.*

Maintenance Frequency: *At least 2 times per year, the emergency spillway should be mowed and cleared of obstructions. Remove buildup of trash, vegetation, or sediment during every inspection.*

Triggers for Level 2 Inspection

The most likely triggers for Level 2 Inspection of PW practices are:

- Extensive bare soil and erosion in the drainage area
- Manholes or inlet pipes buried or covered with vegetation
- Excessive sediment buildup or overgrown vegetation

Triggers for Level 3 Inspection

The most likely triggers for Level 3 Inspection of PW practices are:

- Severe erosion of the drainage area
- Buried or submerged manholes, pipes or other structures need to be located
- Excessive algae or aquatic plants
- Pipe or headwall settlement, erosion, corrosion, or failure
- Major sediment buildup
- Solving the problem would require practice redesign or extensive regrading of the drainage area

12.2.9 Infiltration

Includes: Infiltration Trench (I-1), Infiltration Basin (I-2), Dry Well (I-3), Underground Infiltration System (I-4)

Components

Key components to inspect for Infiltration include the following:

- **IN-1 Drainage Area:** The drainage area conveys runoff to and is uphill from the infiltration cell. When it rains, water runs off and flows to the infiltration cell and soaks into its underlying layers.
- **IN-2 Inlets:** The inlets are where water flows into the practice. Depending on the design, inlets can include curb cuts, openings in a parking lot or roadway, downspouts, pipes, or ditches. Water can also enter the practice directly as sheet flow.

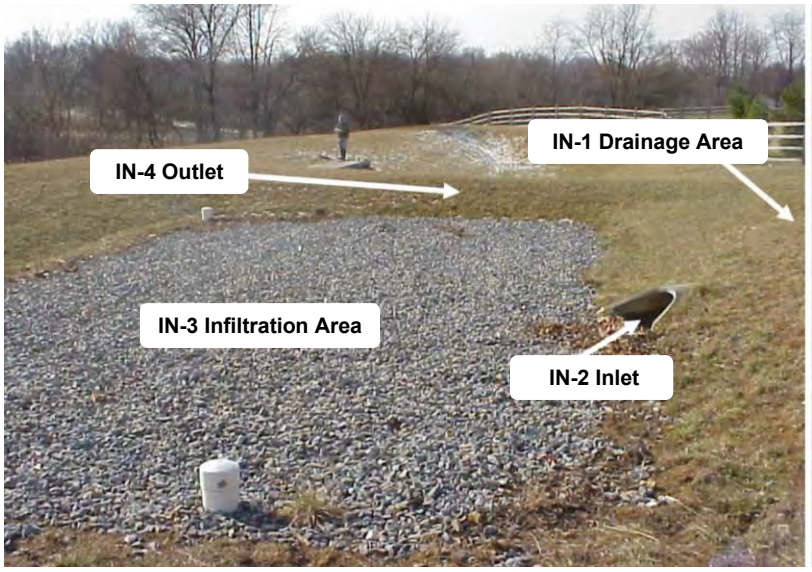


Figure 12.17 Key Areas for Level 1 Inspection of Infiltration Practices

- **IN-3 Infiltration Area:** The area that collects water and allows it to seep into the underlying soil.
- **IN-4 Outlets:** Outlets are where water exits the surface of the infiltration area during larger storms when the underground infiltration reservoir fills up and the excess water needs somewhere to go. Note that not all infiltration practices will have an identifiable outlet if the design is for all the water to infiltrate into the ground. Outlets may be a berm, stone weir, or pipe.

Level 1 Inspections

Frequency: *At least 2 times a year, especially in early spring, to ensure that the practice has survived the winter. Debris cleanout and dewatering inspection should occur monthly. Inspection of sediment traps, forebays, inlets and outlets should occur at least 1 time per year along with sediment cleanout and aggregate repairs.*

Triggers for Level 2 Inspection

The most likely triggers for Level 2 Inspection of IN practices are:

- Water stands on the surface for more than 72 hours after a storm event
- Erosion of inlets, infiltration area or outlets
- Excessive sediment buildup

Triggers for Level 3 Inspection

The most likely triggers for Level 3 Inspection of IN practices are:

- Standing water caused by clogged media
- Severe erosion of infiltration area, inlets, or around outlets
- Reoccurring significant sediment accumulation that is getting worse with time
- Solving the problem would require practice redesign or modification

APPENDIX S: *SITE PLANS*

SITE DEVELOPMENT PLANS FOR

AYRAULT TOWNHOMES

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

P.N. 20182575.0003



HORIZONTAL SCALE
50 0 25 50 100
SCALE: 1"=50'

N

COX ENGINEERING

DRAWING INDEX

C 100	COVER
C 101	SUBDIVISION MAP
C 102	EXISTING CONDITIONS/ DEMOLITION PLAN
C 103	SITE PLAN
C 104	UTILITY PLAN
C 105	GRADING PLAN
C 106	LANDSCAPING PLAN
C 107	EASEMENT PLAN
C 108-109	PROFILE SHEETS
C 201	NOTES
C 202-204	DETAILS



LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
DAVID LEE COX
090552
LICENSED PROFESSIONAL ENGINEER

CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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COVER

AYRAULT TOWNHOMES

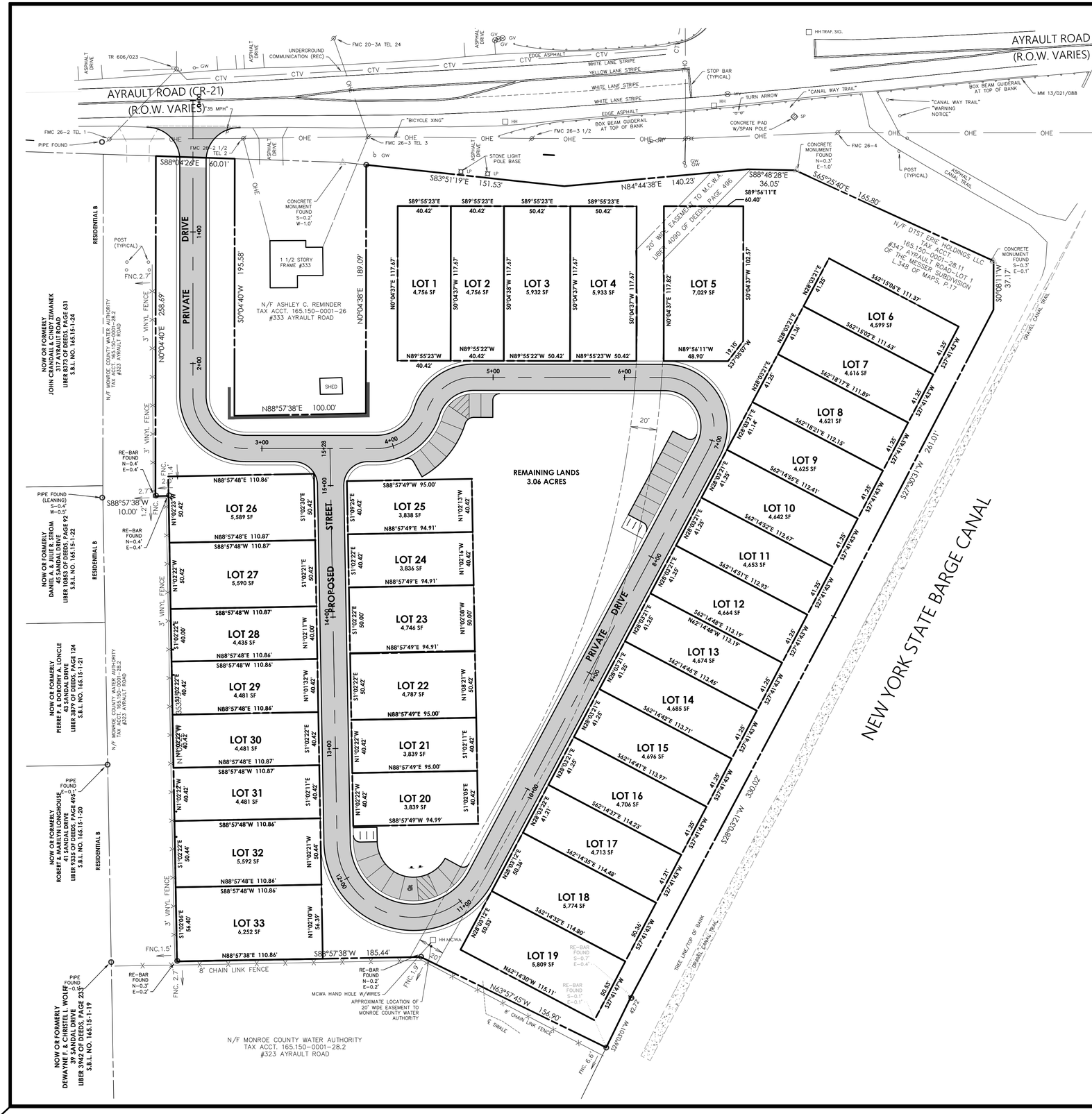
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C 100

DATE: SEPTEMBER 2026

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HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED STONE DUST TRAIL
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED PAVEMENT STRIPING
- PROPOSED GUTTER

SITE DATA

1. TAX ACCOUNT NUMBER: 165.150-1-28.1
2. PARCEL ADDRESS: 347 AYRAULT ROAD, PERINTON, NY 14450
3. TOTAL PARCEL AREA: 6.77 ACRES OR 294,901 S.F.
   TOTAL IMPERVIOUS AREA: 2.61 ACRES OR 113,565 S.F.
   GREENSPACE AREA: 3.82 ACRES OR 166,399 S.F. OR 56.4%
4. EXISTING ZONING: RESIDENTIAL ZONE B
   PROPOSED ZONING: RESIDENTIAL ZONE B
   EXISTING USE: VACANT LAND
   PROPOSED USE: SINGLE FAMILY SEMIDETACHED - 33 UNITS

ZONING ANALYSIS

	REQUIRED	PROPOSED
MIN LOT WIDTH	55'	40'
MIN LOT AREA	8,800 SF	3,800 SF
MIN BUILDING FOOTPRINT	900 SF	1,470 SF
FRONT SETBACK	50'	25'
SIDE SETBACK	0' & 12'	0' & 10'
REAR SETBACK	15'	>15'
MAX BUILDING HEIGHT	2 STORY	2 STORY
DENSITY	17,600SF/DUPLEX 294,901/17,600= 16.75 DUPLEXES OR 33 UNITS	16 DUPLEXES AND 1 SINGLE FAMILY = 33 UNITS
PARKING		66 GARAGE SPACES SPACES 33 DRIVEWAY SPACES 23 GUEST SPACES

5. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE NATIONAL WETLAND INVENTORY.
6. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER FIRM MAP COMMUNITY PANEL NO.36055C0379G DATED AUGUST 28, 2008.
8. PUBLIC WATER WILL BE PROVIDED BY THE MCWA.
9. ELECTRIC SERVICE WILL BE SUPPLIED BY FAIRPORT ELECTRIC.
10. SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF PERINTON.
11. STORM SEWER AND DRAINAGE FACILITIES WILL WILL BE PRIVATE AND MAINTAINED BY THE OWNER.
12. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF TOWN OF PERINTON AND MONROE COUNTY.

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

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SUDIVISION PLAT

AYRAULT TOWNHOMES

MUNICIPALITY: PERINTON
COUNTY: MONROE STATE: NY

PROJECT NO.: 20182575.03

DRAWING NO.: C-101

DATE: SEPTEMBER 2026

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HORIZONTAL SCALE

40 0 20 40 80

SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- R.O.W. — R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- X X — EXISTING FENCE
- EXISTING EASEMENT LINE
- SETBACK
- 520 — EXISTING MAJOR CONTOUR
- 521 — EXISTING MINOR CONTOUR
- D CB — EXISTING STORM SEWER & MH
- HYD WV — EXISTING WATER SERVICE & VALVE
- EXISTING SIGN
- S MH — EXISTING SANITARY SEWER AND MANHOLE
- PP — EXISTING ELECTRIC LINE & POLE
- LP — EXIST. LIGHT POLE
- E MH — EXIST. ELECTRIC MANHOLE
- HH — EXIST. ELECTRIC HANDHOLE
- GV — EXIST. GAS VALVE
- G — EXIST. GAS MAIN
- W — EXIST. WATER MAIN
- E — EXIST. ELECTRIC LINE
- X — TREE TO BE REMOVED
- X X X X X X X X X — FEATURE TO BE REMOVED
- EXTENT OF TREELINE TO BE CUT BACK

SURVEY NOTES:

THE HORIZONTAL DATUM IS REFERENCED TO NAD-83 ON THE N.Y.S. PLANE COORDINATE SYSTEM, BEARINGS SHOWN HERON ARE REFERENCED TO GRID. DISTANCES SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,00) OR BETTER.

THE VERTICAL DATUM IS REFERENCED TO NAVD-88

HORIZONTAL AND VERTICAL DATUM WERE MEASURED USING RTK GPS ON THE NYS NETWORK.

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
2. WITHIN LIMIT LINES, ALL AT GRADE UTILITIES SUCH AS TRANSFORMERS, GENERATORS, HVAC UNITS, THE UNIT'S CONCRETE PAD AND ANY FENCING THAT SURROUNDS THE UNIT, TO BE REMOVED.
3. PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
4. CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
7. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
8. ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
9. ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
10. ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION. THIS INCLUDES BYPASS PUMPING, IF NECESSARY
11. EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
12. AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT WITH A NEAT STRAIGHT LINE AT ALL REMOVAL LIMITS.
13. CONTRACTOR RESPONSIBLE FOR OBTAIN ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN HIS BID.
14. IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTORS(S) SHALL IMMEDIATELY NOTIFY THE TOWN, MONROE COUNTY HEALTH DEPARTMENT AND NYSDEC BEFORE CONTINUING THE DEMOLITION PROCESS.
15. ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
16. THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
17. ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
18. ALL EXISTING STRUCTURES THAT ARE ABANDONED IN PLACE, SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STRUCTURES SHALL BE FILLED WITH CRUSHED STONE, (MEETING NYSDOT STANDARD SPECIFICATION SECTION 304) COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST.

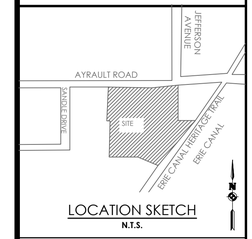
COX ENGINEERING

If you excavate anywhere in New York State, except NYC or Long Island, call

Dig Safely. New York

1-800-962-7962

i-Notice = www.DigSafelyNewYork.com



LOCATION SKETCH

N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER			DAVID COX PE
NO.	DATE	BY	DESCRIPTION
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EXISTING CONDITIONS DEMOLITION PLAN

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**

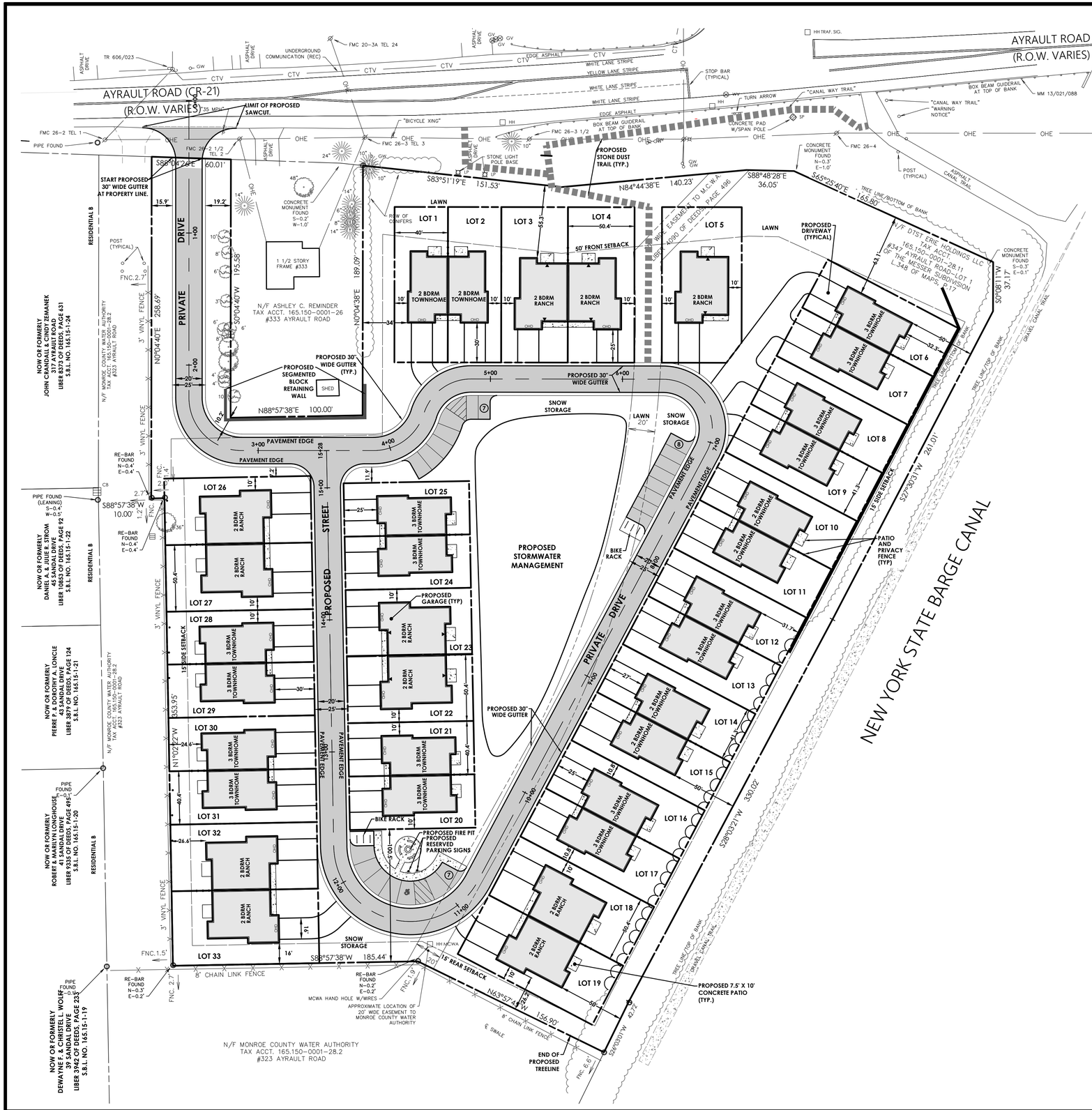
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C 102

DATE: SEPTEMBER 2026

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LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED STONE DUST TRAIL
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED PAVEMENT STRIPING
- PROPOSED GUTTER

SITE DATA

1.	TAX ACCOUNT NUMBER:	165.150-1-28.1
2.	PARCEL ADDRESS:	347 AYRAULT ROAD, PERINTON, NY 14450
3.	TOTAL PARCEL AREA:	6.77 ACRES OR 294,901 S.F.
	TOTAL IMPERVIOUS AREA:	2.61 ACRES OR 113,565 S.F.
	GREENSPACE AREA:	3.82 ACRES OR 166,399 S.F. OR 56.4%
4.	EXISTING ZONING:	RESIDENTIAL ZONE B
	PROPOSED ZONING:	RESIDENTIAL ZONE B
	EXISTING USE:	VACANT LAND
	PROPOSED USE:	SINGLE FAMILY SEMIDETACHED - 33 UNITS

ZONING ANALYSIS

	REQUIRED	PROPOSED
MIN LOT WIDTH	55'	40'
MIN LOT AREA	8,800 SF	3,800 SF
MIN BUILDING FOOTPRINT	900 SF	1,470 SF
FRONT SETBACK	50'	25'
SIDE SETBACK	0' & 12'	0' & 10'
REAR SETBACK	15'	>15'
MAX BUILDING HEIGHT	2 STORY	2 STORY
DENSITY	17,600SF/DUPLEX 294,901/17,600= 16.75 DUPLEXES OR 33 UNITS	16 DUPLEXES AND 1 SINGLE FAMILY = 33 UNITS
PARKING		66 GARAGE SPACES SPACES 33 DRIVEWAY SPACES 23 GUEST SPACES

THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE NATIONAL WETLAND INVENTORY.

5. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER FIRM MAP COMMUNITY PANEL NO.36055C0379G DATED AUGUST 28, 2008.
7. PUBLIC WATER WILL BE PROVIDED BY THE MCWA.
8. ELECTRIC SERVICE WILL BE SUPPLIED BY FAIRPORT ELECTRIC.
9. SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF PERINTON.
10. STORM SEWER AND DRAINAGE FACILITIES WILL WILL BE PRIVATE AND MAINTAINED BY THE OWNER.
11. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF TOWN OF PERINTON AND MONROE COUNTY.

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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SITE PLAN

AYRAULT TOWNHOMES

MUNICIPALITY: PERINTON
COUNTY: MONROE STATE: NY

PROJECT NO.: 20182575.03

DRAWING NO.: C-103

DATE: SEPTEMBER 2026

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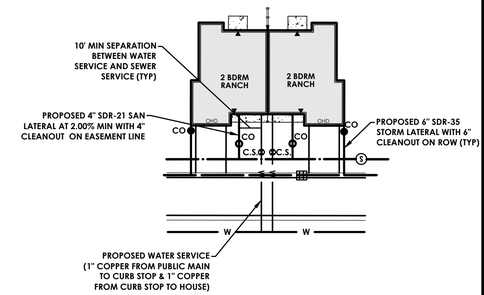
UTILITY CONNECTION NOTE:

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.

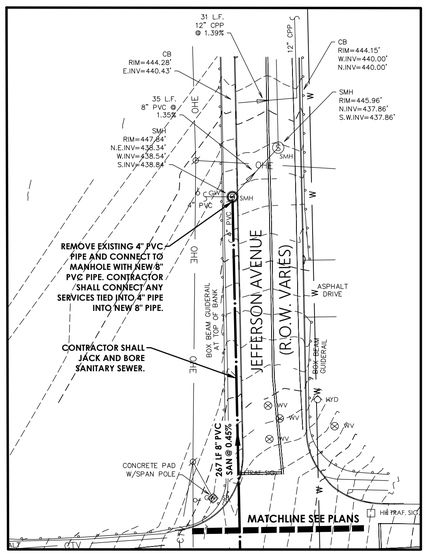
HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER FORCEMAIN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC



TYPICAL BUILDING LATERALS
N.T.S.



OFFSITE SANITARY SEWER

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER: DAVID COX PE

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UTILITY PLAN

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-104

DATE: SEPTEMBER 2026

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HORIZONTAL SCALE

40 0 20 40 80

SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- 520 EXISTING MAJOR CONTOUR
- 521 EXISTING MINOR CONTOUR
- 520 PROPOSED MAJOR CONTOUR
- 521 PROPOSED MINOR CONTOUR
- SF SILT FENCE
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- CB EXISTING STORM SEWER & MH
- W PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- WV HYD EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- MH EXISTING SANITARY SEWER AND MANHOLE
- PP OHW EXISTING ELECTRIC LINE & POLE
- LP EXIST. LIGHT POLE
- E MH EXIST. ELECTRIC MANHOLE
- HH EXIST. ELECTRIC HANDHOLE
- GV EXIST. GAS VALVE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- SF SILT FENCE
- X 492.7 492.7 PROPOSED SPOT ELEVATION

APPROVED BY ______ PLANNING BOARD CHAIRMAN DATE ______

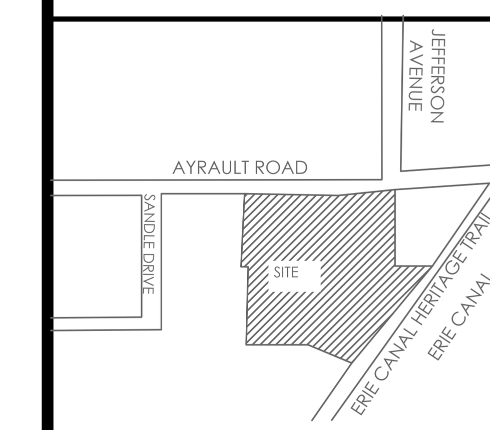
APPROVED BY ______ DIRECTOR OF ENGINEERING AND PLANNING DATE ______

APPROVED BY ______ FIRE MARSHAL DATE ______

APPROVED BY ______ DIRECTOR OF BUILDING AND FIRE PREVENTION DATE ______

APPROVED BY ______ COMMISSIONER OF PUBLIC WORKS DATE ______

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK DAVID LLOYD COX 090482 LICENSED PROFESSIONAL ENGINEER

CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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GRADING PLAN

AYRAULT TOWNHOMES

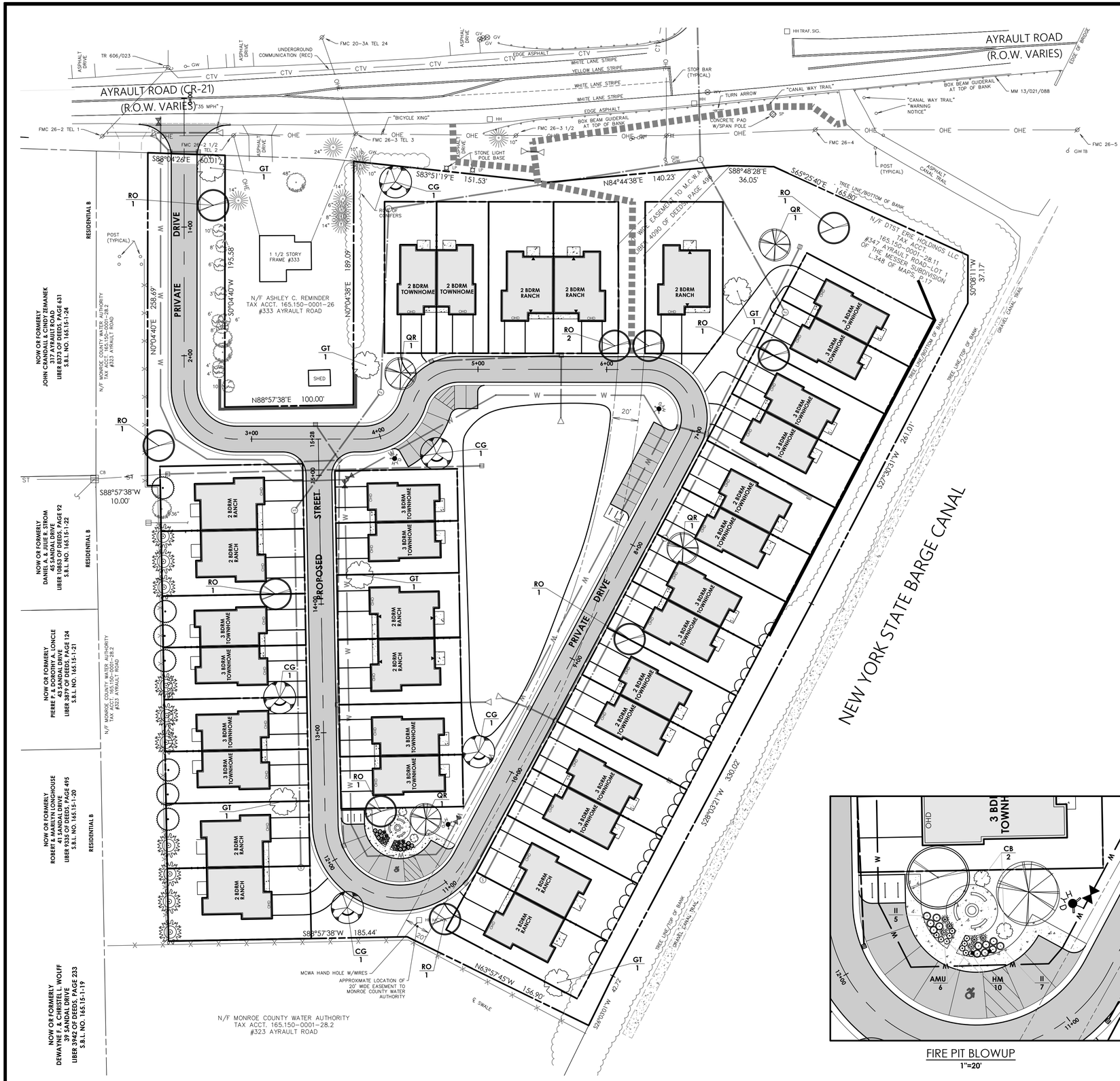
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

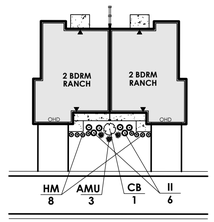
DRAWING NO.: C-105

DATE: SEPTEMBER 2026

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FIRE PIT BLOWUP
1"=20'



TYPICAL FOUNDATION PLANTINGS
N.T.S.

HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
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- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER FORCEMAIN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC

PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
DECIDUOUS SHADE TREES				
GT	SKYLINE HONEYLOCUST	GLENDITSIA TRICANTHOS INERMIS 'SKYLINE'	2½" CAL. B&B	30-35' SP.
RO	OCTOBER GLORY RED MAPLE	RUBRUM OCTOBER GLORY	2" CAL. B&B	35-40' SP.
QR	RED OAK	QUERCES RUBRA	2" CAL. B&B	45-50' SP.
CG	GREENSPIRE® LINDEN	CORINTHIA® GREENSPIRE	2½" CAL. B&B	35' SP.
EVERGREEN TREES				
TS	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6'-8' H B&B	15'-20' M.H.
JE	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	7'-8' H B&B	30'-35' M.H.
SHRUBS				
AMU	LOW SCAPE MOUND BLACK CHOKEBERRY	ARONIA MELANOCARPA 'UCONNAM165'	#1 CONT.	18"-36"
HM	PIA DWARF HYDRANGEA	HYDRANGEA MACROPHYLLA 'PIA'	#3 CONT.	18"-24"
CB	FIBER OPTICS BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	#3 CONT.	5'-6'
II	COMPACT INKBERRY	ILEX GLABRA 'COMPACTA'	#2 CONT.	3'-4'

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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LANDSCAPING PLAN

AYRAULT TOWNHOMES

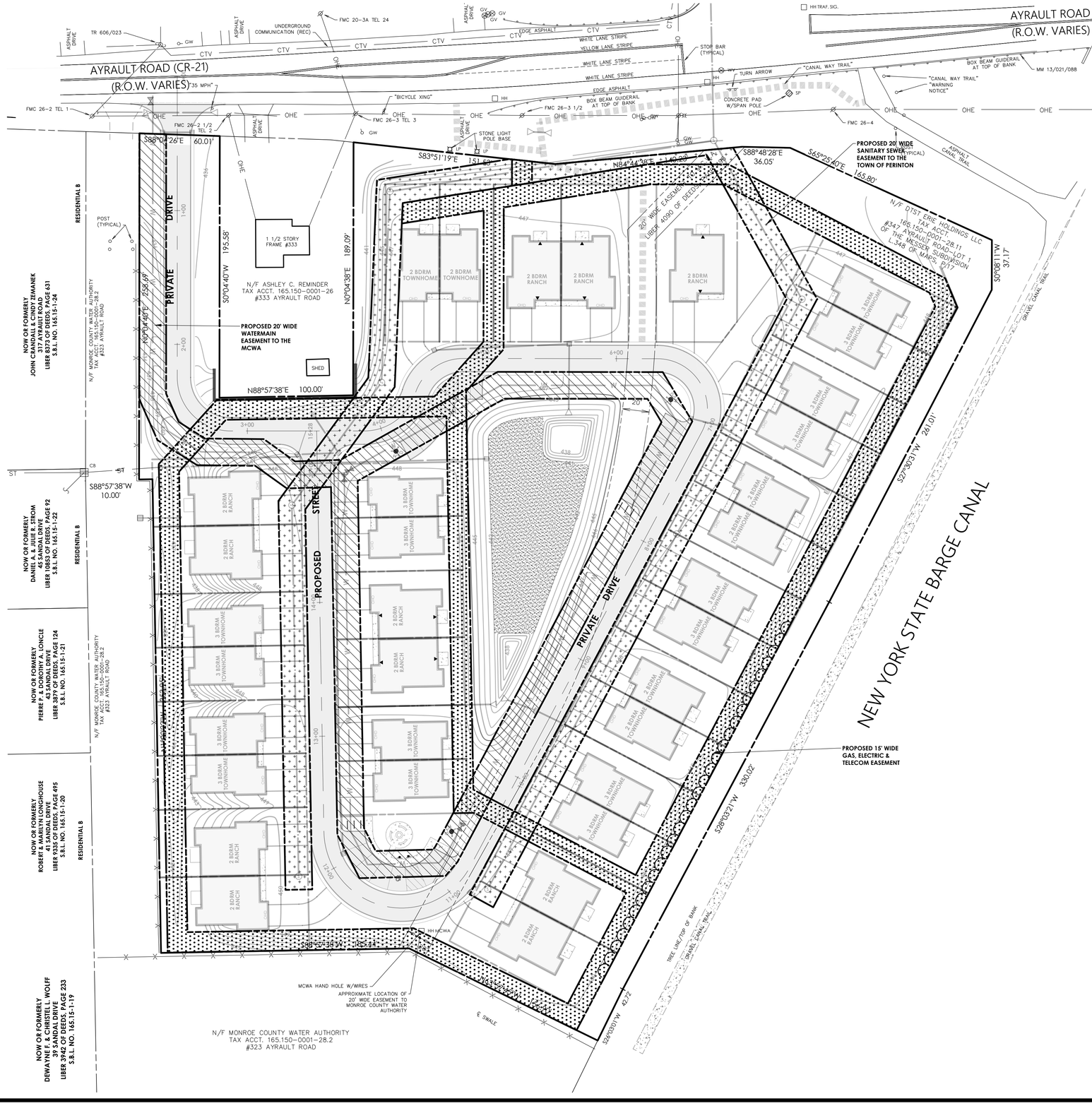
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-106

DATE: SEPTEMBER 2026

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HORIZONTAL SCALE
40 0 20 40 80
SCALE: 1"=40'

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING CONCRETE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER FORCEMAIN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

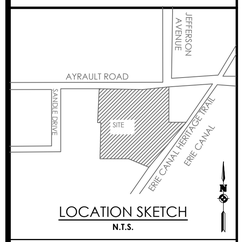
APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
FIRE MARSHAL

APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:

CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER DAVID COX PE

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EASEMENT PLAN

AYRAULT TOWNHOMES

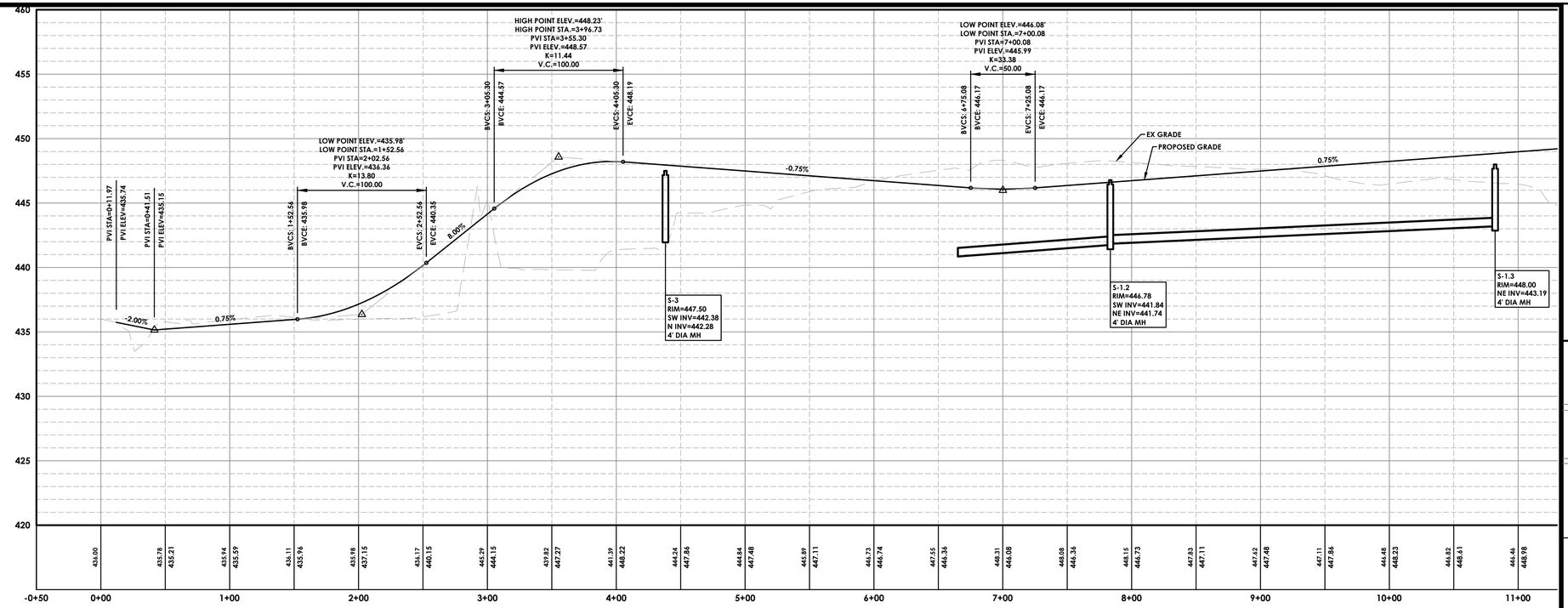
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-107

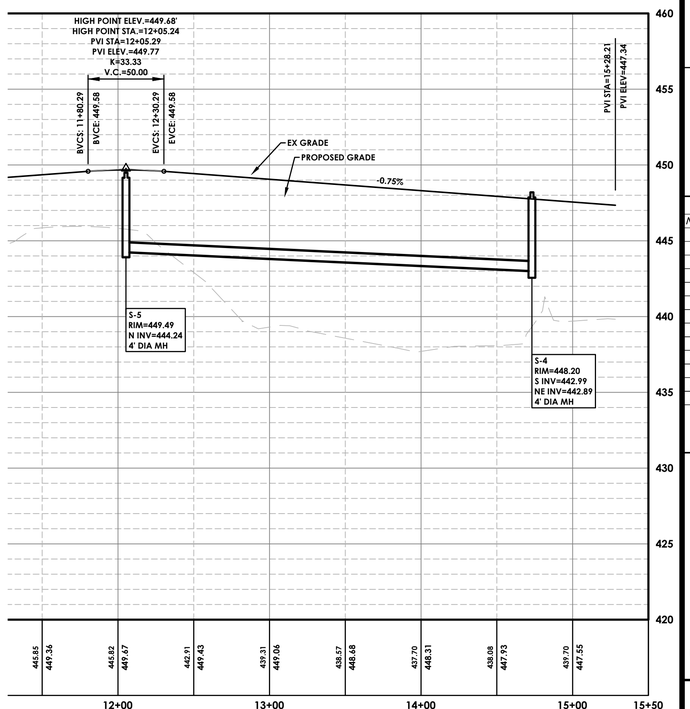
DATE: SEPTEMBER 2026

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PROPOSED PRIVATE ROAD PROFILE

SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'



COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER **DAVID COX PE**

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PROFILE SHEET

AYRAULT TOWNHOMES

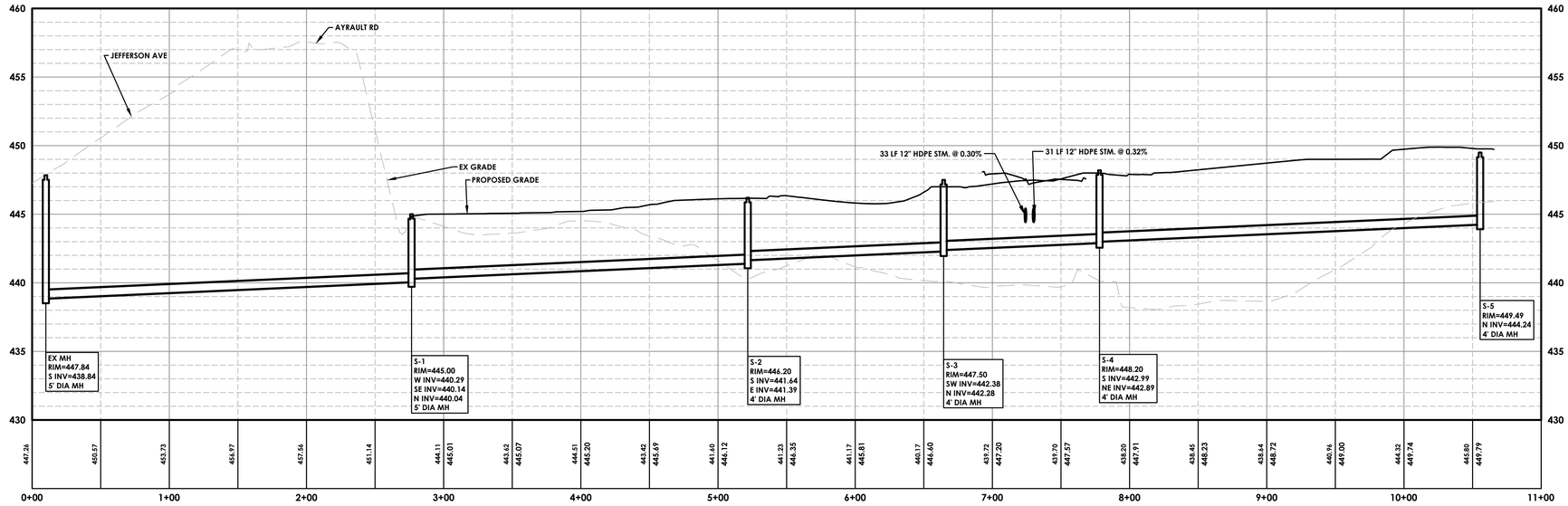
MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-108

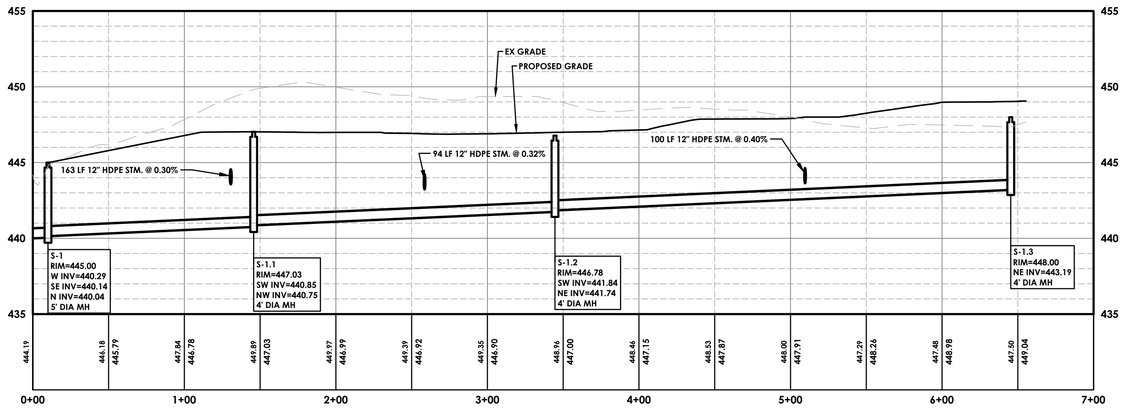
DATE: SEPTEMBER 2026

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EX MH TO S-5 PROFILE

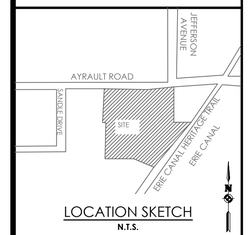
SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'



S-1 TO S-1.3 PROFILE

SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1: = 5'

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER: DAVID COX PE

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PROFILE SHEET

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-109

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 SILTATION 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 AOBE. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION 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 IT'S 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 ACTIONS, AS IDENTIFIED BY THE DEVELOPER'S QUALIFIED SWPPP 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-0-25-001).

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 FRIABLE 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: 6 LBS./1,000 SQ.FT
LOW MAINTENANCE FESCUE LAWN
PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX 0R APPROVED EQUAL

25% FIREFLY 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 (7) 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" -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/AWWS C105/AZ1.5-82 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.

MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | DEC 2020 DATE | DME 28

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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 SHREDDED 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 FRIABLE 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: 6 LBS./1,000 SQ.FT
LOW MAINTENANCE FESCUE LAWN
PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX 0R APPROVED EQUAL

25% FIREFLY 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% VIRGINIA WILD RYEGRASS
20% ALKALI GRASS	20% FOX SEDGE
10% AUTUMN BENTGRASS	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.

WATERING PLAN:

1. ALL TREES TO BE CONTINUOUSLY WATERED WITH TWO (2) WATER BAGS PER TREE. BAGS ARE TO BE INSPECTED TWICE A WEEK TO ENSURE THAT THEY ARE FILLED AS REQUIRED.

UTILITY NOTES:

1. PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATION 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.

MCDOT NOTES:

1. HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY.
2. AFTER MCDOT APPROVES THIS PROJECT, A 136 HIGHWAY PERMIT AND A 239F PERMIT WILL BE REQUIRED. INSPECTION OF ALL CONSTRUCTION IN THE RIGHT-OF-WAY WILL BE A CONDITION OF THESE PERMITS.
3. ALL MATERIALS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MCDOT STANDARDS AND DETAILS IN EFFECT WHEN INSTALLED.
4. IF ANY SIGNS IN THE MONROE COUNTY RIGHT-OF-WAY NEED TO BE INSTALLED, REPLACED, REMOVED OR TEMPORARILY REMOVED DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT JOHN SCHWARTZ (585-753-7738) OF MCDOT AT LEAST 1 WEEK PRIOR TO REMOVAL OR INSTALLATION."
5. THE OWNER SHALL REMOVE AND MAINTAIN ALL TREES/SHRUBS TO THE RIGHT-OF-WAY OR A POINT 15 FEET FROM THE EDGE OF TRAVEL LANE (WHICHEVER IS GREATER) ALONG THE PROPERTY FRONTAGE, IN ORDER TO MAXIMIZE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.

EROSION AND SEDIMENT CONTROL NOTES:

(OCTOBER 2017)

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.

SANITARY NOTES:

1. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND TOWN OF PERINTON.
2. MATERIALS
   - MAINS - PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-35. PIPING AND FITTINGS SHALL MEET:
     ASTM D-3034 (4" THRU 15")
     ASTM F-679 (18" THRU 48")
   - LATERALS - 4" MIN. INSTALLED AT 1/4 " PER FOOT MIN. PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-21. PIPING AND FITTINGS SHALL MEET ASTM D-2241.
   - JOINTING MATERIALS - SHALL BE BELL-AND-SPIGOT WITH INTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS, GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-3212.
3. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE TOWN OF PERINTON.
4. ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.
5. SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING 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. IN ADDITION. WHEN THE WATER MAIN 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 MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. MANHOLES OR VAULTS.
6. SEWER USE LAW: FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

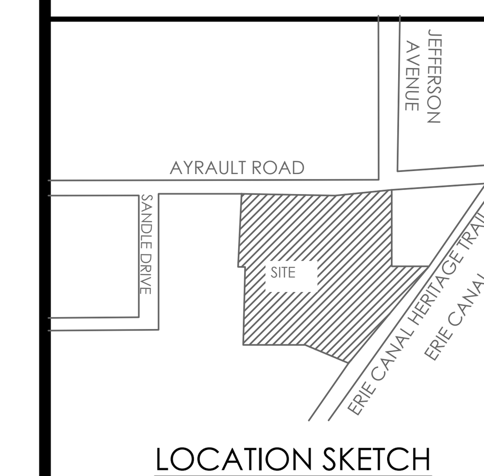
STORM NOTES:

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 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.

If you excavate anywhere in New York State, except NYC or Long Island, call
Dig Safely. New York
1-800-962-7962
i-Notice = www.DigSafelyNewYork.com

MONROE COUNTY
DEPT. OF TRANSPORTATION
APPROVED ____________
DATE ____________
APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER: DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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NOTE SHEET

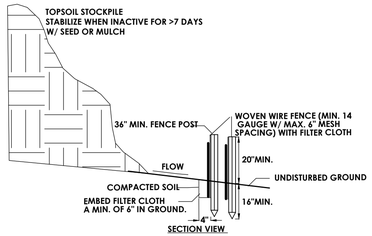
AYRAULT TOWNHOMES

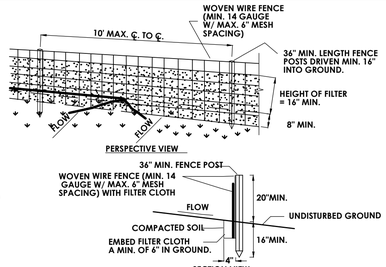
MUNICIPALITY: PERINTON
COUNTY: MONROE STATE: NY

PROJECT NO.: 20182575.03

DRAWING NO.: C-201

DATE: SEPTEMBER 2026



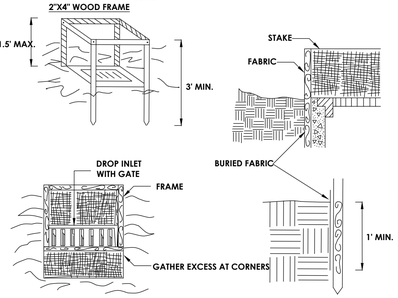


CONSTRUCTION SPECIFICATIONS

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 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.

TOPSOIL STOCKPILE

N.T.S.



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

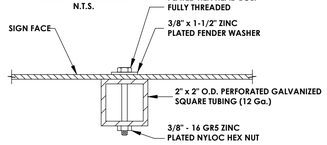
MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC
DROP INLET PROTECTION

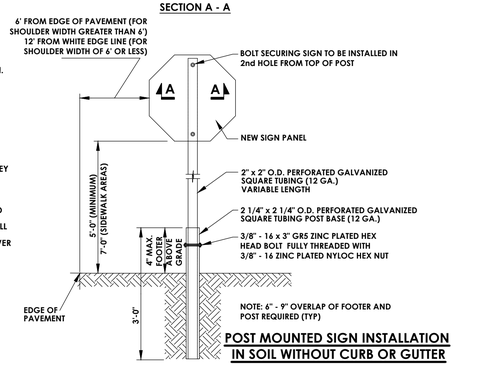
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SILT FENCE

N.T.S.



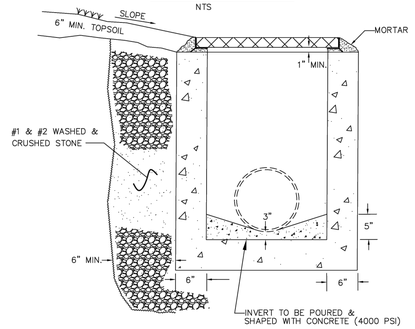
SECTION A - A



POST MOUNTED SIGN INSTALLATION IN SOIL WITHOUT CURB OR GUTTER

FIELD INLET DETAIL

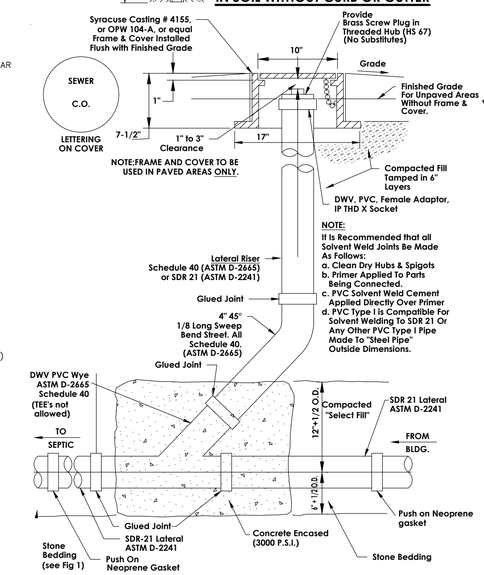
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NOTES:

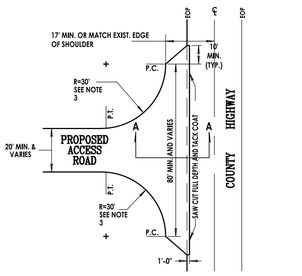
1. PRECAST STEEL REINFORCED CONCRETE CATCH BASIN MANUFACTURED BY KISTNER (CB-315BS) OR APPROVED EQUAL.
2. MINIMUM INSIDE DEPTH 36"
3. MAXIMUM INSIDE DEPTH 48" (TOP OF GRATE TO INVERT)
4. ALL GRADE ADJUSTMENTS SHALL BE MADE WITH MANUFACTURED RINGS OR FORMED & POURED CONCRETE (4000 PSI).
5. MAX PIPE SIZE 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.

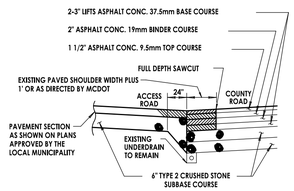
D20
JANUARY 2021



4" P.V.C. CLEANOUT DETAIL

N.T.S.





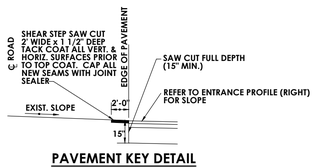
SECTION A-A

NOTES:

1. ALL ACCESS ROADS SHALL MEET THE COUNTY HIGHWAY AT A RIGHT ANGLE (90°), UNLESS OTHERWISE AUTHORIZED BY THE COUNTY SUPERINTENDENT OF HIGHWAYS OR DESIGNEE.
2. RIGHT-OF-WAY WIDTH VARIES.
3. RADIUS MAY VARY DEPENDING ON PROPOSED VEHICLE USAGE FOR ACCESS ROAD.

ACCESS ROAD CONNECTION WITHOUT CURB OR GUTTER TO A COUNTY HIGHWAY WITH SHOULDER

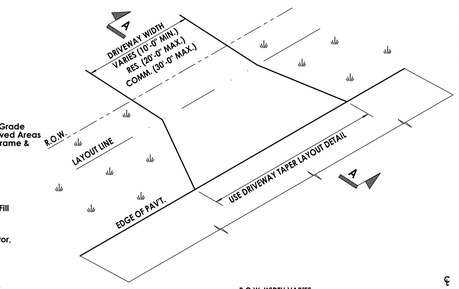
NOT TO SCALE - REVISED: 06/12/23



PAVEMENT KEY DETAIL

(FOR CONNECTION TO EXISTING PAVEMENT)

N.T.S.



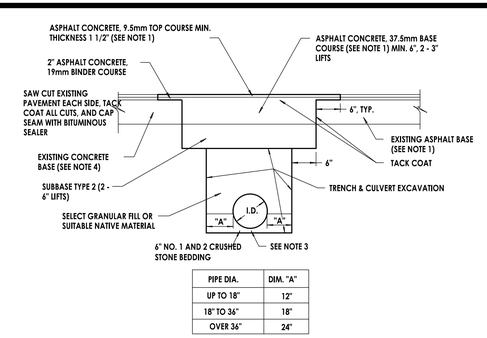
SECTION A-A

NOTES:

1. IT IS REQUIRED THAT DRIVEWAYS TO COUNTY ROADS BE PAVED TO THE RIGHT-OF-WAY LINE. THE DRIVEWAY SHALL SLOPE AWAY FROM THE OUTSIDE EDGE OF THE SHOULDER AT A MINIMUM OF 1/2 INCH PER FOOT TO THE CENTERLINE OF DRAINAGE.
2. IF NO PAVED SHOULDER EXISTS, PAVE TO EDGE OF PAVEMENT.
3. SWALE/DITCH LINE TO BE CLEANED AND REGRADED BY PERMITTEE TO PROVIDE POSITIVE DRAINAGE.
4. REPLACE PAVEMENT IN KIND WITH WHAT IS EXISTING, UNLESS CONDITIONS EXIST WHERE THAT ISNT FEASIBLE, THEN INSTALL SECTION AS APPROVED BY THE DEPARTMENT'S ENGINEER OR HIGHWAY MAINTENANCE MANAGER. THE MINIMUM SECTION APPROVED SHALL BE 6 INCHES OF TYPE 2 SUBBASE (CRUSHER RUN STONE). 2" OF ASPHALT CONCRETE BINDER AND 1 1/2" OF ASPHALT CONCRETE TOP.
5. REFER TO CONCRETE APRON OR DRIVEWAY SECTION DETAIL FOR CONCRETE DRIVEWAYS.

DRIVEWAY WITH SAG VERTICAL CURVE

NOT TO SCALE - REVISED: 06/12/23



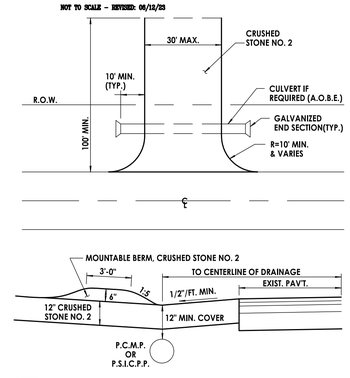
PIPE DIA.	DIM. "A"
UP TO 18"	12"
18" TO 36"	18"
OVER 36"	24"

NOTES:

1. REPLACE PAVEMENT IN KIND WITH WHAT IS EXISTING, UNLESS CONDITIONS EXIST WHERE THAT ISN'T FEASIBLE, THEN INSTALL SECTION AS APPROVED BY THE DEPARTMENT'S ENGINEER OR HIGHWAY MAINTENANCE MANAGER. THE MINIMUM APPROVABLE SECTION SHALL BE 6" OF TYPE 2 SUBBASE (CRUSHER RUN STONE), 2" OF ASPHALT BINDER AND 1 1/2" OF ASPHALT TOP. SEE NOTE 6 FOR TRENCHES LESS THAN 24" WIDTH.
2. SELECT GRANULAR FILL OR SUITABLE NATIVE MATERIAL, AS APPROVED BY THE DEPARTMENT'S ENGINEER OR HIGHWAY MAINTENANCE MANAGER, SHALL BE COMPACTED IN A MAXIMUM OF 6" LIFTS AT 95% COMPACTION.
3. 6" OF STONE BEDDING, CONSISTING OF A BLENDING OF #1 AND 2 STONE, IS REQUIRED FOR SANITARY OR STORM SEWER INSTALLATIONS WITH CRUSHED STONE HAUNCHING TO A MINIMUM OF 1/2 OF THE PIPE DIAMETER ON THE SIDE OF THE PIPE.
4. IF CONCRETE BASE IS EXISTING, IT MUST BE REPLACED WITH A MINIMUM OF 6" OF ASPHALT BASE. 5. IF PAVEMENT MARKINGS OR SIGNAL LOOPS ARE DESTROYED, THEY MUST BE REPLACED. 6. WHEN TRENCH WIDTH IS LESS THAN 24", FLOWABLE FILL MUST BE PLACED ABOVE THE 6" OF #1 AND 2 STONE BEDDING TO BINDER GRADE. A 2" LIFT OF BINDER AND A 1 1/2" LIFT OF TOP ASPHALT MUST BE THEN INSTALLED TO FINISH GRADE.

TRENCH AND PAVEMENT RESTORATION FOR ROAD CUT

NOT TO SCALE - REVISED: 06/12/23



NOTES:

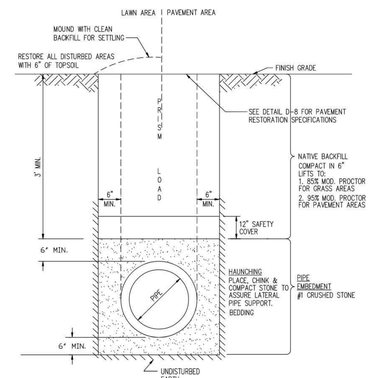
1. PERFORATED CULVERT PIPE MUST BE EITHER PERFORATED CORRUGATED METAL PIPE (16 GAUGE) OR SMOOTH INTERIOR PERFORATED CORRUGATED POLYETHYLENE PIPE SIZE TO BE DETERMINED BY MCDOT.
2. THE EXISTING DRAINAGE DITCH MUST BE CLEANED AND GRADED TO DRAIN ACROSS THE ENTIRE HIGHWAY FRONTAGE.
3. THE PLACEMENT OF THE CULVERT IS DETERMINED BY THE LINE, GRADE AND OFFSET OF THE EXISTING DITCH AND ADJACENT DRIVEWAY CULVERTS.
4. THE HIGHWAY MUST BE KEPT CLEAN OF MUD, DIRT AND OTHER DEBRIS AT ALL TIMES.
5. ALL TOPSOIL AND/OR MUD MUST BE REMOVED FROM THE ACCESS PRIOR TO PLACEMENT OF THE CRUSHED STONE FOR ACCESS.
6. WHENEVER CRUSHED STONE SURFACE BECOMES PLUGGED WITH SEDIMENT, A MINIMUM OF 4" DEPTH OF STONE SHALL BE REMOVED AND REPLACED w/ NEW CRUSHED STONE.

TEMPORARY CONSTRUCTION ACCESS

NOT TO SCALE - REVISED: 12/20/23

SEWER TRENCH DETAIL

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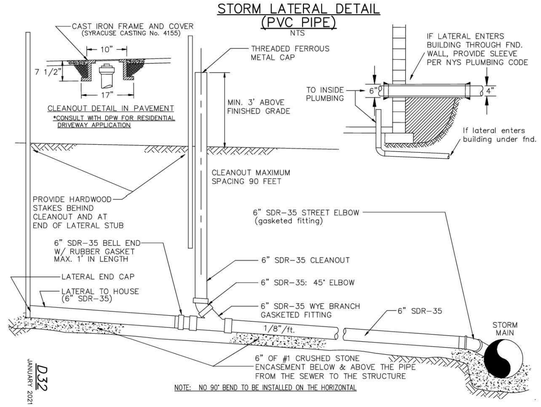


NOTE:
SAFETY COVER IS DEFINED AS NATIVE, CLEAN BACKFILL MATERIAL THAT IS FREE OF ORGANICS OR OTHER DELETERIOUS MATERIAL, INCLUDING ROCKS SIZED OVER 3-INCHES IN ANY DIRECTION.

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JANUARY 2021

STORM LATERAL DETAIL (PVC PIPE)

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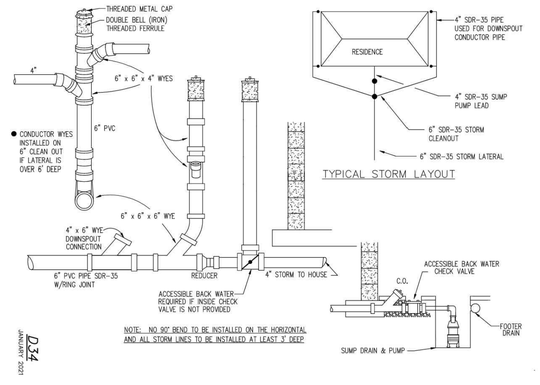


NOTE: NO 90° BEND TO BE INSTALLED ON THE HORIZONTAL

D32
JANUARY 2021

DOWNSPOUT CONDUCTOR DETAIL

NTS

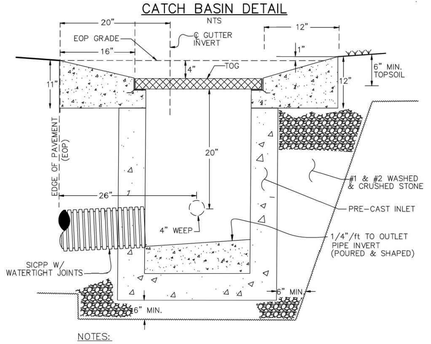


NOTE: NO 90° BEND TO BE INSTALLED ON THE HORIZONTAL AND ALL STORM LINES TO BE INSTALLED AT LEAST 3' DEEP

D34
JANUARY 2021

CATCH BASIN DETAIL

NTS



NOTES:

1. PRECAST STEEL REINFORCED CONCRETE CATCH BASIN #CB-315BS MANUFACTURED BY KISTNER OR APPROVED EQUAL (24" SQUARE).
2. MINIMUM INSIDE DEPTH 36" (TOP OF GRATE TO INVERT)
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. 4" WEEP PIPES INSTALLED 20" BELOW GUTTER INVERT AND SHALL EXTEND 10" IN EITHER DIRECTION. PROVIDE MANUFACTURED CAP.
6. MAX PIPE SIZE INTO OR OUT OF CATCH BASIN 12".
7. UNUSED KNOCKOUTS TO BE FILLED WITH BRICK & MORTAR TO A FULL 6" THICKNESS.
8. CATCH BASIN EXTERIOR SHALL BE COATED WITH BITUMASTIC 300M OR SUPER SERVICE BLACK, MANUFACTURED BY KOPPERS OR APPROVED EQUAL. THE INTERIOR SHALL BE COATED WITH 2 COATS OF EPOXY RESIN DAMP PROOFING.

D19
JANUARY 2021

MONROE COUNTY
DEPT. OF TRANSPORTATION
APPROVED _____
DATE _____
APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER			DAVID COX PE
NO.	DATE	BY	DESCRIPTION
1	-	-	-
2			
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13			

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DETAIL SHEET

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**

COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

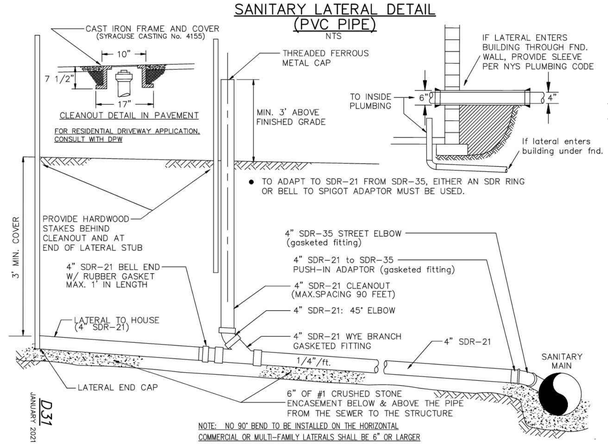
DRAWING NO.: C-202

DATE: SEPTEMBER 2026

C:\USERS\DCOX\ONEDRIVE\DESKTOP\FILES\DEVELOPMENT\PROJECTS\PERINTON\AYRAULT\01 CAD - BIM - MODELS\CIVIL\AYRAULT DETAILS.DWG 9/8/2026 7:59 AM David Cox

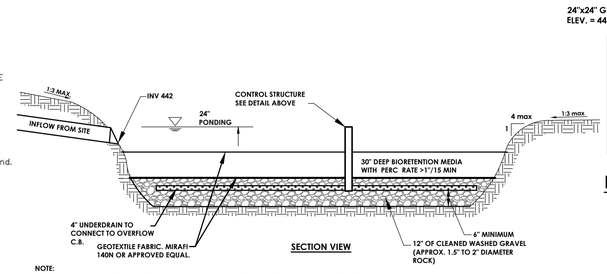
SANITARY LATERAL DETAIL (PVC PIPE)

NTS



NOTE: NO 90° BEND TO BE INSTALLED ON THE HORIZONTAL
COMMERCIAL OR MULTI-FAMILY LATERALS SHALL BE 6" OR LARGER

D31
JANUARY 2021

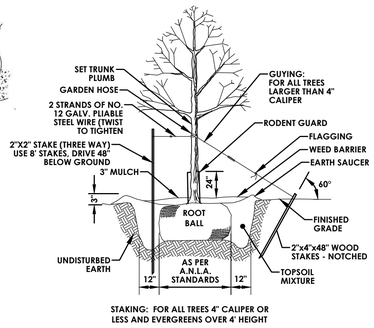


SECTION VIEW

NOTE:
1. FOR ALL SEEDING & STABILIZATION MEASURES IT IS THE RESPONSIBILITY OF THE OWNER & DEVELOPER TO ENSURE THAT FINAL STABILIZATION OCCURS AS REQUIRED BY THE NYSDEC.
2. SAND SHALL NOT BE PLACED IN BIO RETENTION AREA UNTIL SITE HAS REACHED 50% STABILIZATION. SILT FENCE TO BE PROVIDE AROUND ENTIRE BIO RETENTION AREA AT ALL TIMES.

BIORETENION (SOIL MEDIA SECTION)

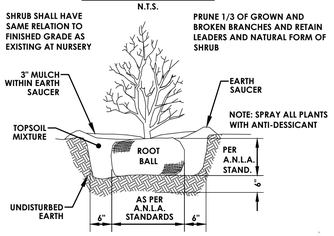
N.T.S.



STAKING: FOR ALL TREES 4" CALIPER OR LESS AND EVERGREENS OVER 4' HEIGHT

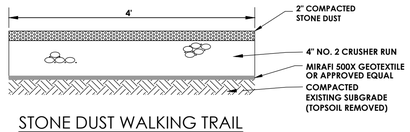
TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

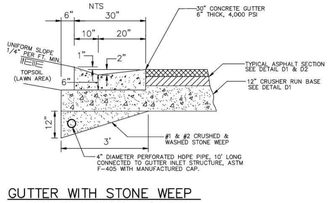
N.T.S.



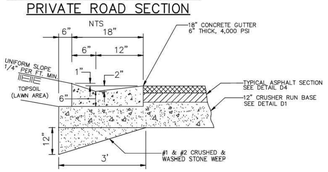
STONE DUST WALKING TRAIL

N.T.S.

GUTTER WITH STONE WEEP & UNDERDRAIN STANDARD / COLLECTOR ROAD SECTION

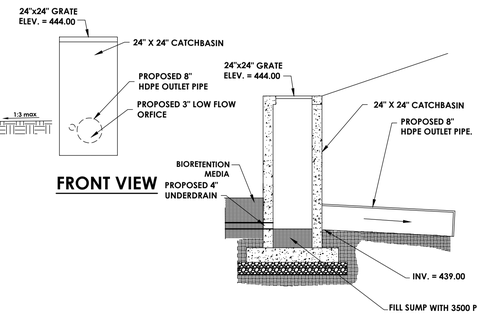


GUTTER WITH STONE WEEP PRIVATE ROAD SECTION



D6
JANUARY 2021

FRONT VIEW

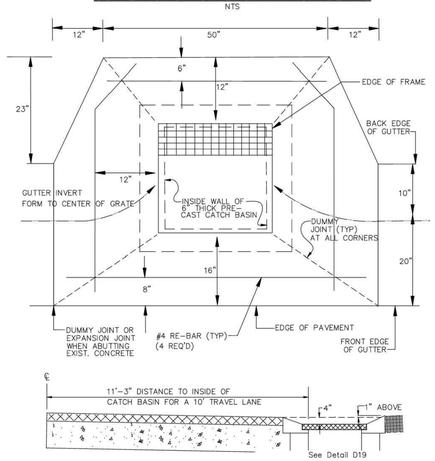


BIORETENTION BASIN OUTLET STRUCTURE

N.T.S.

GUTTER & CATCH BASIN APRON DETAIL

NTS

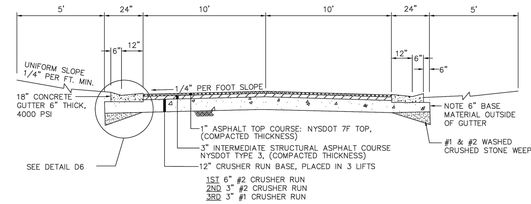


NOTES:
1.) PRE-CAST STEEL REINFORCED CONCRETE CATCH BASIN #CB-315BS MANUFACTURED BY KISTNER CONCRETE PRODUCTS, OR APPROVED EQUAL.
2.) PROVIDE A RECTANGULAR TYPE FRAME (NYSDOT 655F #9 W/4 ANCHORS) & GRATE (NYSDOT 655-6 #9 RECTANGULAR GRATE 6556R16-09)

D22
JANUARY 2021

PRIVATE ROAD SECTION

NTS

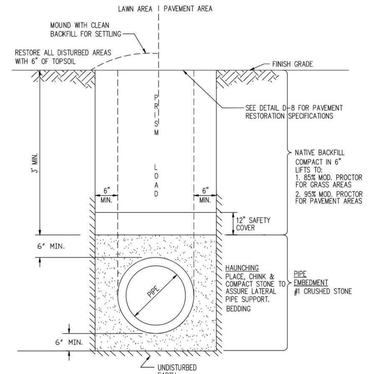


NOTES:
1. THESE ARE MINIMUM SPECIFICATIONS. A SOIL INVESTIGATION IS REQUIRED TO SUPPORT A FINAL DECISION ON THE ROAD SECTION. THE COMMISSIONER OF PUBLIC WORKS WITH INPUT FROM THE DESIGN ENGINEER, SHALL DETERMINE THE ASPHALT MATERIALS.
2. SUB-GRADE MUST FREE DRAIN TO STONE WEEP A 10' PIECE OF 4" PERFORATED PIPE WITH END CAP WILL EXTEND INTO THE WEEP FROM EACH CATCH BASIN.
3. IF ORGANIC MATERIAL IS ENCOUNTERED IN THE ROAD-BOX SUBGRADE IT WILL BE EXCAVATED OUT AND REPLACED WITH #2 CRUSHER RUN STONE GRADED TO DRAIN TO THE STONE WEEP UNDERDRAIN.
4. THE ROADBOX SUBGRADE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR UTILIZING A 10-TON VIBRATORY ROLLER WITH VIBRATORY FDCE OF 27,000 LBS.

D4
JANUARY 2021

SEWER TRENCH DETAIL

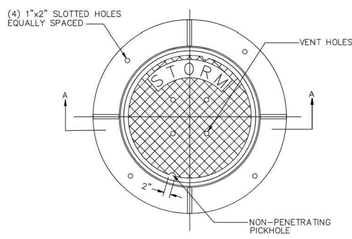
NTS



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

STORM MANHOLE STANDARD FRAME AND COVER DETAIL

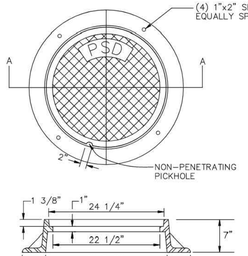


SECTION A-A

NOTES:
1. MATERIAL SHALL BE GRAY CAST IRON CONFORMING TO A.S.T.M. A48 (LATEST REVISION) CLASS 30B.
2. UNIT DESIGNED FOR HEAVY DUTY WHEEL LOADS A.A.S.H.T.O. HS20-44.
3. EACH FRAME AND COVER SHALL HAVE MACHINED HORIZONTAL BEARING SURFACES.

D28
JANUARY 2021

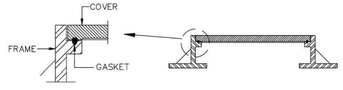
SANITARY MANHOLE STANDARD FRAME AND COVER DETAIL



SECTION A - A

WATERTIGHT SANITARY SEWER MANHOLE COVER

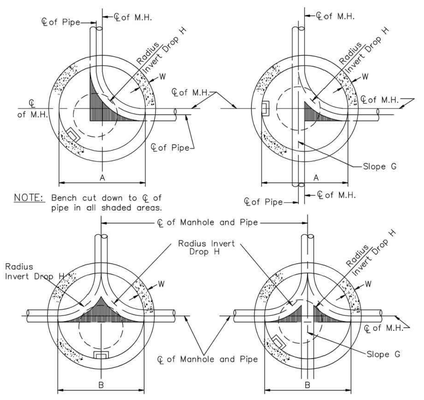
NTS



D27
JANUARY 2021

STANDARD MANHOLE DIMENSIONS

NTS



NOTE: Bench cut down to ℄ of pipe in all shaded areas.

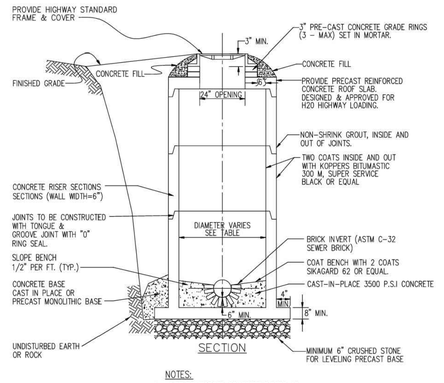
Sewer Pipe Dia.		8"	10"	12"	15"	18"	Greater Than 18"
Manhole Diameter	A	4'-0"	4'-0"	4'-0"	5'-0"	5'-0"	As per requirements of D.P.W.
	B	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	
Invert Drop	G	0.1	0.1	0.1	0.1	0.1	
	H	0.3	0.3	0.3	0.3	0.3	

NOTE: 1) Where inlet and outlet pipes are DIFFERENT diameters the slope must not be less than the difference in diameter or greater than 9 inches. Maximum drop across a manhole invert for matching diameters shall be 9 inches.
2) Minimum inside diameter for inside drop manholes shall be 5 foot for straight through configurations and 6 foot for all others.

D26
JANUARY 2021

SANITARY / STORM MANHOLE DETAIL

N.T.S.



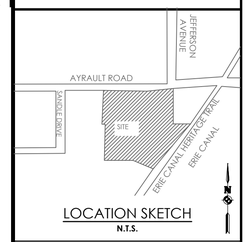
SECTION

NOTES:
1. USE REINFORCED CONCRETE RISERS AS MANUFACTURED BY KISTNER CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
2. PROVIDE TOWN STANDARD FRAME & COVER.
3. CONTRACTOR IS RESPONSIBLE FOR WATER TIGHTNESS OF MANHOLE.
4. MAXIMUM MANHOLE SPACING TO BE 300'.
5. USE MANHOLE ADJUSTMENT RINGS AS NEEDED. MAXIMUM, 3 COURSES.
6. WITH PRIOR WRITTEN APPROVAL FROM THE COMMISSIONER OF PUBLIC WORKS, HALF CLAY TILES OR HALF PVC SDR-35 PIPE SECTIONS EMBEDDED IN CONCRETE MAY BE USED INSTEAD OF A BRICK INVERT. THE BENCH MUST BE BUILT UP WITH SEWER BRICK.

SEWER SIZE	MANHOLE DIAMETER
8"-14"	4'-0"
15"-27"	5'-0"
30"-36"	6'-0"
3&4 WAY	5'-0" MIN. SPECIAL INV. DETAIL REQ'D

D23
JANUARY 2021

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
DAVID LLOYD COX
090452
LICENSED PROFESSIONAL ENGINEER

CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER			DAVID COX PE
NO.	DATE	BY	DESCRIPTION
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DETAIL SHEET

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

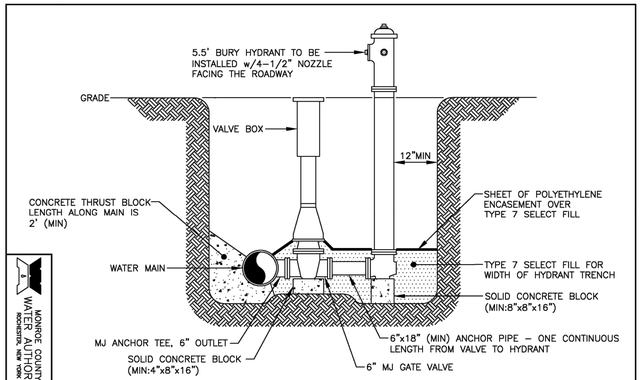
PROJECT NO.: 20182575.03

DRAWING NO.: C-203

DATE: SEPTEMBER 2026

C:\USERS\DJCOX\ONEDRIVE\DESKTOP\FILES\DEVELOPMENT\PROJECTS\PERINTON\AYRAULT\01 CAD - BIM - MODELS\CIVIL\AYRAULT DETAILS.DWG 9/8/2026 7:59 AM DAVID COX

R:\DETAILS\DME\2016 DME DETAILS\DME 9.DWG

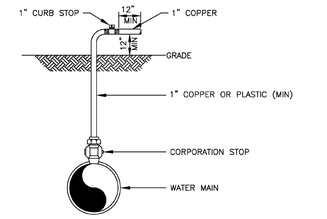


MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 9

PERPENDICULAR HYDRANT ASSEMBLY

NOT TO SCALE

R:\DETAILS\DME\2016 DME DETAILS\DME 14.DWG



NOTE: IN THE PRESENCE OF A WATER AUTHORITY REPRESENTATIVE REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY DISINFECTION/SAMPLE TAPS AND REPLACE WITH THREADED BRASS PLUGS.

DISINFECTION/BLOW-OFF/SAMPLING TAP (TEMPORARY)

NOT TO SCALE

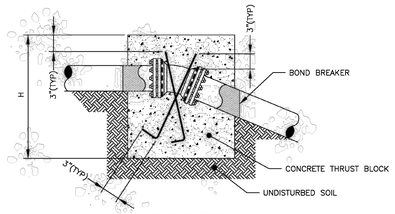
MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 14

R:\DETAILS\DME\2016 DME DETAILS\DME 7.DWG

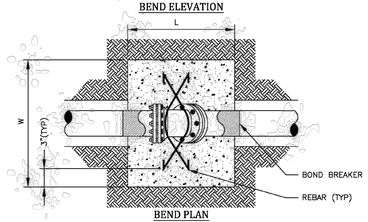
PIPE DIAMETER	BEND															
	11¼ DEGREE				22½ DEGREE				45 DEGREE				90 DEGREE			
	L (FT)	W (FT)	H (FT)	VOL (CY)	L (FT)	W (FT)	H (FT)	VOL (CY)	L (FT)	W (FT)	H (FT)	VOL (CY)	L (FT)	W (FT)	H (FT)	VOL (CY)
8"	1.0	2.0	4.0	0.35	1.5	2.0	4.0	0.70	1.5	2.5	4.5	1.40	1.5	2.5	4.5	2.80

SOIL BEARING STRENGTH - PSF
PSI TEST PRESSURE

VERTICAL DOWN THRUST BLOCKS



BEND ELEVATION



BEND PLAN

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

VERTICAL DOWN THRUST BLOCKS

NOT TO SCALE

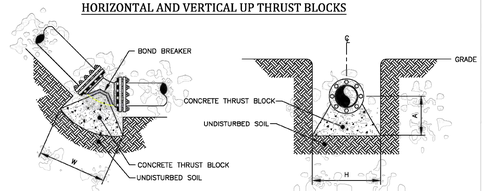
MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 7

R:\DETAILS\DME\2016 DME DETAILS\DME 6.DWG

PIPE DIAMETER	BEND OR FITTING												TEE*, CAP OR PLUG		
	11¼ DEGREE			22½ DEGREE			45 DEGREE			90 DEGREE					
	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)
8"	1	2	1.5	1.5	3	1.5	2	4	2	3	6	2.5	3	5	2

* SIZE BLOCK BASED ON BRANCH DIAMETER.
SOIL BEARING STRENGTH - PSF
PSI TEST PRESSURE

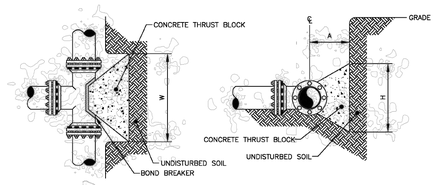
HORIZONTAL AND VERTICAL UP THRUST BLOCKS



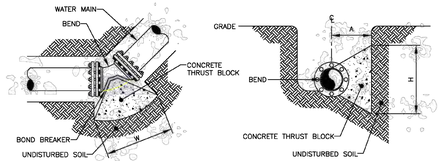
BEND PROFILE | BEND ELEVATION

VERTICAL UP THRUST BLOCKS

NOT TO SCALE



TEE PLAN | TEE ELEVATION



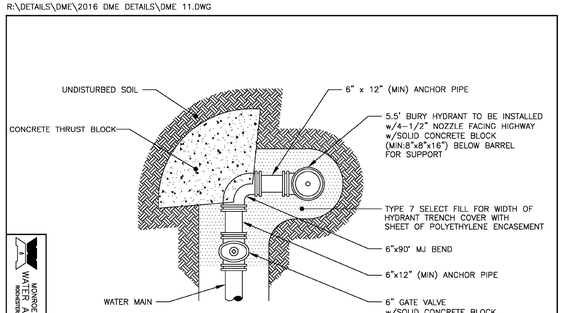
BEND PLAN | BEND ELEVATION

HORIZONTAL THRUST BLOCKS

NOT TO SCALE

MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 6

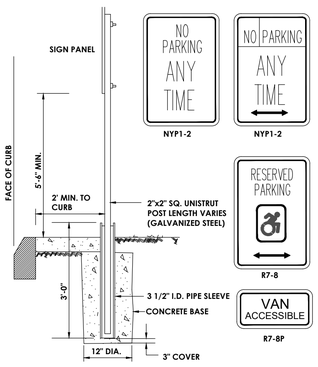
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MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 11

DEAD END PERPENDICULAR HYDRANT ASSEMBLY

NOT TO SCALE



TYPICAL POST MOUNT HANDICAP SIGN INSTALLATION

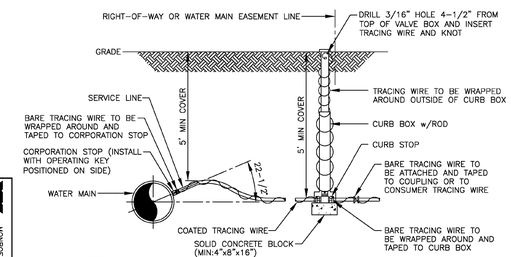
(SIGN IN LANDSCAPE AREA OR SIDEWALK)

N.T.S.

MODIFIED INTERNATIONAL SYMBOL OF ACCESS

N.T.S.

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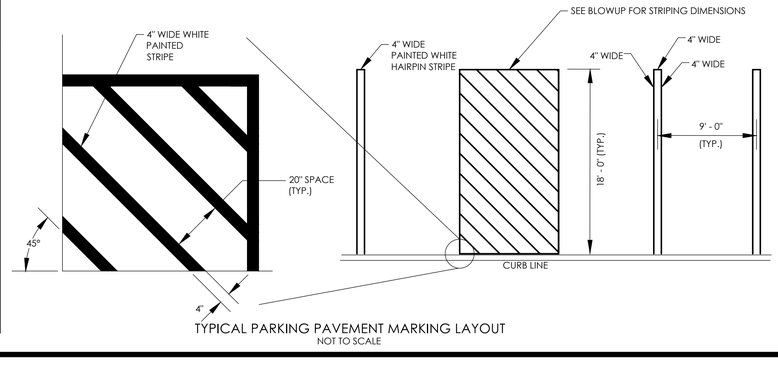


NOTES:
1. COPPER SERVICE TO BE USED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. TRACING WIRE TO BE USED WITH POLYETHYLENE SERVICE ONLY.

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

SERVICE INSTALLATION

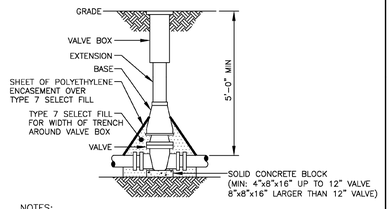
NOT TO SCALE



TYPICAL PARKING PAVEMENT MARKING LAYOUT

NOT TO SCALE

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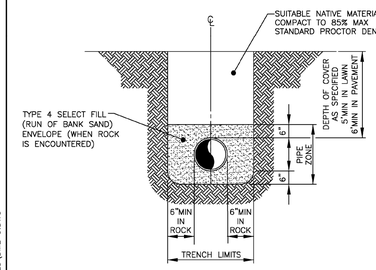
NOTES:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL VALVES SHALL BE OPEN LEFT EXCEPT:
TOWN OF WEBSTER – VALVES 12" AND SMALLER SHALL OPEN RIGHT.
TOWN OF HENRIETTA – SHALL OPEN RIGHT

VALVE

NOT TO SCALE

MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 5

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NOTE: EXCAVATION TO MEET OSHA REQUIREMENTS.

DIP TRENCH

NOT TO SCALE

MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK | SEPT 2016 DATE | DME 3

C:\USERS\DCOX\ONEDRIVE\DESKTOP\FILES\DEVELOPMENT\PROJECTS\PERINTON\AYRAULT\01 CAD - BIM - MODELS\CIVIL\AYRAULT DETAILS.DWG 9/8/2026 7:58 AM David Cox

COX ENGINEERING



LOCATION SKETCH
N.T.S.

STAMP:



CLIENT:

DTST ERIE HOLDINGS, LLC
105 DESPATCH DRIVE
EAST ROCHESTER, NY 14445

PROJECT ENGINEER: DAVID COX PE

NO.	DATE	BY	DESCRIPTION
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DETAIL SHEET

AYRAULT TOWNHOMES

MUNICIPALITY: **PERINTON**
COUNTY: **MONROE** STATE: **NY**

PROJECT NO.: 20182575.03

DRAWING NO.: C-204

DATE: SEPTEMBER 2026

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

TOWN OF PERINTON

TOWN BOARD
Meeting Date: July 20, 2026

DTST Erie Holdings LLC
105 Despatch Drive
East Rochester, NY 14445

JUL 27 2026 AM 10:16

Cox Engineering
Attn: David Cox
677 Gasberry Lane
Webster, NY 14580

Knauf Shaw LLP
Attn: Alan Knauf
2600 Innovation Square
100 South Clinton Ave.
Rochester, NY 14604

To Whom it May Concern:

RE: Ayrault Townhomes – 347 Ayrault Road. DTST Erie Holdings LLC, owner of property located at 347 Ayrault Road (Tax ID #165.15-1-28.11), requesting a Special Use Permit and associated approvals to construct a residential development consisting of sixteen (16) duplex buildings containing thirty-two (32) dwelling units and one (1) detached single-family dwelling for a total of thirty-three (33) residential units on approximately 6.77 acres. The property is located on the south side of Ayrault Road adjacent to the Erie Canal and is zoned Residential B, with a portion of the property located within the Erie Canal Conservation Overlay (ECCO) District. The development includes private drives, guest parking, public utility extensions, landscaping, stormwater management facilities, and open space areas.

- On May 14, 2025, the Town Board held an Order for Hearing regarding the applicant's request for a Special Use Permit for the proposed Ayrault Townhomes development.
- On June 25, 2025, the Town Board held the Public Hearing at which time the Town Board received and considered public comments regarding the proposed Special Use Permit requests.
- On June 25, 2025, the Town Board declared its intent to be Lead Agency for purposes of SEQR review of the Special Use Permit application and referred the application to the Planning Board and Conservation Board for review and comment.

- On January 28, 2026, the Town Board formally declared itself Lead Agency for purposes of conducting a coordinated SEQR review of this Type I Action.
- The applicant submitted a Full Environmental Assessment Form (FEAF), site plans, architectural elevations, utility plans, stormwater management information, traffic information and supporting documentation for review by the Town Board, Planning Board, Conservation Board and involved agencies.
- On March 11, 2026, the Town Board conducted discussion and review of the proposed project, including environmental impacts, compliance with the Special Use Permit criteria contained in Town Code §208-54, agency comments, and recommendations received from reviewing boards and departments.
- On July 20, 2026, following completion of the environmental review process, the Town Board accepted Parts 1, 2 and 3 of the Full Environmental Assessment Form, adopted a SEQR Negative Declaration, and granted the requested Special Use Permit subject to conditions.

Please be advised that the following action was taken by the Town of Perinton:

SEQR Determination

The Town Board accepted the proposed Negative Declaration and granted a Negative Declaration of SEQR based on the following findings, which are also included in the Notice of Determination of Non-Significance, a signed copy of which is attached hereto and made a part hereof;

Land Use - The proposed residential development is consistent with the Town of Perinton Comprehensive Plan Future Land Use designation of Suburban Residential, which encourages single-family and two-family residential development and compatible infill housing opportunities. The project provides additional owner-occupied housing opportunities while utilizing existing public infrastructure and services.

Intensity of Land Use – The proposed project consists of thirty-three dwelling units on approximately 6.77 acres and will retain approximately 3.82 acres of greenspace, representing approximately 56.4% of the site. The site is capable of accommodating the proposed residential units, parking areas, utilities, stormwater facilities and open space while remaining consistent with applicable density standards.

Neighborhood Character – The proposed project is compatible with the surrounding residential neighborhood, which contains detached single-family homes, duplexes, and residential condominium developments. The proposed one-story and two-story buildings are comparable in scale and character to surrounding residential uses and will not adversely affect the orderly development or use of neighboring properties.

Critical Environmental Areas & Habitats – According to the Environmental Assessment Form and Environmental Resource Mapper information, the project site is not located within a designated Critical Environmental Area and does not contain any identified significant natural communities, threatened species habitat, or rare species habitat.

Natural Resources – According to the Environmental Assessment Form, there are no State-regulated wetlands located on the project site. While the Erie Canal and Cross Canal Brook are adjacent to the property, the project incorporates stormwater management practices and remains subject to all requirements of the Erie Canal Conservation Overlay District intended to protect nearby environmental resources.

Historic Resources – The project site is adjacent to the Erie Canal, which is listed on the State and National Registers of Historic Places and designated a National Historic Landmark. The project remains subject to ECCO District requirements and canal corridor design review to ensure compatibility with the historic character and visual quality of the Erie Canal corridor.

Stormwater Management – Increased stormwater runoff resulting from additional impervious surfaces will be mitigated through the construction of on-site stormwater management facilities designed in accordance with NYSDEC regulations and Town requirements. These facilities will provide attenuation of stormwater runoff and water quality benefits.

Traffic and Access – The proposed development can be adequately accommodated by the existing roadway network. Adequate sight distance exists at the proposed site entrance and the anticipated traffic generated by the project will not create significant adverse transportation impacts.

Public Utilities – Public water service will be provided by the Monroe County Water Authority and sanitary sewer service will be provided through the Perinton Consolidated Sewer District, which has adequate capacity available to serve the proposed development. Emergency services and other public infrastructure are available to support the project.

Open Space and Recreation – The project will not adversely impact any public parkland or recreational facilities and will include pedestrian connectivity to the Erie Canal Heritage Trail, further supporting recreational access within the community.

Visual – The proposed project will alter the visual appearance of the existing vacant property. However, this impact is not considered a significant adverse environmental impact as the project will consist of appropriately scaled residential buildings, landscaping, buffering, and canal-oriented design features compatible with surrounding development and the Erie Canal corridor.

Noise & Light – Construction-related noise will be temporary and typical of residential construction activities. Upon completion, noise generated by the project will be consistent with surrounding residential uses. Exterior lighting will consist of dark-sky compliant fixtures designed to minimize off-site light spill and impacts on adjacent properties.

The Perinton Town Board finds that the proposed action will not result in any significant adverse environmental impacts and therefore issued a Negative Declaration pursuant to SEQR.

Motion carries 5-0

	Yea	*Nay*	*Abstain*	*Absent*
Supervisor Jennifer Townsend	[x]	[ ]	[ ]	[ ]
Councilmember Meredith Stockman-Broadbent	[x]	[ ]	[ ]	[ ]
Councilmember Michael Folino	[x]	[ ]	[ ]	[ ]
Councilmember David Masterson	[x]	[ ]	[ ]	[ ]
Councilmember Emily Mischler	[x]	[ ]	[ ]	[ ]

Special Use Permit Approval

The Town Board granted approval of the Special Use Permit for the Ayrault Townhomes development at 347 Ayrault Road, subject to the following conditions:

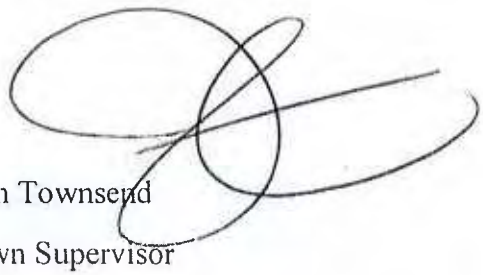
1. The applicant shall obtain all other necessary local, state, and federal permits and approvals required for the Project.
2. The applicant shall meet all the requirements of the ECCO District.
3. All dwelling units shall be set back a minimum of twenty-two (22) feet from the edge of gutter of the private drive, to ensure adequate space for off street parking of a large sport utility vehicle without encroachment into the drive aisle.
4. The applicant shall provide a landscape buffer along the property line shared with the Sandle Drive properties, and the immediate neighbor on Ayrault Road., in a design and density to be reviewed and approved by DPW at site plan review, sufficient to adequately screen the roof elevations resulting from the fill required to serve the gravity sanitary sewer.
5. The retaining wall proposed along the rear property line and portions of the side yards adjacent to 333 Ayrault Road shall be designed by a licensed engineer to Town standards and shall be subject to review and approval by DPW at site plan review.
6. The applicant shall design all proposed stormwater management facilities in accordance with NYSDEC regulations and the Town Code, including permitting DPW to witness test pits at locations determined by DPW to confirm the performance of the proposed stormwater management area.
7. The applicant shall provide a connection and residential gathering space within the site and from the development to the Erie Canal towpath, in a location and design reviewed and approved by the Planning Board at site plan review, consistent with the recommendations of the Conservation Board and Planning Board and in agreement with the Town's ECCO District guidelines.
8. The applicant shall provide additional landscaping along the Canal frontage and the western property line, in a design reviewed and approved at site plan review, to ensure visual compatibility with adjacent uses and consistency with ECCO District guidelines.
9. Prior to site plan approval or the issuance of a Certificate of Appropriateness, the applicant shall make any necessary changes to the canal facing homes proposed as part of the project to comply with any applicable Erie Canal Overlay District guidelines, as may be adopted by the Town Board. The layout and exterior elevations of the homes facing the canal should have a more "canal-centric" focus.
10. The applicant shall connect the neighboring property, 333 Ayrault Road, to the sewer system installed as part of the project, whether it is through gravity or pump, with no cost to the neighboring property.
11. The architecture of the homes facing the canal should orient the "front of house" façade facing the canal, including incorporating masonry, architectural detailing, railings, and other features to provide an upscale canal focused look where appropriate, subject to review by the Historic Architecture Commission.
12. The applicant shall conduct a geotechnical study due to known high groundwater conditions in the southern portion of the site and the proximity to the Erie Canal embankment and submit documentation to the Town of Perinton as part of site plan review.
13. The applicant shall meet all requirements of the Town Engineer.
14. The applicant shall address any comments of the Canal Corporation, as set forth in its comments dated August 12, 2025, as part of site plan review.

Motion carries 5-0

	Yea	*Nay*	*Abstain*	*Absent*
Supervisor Jennifer Townsend	[x]	[ ]	[ ]	[ ]
Councilmember Meredith Stockman-Broadbent	[x]	[ ]	[ ]	[ ]
Councilmember Michael Folino	[x]	[ ]	[ ]	[ ]
Councilmember David Masterson	[x]	[ ]	[ ]	[ ]
Councilmember Emily Mischler	[x]	[ ]	[ ]	[ ]

If you wish to review the final minutes regarding this discussion on the application, please contact Andrew Gilchrist, Town Clerk, at the Town Hall.

Dated: July 27, 2026



Jenn Townsend

Town Supervisor

cc: **Involved Agencies**

Monroe County Department of Transportation
6100 City Place
50 West Main Street
Rochester, NY 14614

New York State Canal Corporation
4950 Genesee Street
Suite 190
Cheektowaga, NY 14225

Interested Agencies

Fairport Central School District
38 West Church Street
Fairport, NY 14450

MCWA
Attn: Anthony Piascik, P.E.
475 Norris Drive
Rochester, NY 14610

SEQR
Negative Declaration
Notice of Determination of Non-Significance

Lead Agency: Town of Perinton, Town Board
Address: 1350 Turk Hill Road
Fairport, NY 14450

Project No. (if any): N/A

Date: 7/27/26

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The lead agency has considered the Full Environmental Assessment Form along with the supporting information for this project and determined that the proposed action described below will not have a significant adverse impact on the environment based on the facts and conclusions written below in the Reasons Supporting this Determination.

Title of Action: Special Use Permit to Construct 16 buildings of Semi-detached Single-Family Homes, 347 Ayrault Rd., Fairport, NY 14450

SEQR Status:
Type 1 ☒
Unlisted ☐

Description of Action:

to the proposed action involves the approval of a special use permit that would allow for 16 buildings of semi-detached single-family homes with two units in each building (commonly referred to as 'duplexes') on approximately 6.8 acres of land, for a complex that will total 33 units, including one detached single-family dwelling.

Location:

The project site is currently undeveloped land in the southwest quadrant of the Town, south of Ayrault Road and along the western bank of the Erie Canal. There are detached single-family homes to the northwest and west, and two multi-family buildings of condominiums to the northeast. Across the canal on Ayrault, there is a detached single-family home followed by two buildings of semi-detached single-family homes (duplexes).

Reasons Supporting this Determination:

Land Use – The project site is designated Suburban Residential in the Town's Future Land Use Plan (FLUP), which encourages "single family and two-family dwellings" and supports infill development that is "consistent with or complementary to the scale and character of the existing surrounding residential neighborhoods." The proposed duplex development aligns with this designation and with the Residential B zoning district, which permits two-family dwellings with a Special Use Permit. The Planning Board confirmed that the proposal "meets all Town Code requirements for duplexes in Residential 'B' zoning...without the need for any zoning variances or waivers."

Neighborhood Character – The surrounding area includes detached single-family homes, duplexes, and multi-family condominium buildings. Both the Conservation Board and Planning Board found the proposed use compatible with the neighborhood, noting that "the residential land use associated with the proposed development is in harmony with adjacent residential neighborhoods" and that the use "will in fact be compatible with its surroundings." The FLUP

reinforces this conclusion, stating that Suburban Residential areas should accommodate "single family and two-family dwellings" and provide opportunities for residents to downsize.

Intensity/Impact to Land – The Conservation Board identified the need for a geotechnical study due to known high groundwater conditions in the southern portion of the site and the proximity to the Erie Canal embankment. The applicant has committed to slab on grade construction, no basements, and maintaining a buffer from the embankment, consistent with NYS Canal Corporation guidance. With these measures and the requirement for a full geotechnical evaluation at site plan review, the project will not result in significant land disturbance or adverse impacts to subsurface conditions.

Traffic: The Traffic Impact Study found that the project will generate 16 AM peak hour trips and 19 PM peak hour trips, which are minimal relative to existing volumes on Ayrault Road. Sight distances at the proposed driveway exceed NYSDOT recommendations (>1,000' eastbound, 760' westbound), and gap analysis confirmed adequate opportunities for safe turning movements. The project will not adversely impact traffic operations or transportation and will have no adverse traffic impact on Ayrault Road.

Wetland, Stream & Other Natural/Cultural Resources – There are no regulated wetlands or streams on the site. The primary natural resource is the adjacent Erie Canal embankment, which lies within the Erie Canal Conservation Overlay District (ECCO). The ECCO District protects wetlands, woodlands, and other natural and cultural resources along the Erie Canal by regulating development to preserve ecological integrity, prevent erosion, improve water quality, and maintain scenic and historic character. The applicant's design avoids excavation of the embankment, maintains a buffer, and complies with Canal Corporation requirements prohibiting embankment disturbance. The Conservation Board confirmed that the applicant "will avoid impacts to the canal embankment." For these reasons, the project will have a significant adverse impact on surface water or other natural/cultural resources.

Critical Environmental Area & Habitats- According to the NYSDEC Environmental Resource Mapper, there are no Critical Environmental Areas, significant natural habitat areas, National Natural Landmarks, or Unique Geologic Features located within the limits of the project area.

Stormwater Management – Stormwater facilities will be designed in accordance with NYSDEC regulations and Town Code. Increased stormwater run-off resulting from additional impervious areas will be addressed by implementing a stormwater management practice to provide attenuation of increased stormwater flows as well as provide water quality enhancements. The Conservation Board noted that adequate facilities can be integrated into the site and that a geotechnical study will inform final stormwater design, particularly in the southern portion of the property where groundwater is historically high. No significant adverse stormwater impacts will result from the project.

Environmental Health – The project consists solely of residential uses and does not involve hazardous materials, industrial processes, or emissions. According to the Monroe County Environmental Management Council, the proposed project site is not listed as a confirmed waste disposal site in the Town of Perinton and will not result in exposure to or release of any known hazardous substances or contaminants. Sanitary sewer laterals for each of the proposed residential lots will be connected to a Public Sanitary Sewer.

Open Space and Recreation – The project maintains required green space and supports Comprehensive Plan and FLUP goals to enhance public access to the Erie Canal. Both the Conservation Board and Planning Board recommended a public pedestrian connection to the Canal towpath, consistent with the ECCO District's emphasis on recreational access and the Town's Parks, Open Space & Trails Master Plan. With this connection, the project enhances recreational opportunities rather than diminishing them.

Visual - The duplex buildings are residential in scale and character, consistent with the Suburban Residential character area described in the FLUP. The Planning Board noted that the project meets all zoning requirements for setbacks, buffers, and green space, and that additional landscaping, particularly along the Canal frontage and western property line will be required at site plan review to ensure visual compatibility and alignment with ECCO District objectives.

Noise - The project consists of typical residential uses that generate noise levels consistent with suburban neighborhoods. No commercial or industrial noise sources are proposed. The Planning Board found that noise is "not anticipated to exceed ambient conditions."

Lighting - Site lighting will be reviewed during site plan approval and must comply with Town Code requirements for shielding, height, and spillover. The Planning Board found that lighting impacts are not expected to exceed existing neighborhood conditions.

The Perinton Conservation Board has thoroughly reviewed the environmental impacts associated with this proposed project and supports the issuance of a Negative SEQR Declaration based on the findings stated above. This support was made in writing to the Perinton Town Board on October 8, 2025. The Perinton Planning Board reviewed the proposed project SUP at its meeting on July 16, 2025, and issued a letter of support of the project on November 3, 2025.

Certification to Approve/Fund/Undertake:

The lead Agency having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1) The requirements of 6 NYCRR Part 617 have been met; and

2) Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

3) (And if applicable) Consistent with the applicable policies of Article 42 of the Executive Law, as implemented by 19 NYCRR Part 600.5, this action will achieve a balance between the protection of the environment and the need to accommodate social and economic considerations.

Signature of Responsible Official

Town Supervisor
Title of Responsible Official

Name of Agency:

JEAN TOWNSEND
Name of Responsible Official

7/21/26
Date

Address of Agency: Town of Perinton, 1350 Turk Hill Road, Fairport, NY 14450
Phone No.: (585) 223-0770

Copies of this Notice Sent to:

NOTE: Notices of Determination of Type 1 actions are filed with the DEC and all involved agencies.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Ayrault Townhomes		
Project Location (describe and attach a general location map): 347 Ayrault Road, Fairport, NY 14450 (Monroe County), Tax ID 165.150-1-28.11 (Town of Perinton, NY, Monroe County)		
Brief Description of Proposed Action (include purpose or need): The property is zoned Residential B with a portion of the land in the ECO district overlay. The 6.77 acre site will be developed with a +/- 33 for sale units (16 duplexes and 1 single family). The project site is located on the south side of Ayrault Road (CR-21) between Pittsford-Palmyra Road and Kreag Road opposite Jefferson Avenue in the Town of Perinton. The subject property is adjacent to the Erie Canal, which is listed on the State and National Register of Historic Places (2014), and was designated a National Landmark (2017). The duplexes are all one or two stories with a double car garage. Additional parking will be provided for guest parking.		
Name of Applicant/Sponsor: DTST Erie Holdings LLC	Telephone: 585-248-6000 E-Mail: karl@buildtaylor.com	
Address: 105 Despatch Drive		
City/PO: East Rochester	State: NY	Zip Code: 14445
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Special Permit	4/16/25
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Approval	Fall 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	MCWA, MCDOH, MCDOT MCDP&D	Fall 2026
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑Yes ☐No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☑ No

If Yes , identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Fairport Central School District

b. What police or other public protection forces serve the project site?
Monroe County Sheriff's Department

c. Which fire protection and emergency medical services serve the project site?
Bushnell's Basin Fire Department; Perinton Volunteer Ambulance

d. What parks serve the project site?
Erie Canal Heritage Trail, McCord Woods, Powder Mills Park, Kraeg Road Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 6.77 acres
b. Total acreage to be physically disturbed? 4.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.77 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
For-sale homes
ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No
iii. Number of lots proposed? 33
iv. Minimum and maximum proposed lot sizes? Minimum 3800 Maximum 4800

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month_____year
- Anticipated completion date of final phase _____ month_____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	1	32		
At completion of all phases	1	32		

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure:_____height;_____width; and_____length

iii. Approximate extent of building space to be heated or cooled:_____square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume:_____million gallons; surface area:_____acres

v. Dimensions of the proposed dam or impounding structure: _____height;_____length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated?_____acres

vi. What is the maximum area to be worked at any one time?_____acres

vii. What would be the maximum depth of excavation or dredging?_____feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: +/- 10,890 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: MCWA
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: +/- 10,890 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

Domestic santiary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Frank E. VanLare Treatment Facility
- Name of district: Perinton Consolidated Sewer District (Monroe County Pure Waters)
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing sewer lines serve the project site? ☐ Yes ☑ No
- Will a line extension within an existing district be necessary to serve the project? ☑ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:

Jack and bore under Ayrault Rd to access gravity sanitary sewer.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or +- 2.53 acres (impervious surface)

_____ Square feet or +- 6.77 acres (parcel size)

ii. Describe types of new point sources. impervious surfaces

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

On-site stormwater management facility.

- If to surface waters, identify receiving water bodies or wetlands:
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☑ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☑ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☐No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: 7am to 7pm
- Saturday: 7am to 7pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:
- Monday - Friday: Residential - 24/7
- Saturday: Residential - 24/7
- Sunday: Residential - 24/7
- Holidays: Residential - 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:
Noise during construction will be typical construction noise from equipment. Normal residential noise once constructed.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☑No
Describe:

n. Will the proposed action have outdoor lighting? ☑Yes ☐No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Dark sky compliant lighting for the road.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☑No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction:_____tons per_____(unit of time)
- Operation : _____ tons per_____(unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☑No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated_____tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☐No

If Yes: provide name and location of facility:_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ☐Industrial ☐Commercial ☒Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)	0.27	2.53	2.26
• Industrial or manufacturing			
• Commercial			
• Residential	0.27	2.53	2.26
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.50	4.24	-2.26
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No

If Yes,

i. Identify facilities:

Mary Cariola Children's Center, 6239 Pittsford-Palmyra Road, Heritage Christian Services, 498 Jefferson Ave.

e. Does the project site contain an existing dam? ☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If Yes, provide DEC ID number(s): _____

iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? > 10 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☒No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

CkB	32 %
EtA	24 %
Lm & Mh	44 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:
☐ Well Drained: ____ % of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained ____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: ____ % of site
☐ 15% or greater: ____ % of site

g. Are there any unique geologic features on the project site? ☐Yes ☒No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☒Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Cross Canal Brook (adjacent to the north Classification C
- Lakes or Ponds: Name Erie Canal (adjoining to the east) Classification B
- Wetlands: Name Federal Waters Approximate Size Unknown
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☒No

If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☒No

j. Is the project site in the 100-year Floodplain? ☐Yes ☒No

k. Is the project site in the 500-year Floodplain? ☐Yes ☒No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒Yes ☐No
If Yes:
i. Name of aquifer: Principal Aquifer, Primary Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Deer | Various Bird species
Squirrels | Chipmunks

n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No
If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No
If Yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒Yes ☐No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☒Historic Building or District

ii. Name: Enlarged Erie Barge Canal Nominated by NPS (2014 and National Landmark (2017)

iii. Brief description of attributes on which listing is based:

The 450 miles of NYS Canal system played an essential role in the development of NYS

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☒Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☒No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐Yes ☒No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☒No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☒No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☒No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes	☐No
Solid Waste Management Facility	☐Yes	☐No
Hazardous Waste Management Facility	☐Yes	☐No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☐No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☐No
Waste Transporter	☐Yes	☐No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☒ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☒ No

ii. temperature extremes (hot or cold)? ☐ Yes ☒ No

iii. extreme storms, including high winds? ☐ Yes ☒ No

iv. landslides? ☐ Yes ☒ No

v. coastal erosion? ☐ Yes ☒ No

vi. stormwater flooding? ☐ Yes ☒ No

vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name David Cox PE Date 7/17/26

Signature _____ Title President - Cox Engineering

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
Project : Ayrault Homes
Date : 3/1/2025

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

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Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2h	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	D1i	☑	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

Although this project is adjacent to the Historic Erie Canal, it will not cause impairment to water quality.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____		☑	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____		☑	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3c, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

Per Monroe County Department of Transportation (7/2019) a +/- 43 unit residential development does not meet the threshold for requiring a traffic study. Trip generation information is provided in the Engineer's/SEQRA Report.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____		☑	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties	D2u	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2u, E1a	☑	☐
f. Other impacts: _____		☑	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction)	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

This senior housing development is in harmony with the goals of the Town of Perinton Comprehensive Plan to provide housing choice and price ranges to support aging-in-place. (Goal 3, Goal 5, Goal 16	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other:		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f. E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3. D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts:		☐	☐

PRINT FULL FORM

Agency Use Only (If Applicable)

Project : Ayrault Homes

Date : 3/12/25

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APR 2 3 2025

TOWN OF PERINTON

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Impact on Land

The 6.77 acre site will be physically altered to install utilities, driveways and the structures. Some regrading is necessary along the project perimeter to tie in the proposed and existing grades. The slopes in these areas exceed 15%. Proper erosion control measures will be in place prior to construction and monitored throughout construction, concluding with stabilization in accordance with NYS Stormwater Regulations. The anticipated construction duration is 24 months. The project site is not within a Coastal Erosion hazard area, the water table is deeper than 3 feet.

Importance of Impact: No to small impact.

Impact on Aesthetic, Historic and Archaeological Resources

In 2014, the National Park Service (NPS) listed the NYS Barge (Erie) Canal on the National Register of Historic places. The designation recognizes the NYS Canal System as a nationally significant work of the early 20th century engineering and construction that affected transportation and maritime commerce for nearly half a century. The NYS Barge Canal National Register Historic District spans 450 miles and includes the four branches of the state's canal system: Erie, Champlain, Oswego, and Cayuga-Seneca canals. In 2017, the NYS Canal System was designated a National Historic Landmark. The designation specifically recognizes the canal for its role in shaping the American economy and settlement, as an embodiment of the Progressive Era emphasis on public works.

An Occupancy and work permit is required from the NYS Canal Corp for grading on/near lands associated with the Erie Canal. This work is necessary to tie in proposed and existing grades and will be performed in the least impactful way to this historic resource. Any and all conditions imposted by SHPO shall be adhered to.

Importance of Impact: No to small impact. All construction related activities on or near lands devoted to the NYS Canal System shall follow best management practices to ensure minimal to no impact to this historic resource

Consistency with Community Plans

The Town of Perinton Comprehensive Plan (2021) devotes an entire section to housing and affordability, noting that the town is trending towards smaller homes and townhomes as the population ages. The proposed community is consistent with the Land Use and Community Character Policy Area of the Comprehensive Plan, which is to facilitate development that provides quality, diverse housing choices and price ranges to retain and attract residents.

Importance of the Impact: No to small impact.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Site Plans, Elevations

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Perinton Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Ayrault Homes

Name of Lead Agency: Perinton Town Board

Name of Responsible Officer in Lead Agency: John Townsend

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency: Date: 7/27/26

Signature of Preparer (if different from Responsible Officer) Date: 4-23-25

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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