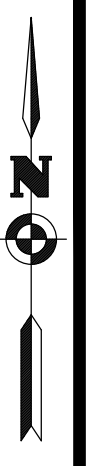
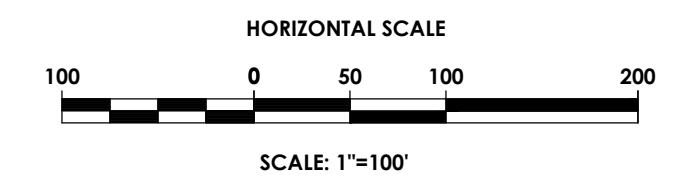


PHASE 1 SITE DEVELOPMENT PLANS FOR RIVERS EDGE

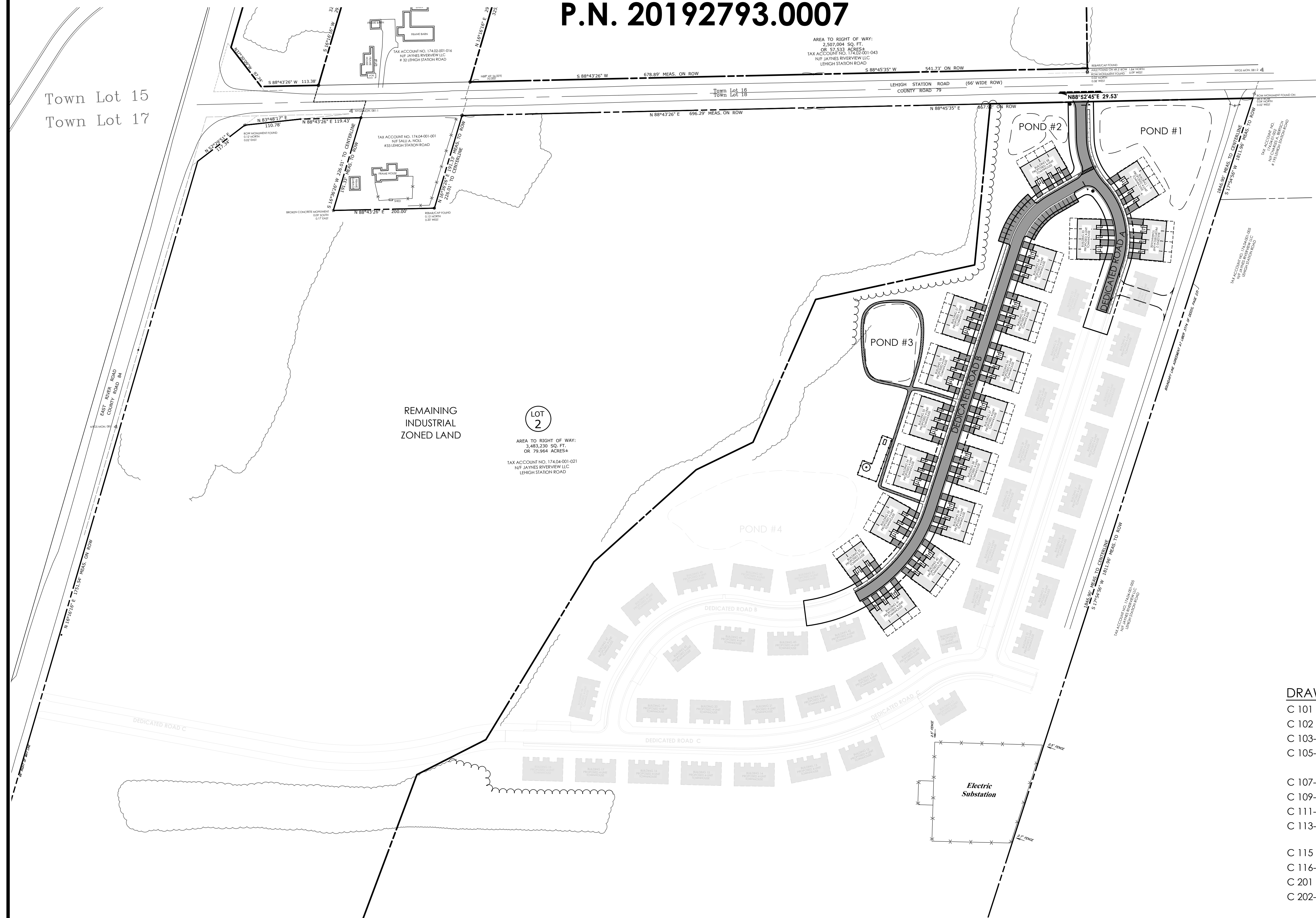
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK

P.N. 20192793.0007



PASSERO
engineering architecture

Town Lot 15
Town Lot 17



REMAINING INDUSTRIAL ZONED LAND

LOT 2

AREA TO RIGHT OF WAY:
3,483,230 SQ. FT.
OR 79.954 ACRES±

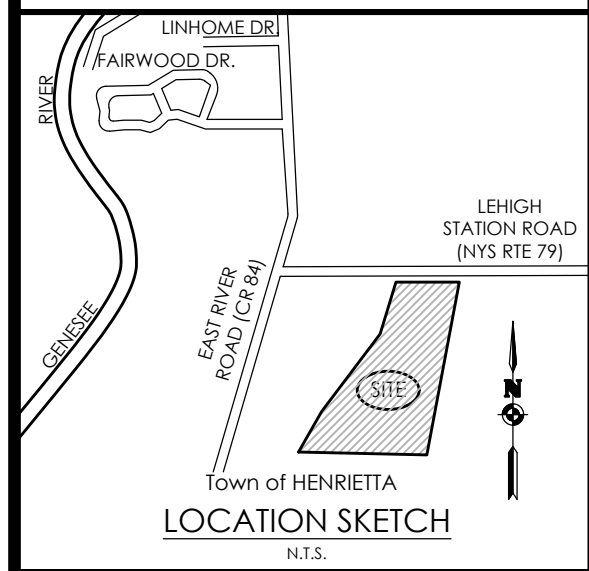
TAX ACCOUNT NO. 1740A-001-021
N/F. JAYNES RIVERVIEW LLC
LEHIGH STATION ROAD

AREA TO RIGHT OF WAY:
2,507,004 SQ. FT.
OR 57.533 ACRES±

TAX ACCOUNT NO. 1742G-001-043
N/F. JAYNES RIVERVIEW LLC
LEHIGH STATION ROAD

DRAWING INDEX

- C 101 COVER
- C 102 OVERALL SITE PLAN
- C 103-104 SITE PLAN
- C 105-106 EXISTING CONDITIONS AND DEMOLITION PLAN
- C 107-108 UTILITY PLAN
- C 109-110 LATERAL PLANS
- C 111-112 UTILITY PROFILES
- C 113-114 GRADING & EROSION CONTROL PLAN
- C 115 ROAD PROFILES
- C 116-118 LANDSCAPE & LIGHTING PLAN
- C 201 NOTES
- C 202-209 DETAILS



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

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COVER PHASE 1

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, FRIEL'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No.
20192793.0007

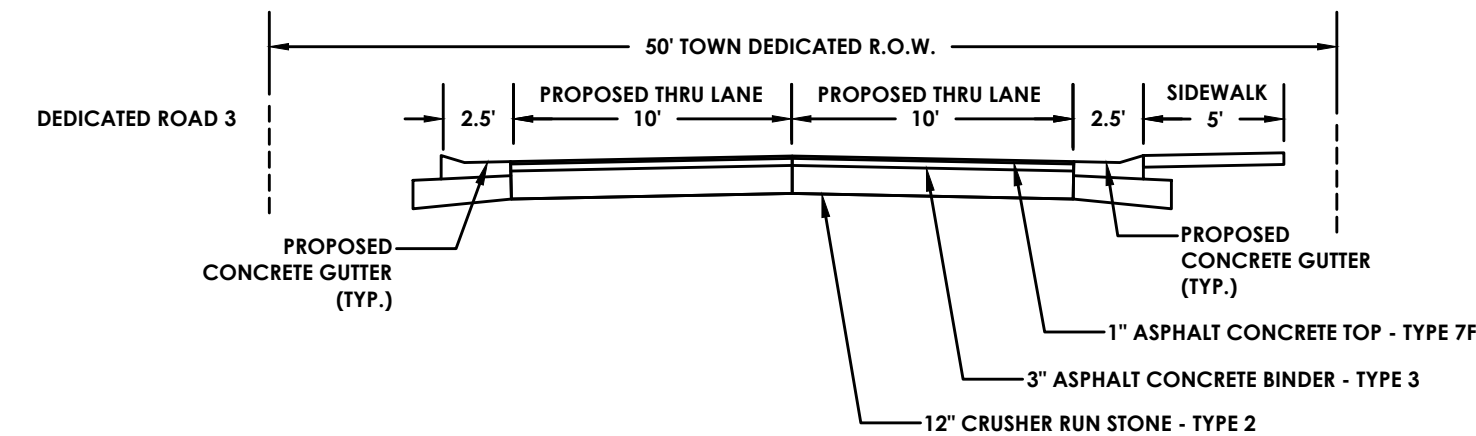
Drawing No. C 101	Sheet No. 1
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Scale: **1" = 100'**

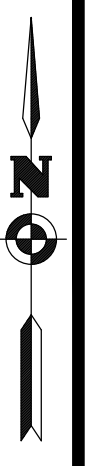
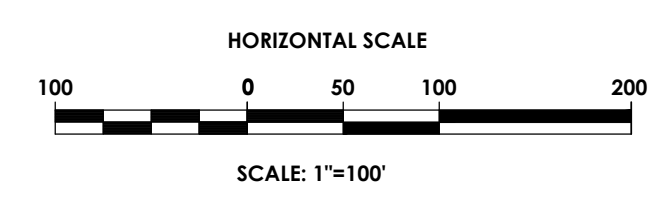
Date
NOVEMBER 2023

LEGEND - SITE:

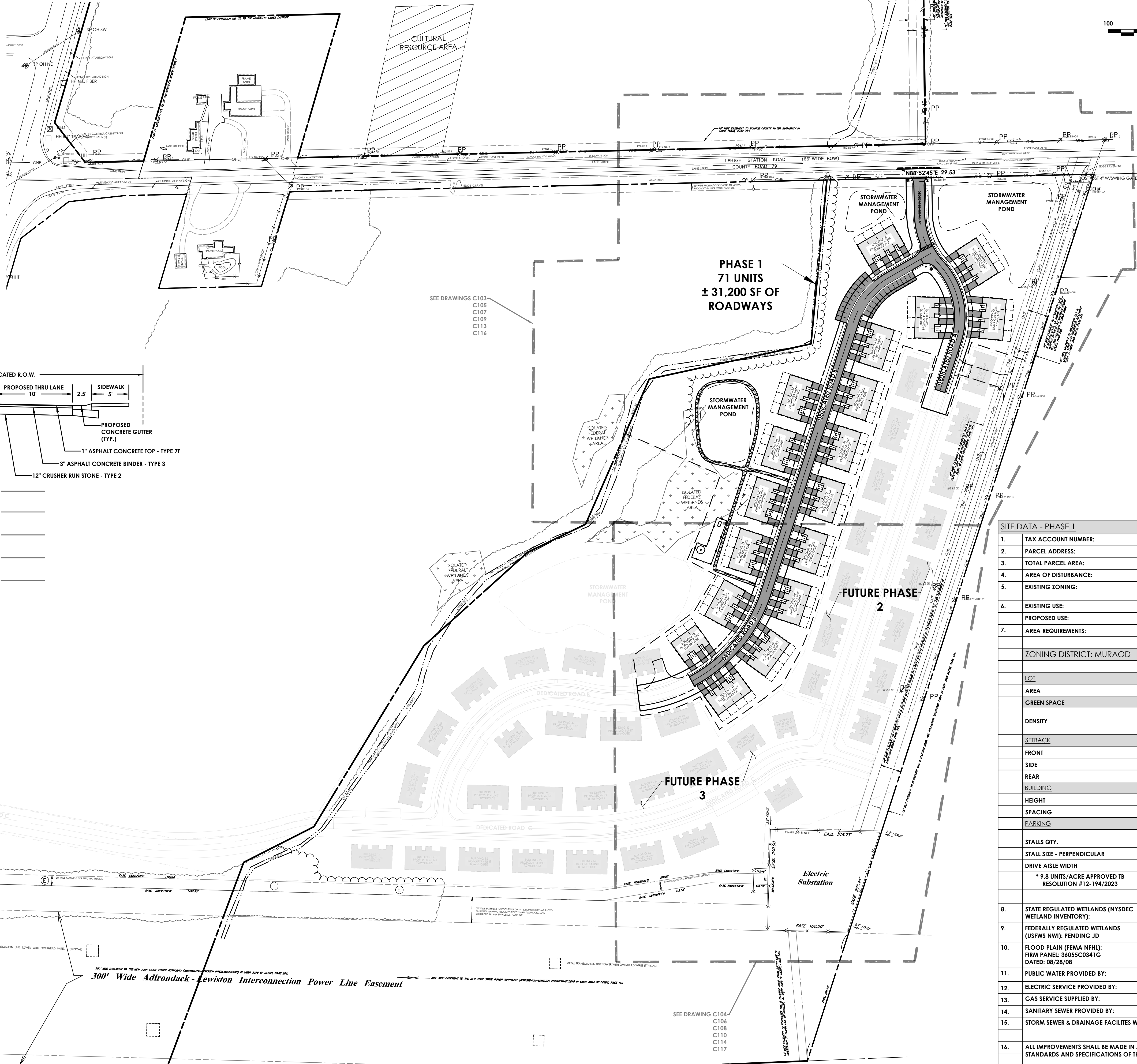
- PROPERTY BOUNDARY
- E.O.W. RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED ACCESS RAMP
- PROPOSED LAND BANKED PARKING
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED STONE DUST TRAIL
- PROPOSED ASPHALT TRAIL
- EXISTING CREEK BED



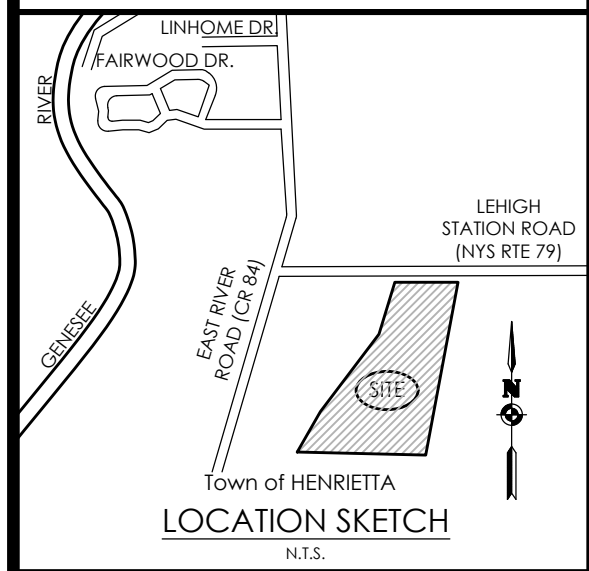
- APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN
- APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING
- APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION
- APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS
- APPROVED BY _____ DATE _____
FIRE MARSHAL



PASSERO
engineering architecture



SITE DATA - PHASE 1		
1. TAX ACCOUNT NUMBER:	174.04-1-21.1, 174.04-1-21.2	
2. PARCEL ADDRESS:	85, 135 LEHIGH STATION RD	
3. TOTAL PARCEL AREA:	79.964 ACRES	
4. AREA OF DISTURBANCE:	9.49 ACRES	
5. EXISTING ZONING:	INDUSTRIAL, MURAOD (MIXED USE REDEVELOPMENT AREA OVERLAY DISTRICT)	
6. EXISTING USE:	UNDEVELOPED, UTILITIES	
7. PROPOSED USE:	TOWNHOUSES	
7. AREA REQUIREMENTS:		
ZONING DISTRICT: MURAOD		
	REQUIRED	PROPOSED
LOT		
AREA	1 ACRE	35.9 ACRE
GREEN SPACE	35%	72%
DENSITY	8 UNITS/ACRE TOWN CODE 295 - 34.4 D (1)	9.2 UNITS/ACRE *
SETBACK		
FRONT	80'	89'
SIDE	5'	50'
REAR	60'	675'
BUILDING		
HEIGHT	3 STORY / 40' MAX	< 40'
SPACING	N/A	25' MIN
PARKING		
STALLS QTY.	N/A	142 DRIVEWAY 24 OFFSTREET
STALL SIZE - PERPENDICULAR	9'X18'	9'X18'
DRIVE AISLE WIDTH	24'	25'
		* 9.8 UNITS/ACRE APPROVED TB RESOLUTION #12-194/2023
	NO	YES
8. STATE REGULATED WETLANDS (NYSDEC WETLAND INVENTORY):	X	
9. FEDERALLY REGULATED WETLANDS (USFWS NWI): PENDING JD		X
10. FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36055C0341G DATED: 08/28/08	X	
11. PUBLIC WATER PROVIDED BY:	MCWA	
12. ELECTRIC SERVICE PROVIDED BY:	RG&E	
13. GAS SERVICE SUPPLIED BY:	RG&E	
14. SANITARY SEWER PROVIDED BY:	TOWN OF HENRIETTA	
15. STORM SEWER & DRAINAGE FACILITIES WILL BE PUBLIC AND MAINTAINED BY THE TOWN		
16. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY		



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleits



Revisions			
No.	Date	By	Description

OVERALL SITE PLAN

RIVERS EDGE
BING PART OF TOWN LOTS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, FRIEL'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No:
20192793.0007

Drawing No. **C 102** Sheet No. **2**

Scale: **1" = 100'**

Date: **NOVEMBER 2023**

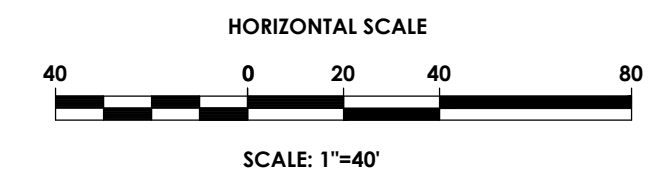
LEGEND - SITE:

- PROPERTY BOUNDARY
- E.O.W. RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED ACCESS RAMP
- PROPOSED LAND BANKED PARKING
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED STONE DUST TRAIL
- EXISTING CREEK BED

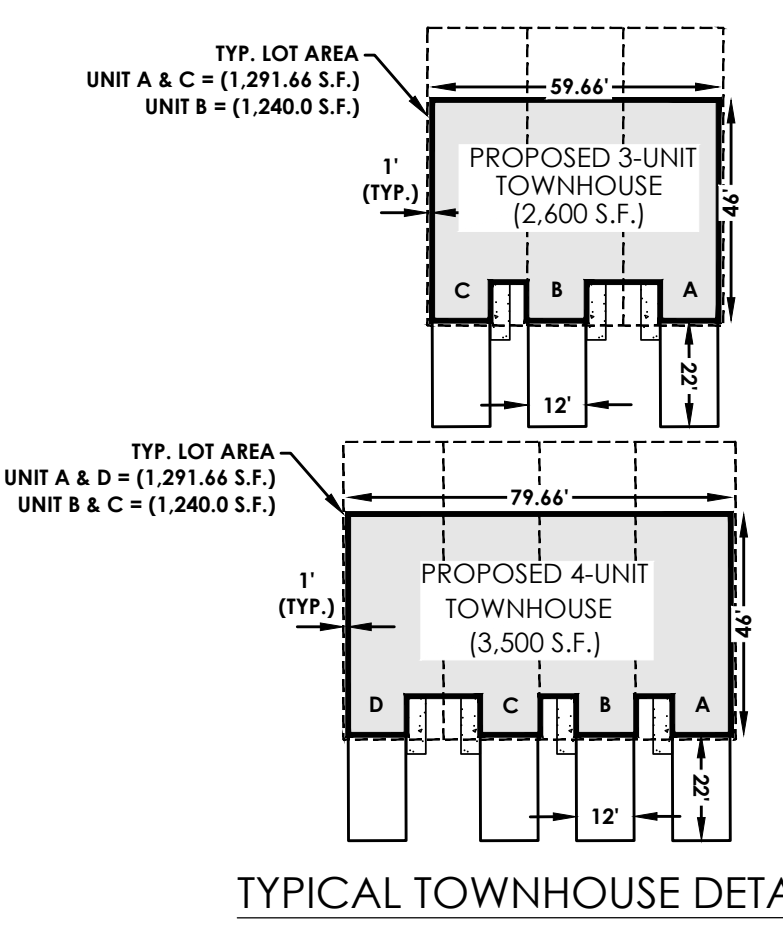
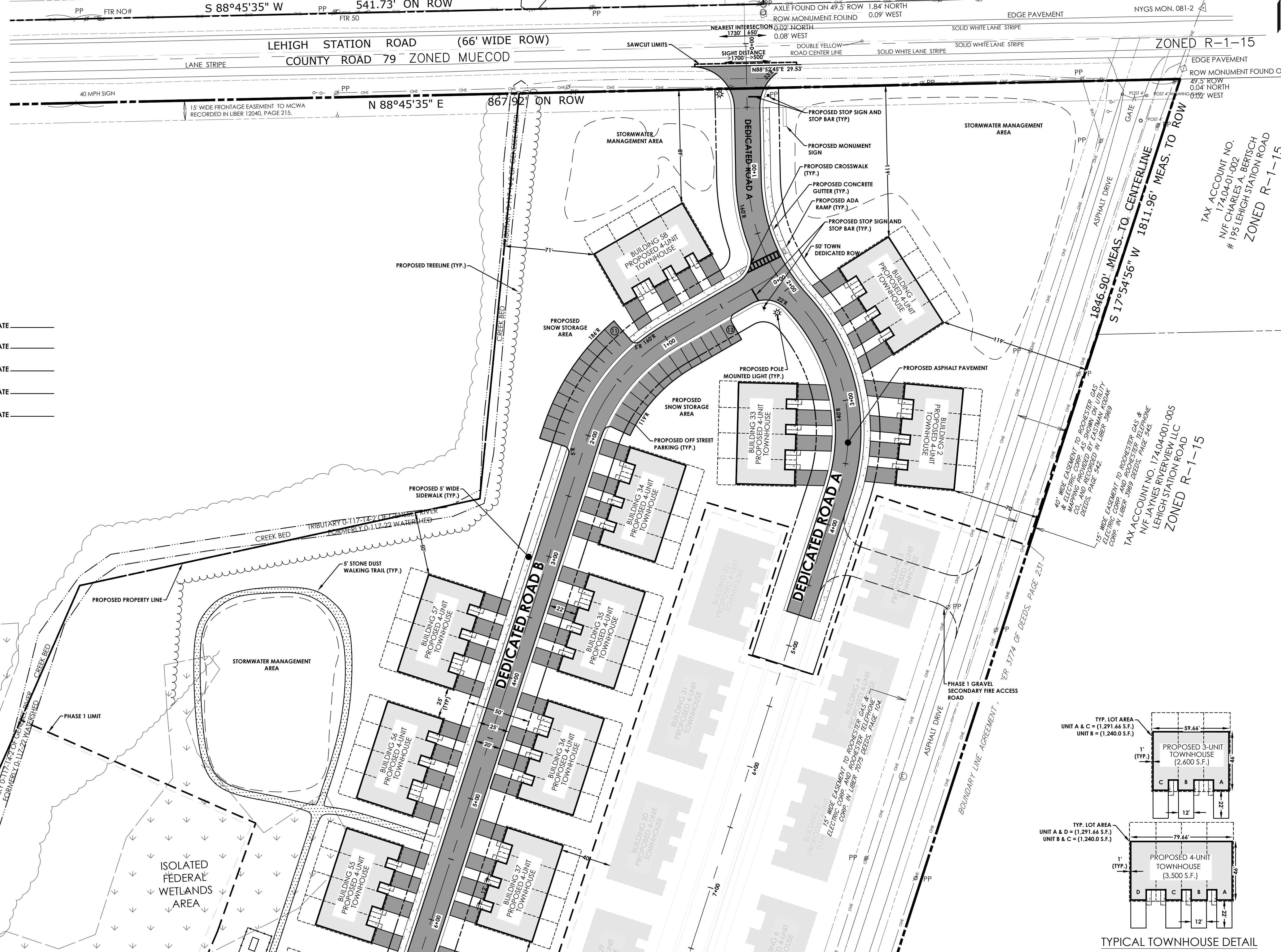
NOTE: SIGN PERMIT FROM THE BUILDING DEPARTMENT WILL BE REQUIRED FOR THE MONUMENT SIGN.

- APPROVED BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN
- APPROVED BY: _____ DATE: _____
DIRECTOR OF ENGINEERING AND PLANNING
- APPROVED BY: _____ DATE: _____
DIRECTOR OF BUILDING AND FIRE PREVENTION
- APPROVED BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS
- APPROVED BY: _____ DATE: _____
FIRE MARSHAL

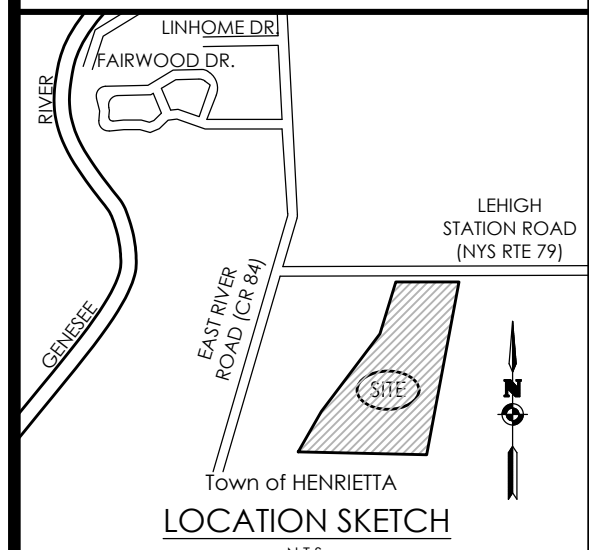
AREA TO RIGHT OF WAY:
2,507,004 SQ. FT.
OR 57.533 ACRES±
TAX ACCOUNT NO. 174.02-001-043
N/F JAYNES RIVERVIEW LLC
LEHIGH STATION ROAD, ZONED INDUSTRIAL



PASSERO
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MATCH LINE SEE SHEET 4



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 149 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

SITE PLAN
PHASE 1

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, FRIEL'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

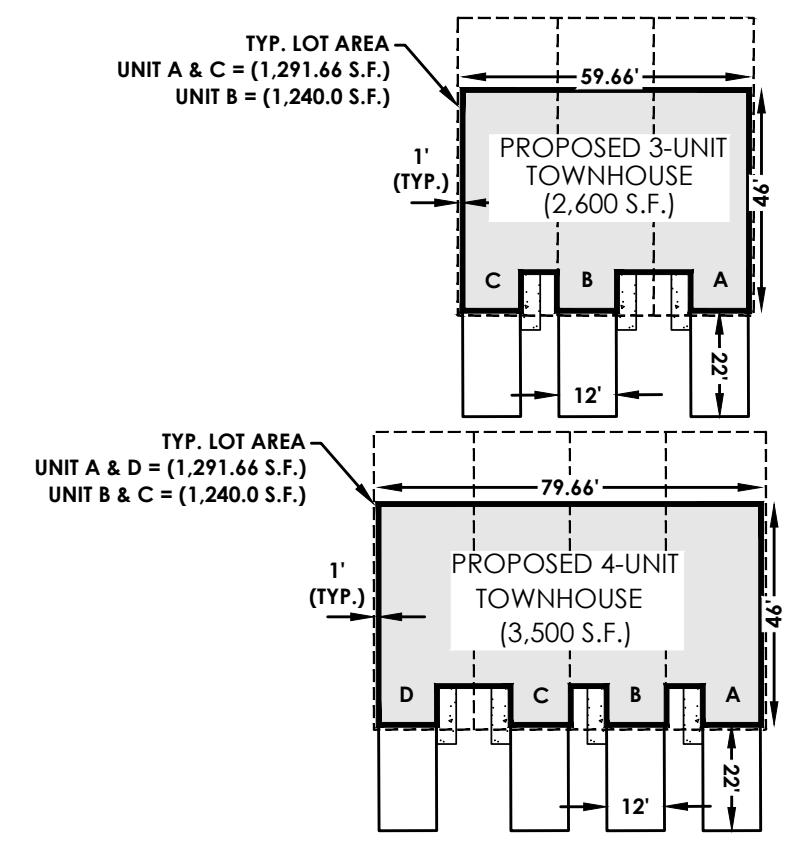
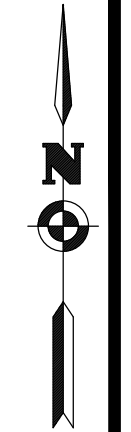
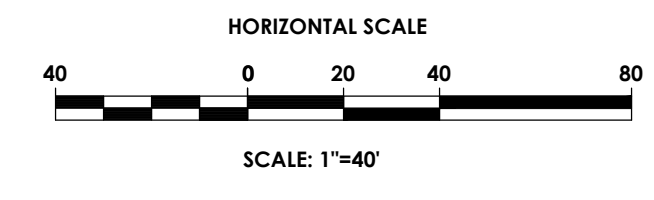
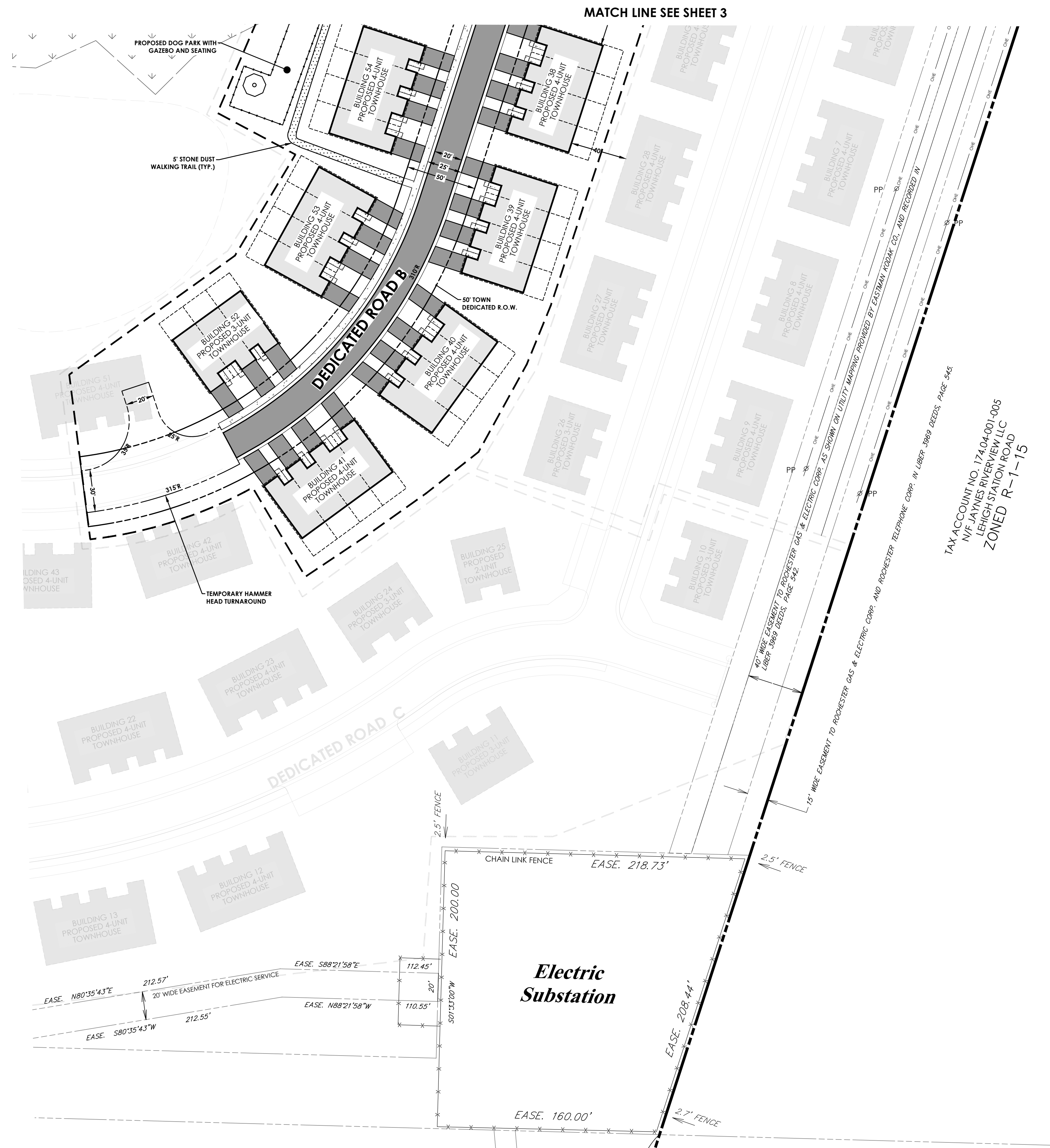
Project No.
20192793.0007

Drawing No. Sheet No.
C 103 3

Scale: **1" = 40'**

Date
NOVEMBER 2023

NOT FOR CONSTRUCTION



TYPICAL TOWNHOUSE DETAIL

LEGEND - SITE:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED ACCESS RAMP
- PROPOSED LAND BANKED PARKING
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED STONE DUST TRAIL
- EXISTING CREEK BED

APPROVED BY _____ DATE _____
 PLANNING BOARD CHAIRMAN

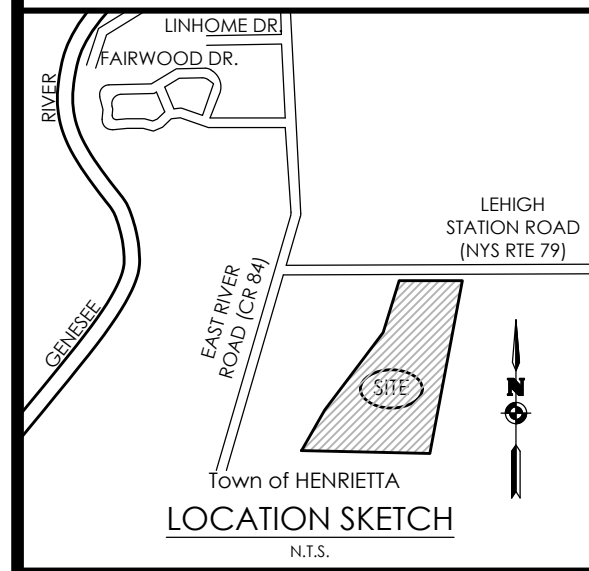
APPROVED BY _____ DATE _____
 DIRECTOR OF ENGINEERING AND PLANNING

APPROVED BY _____ DATE _____
 DIRECTOR OF BUILDING AND FIRE PREVENTION

APPROVED BY _____ DATE _____
 COMMISSIONER OF PUBLIC WORKS

APPROVED BY _____ DATE _____
 FIRE MARSHAL

PASSERO
engineering architecture



Client:
 EAST RIVER HENRIETTA, LLC
 64 COMMERCIAL STREET
 SUITE 401
 ROCHESTER, NY, 14614

PASSERO ASSOCIATES
 242 West Main Street Suite 100
 Rochester, New York 14614
 (585) 325-1000
 Fax: (585) 325-1691

Principal-in-Charge: Jess D. Sudol, PE
 Project Manager: Andrew Burns, PE
 Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

**SITE PLAN
PHASE 1**

RIVERS EDGE
 BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
 TOWNSHIP 14, RANGE 4, PHELPS & GORHAM PURCHASE
 Town/City: HENRIETTA
 County: MONROE State: NEW YORK

Project No:
20192793.0007

Drawing No. **C 104** Sheet No. **4**

Scale: **1" = 40'**

Date
NOVEMBER 2023

LEGEND - DEMO:

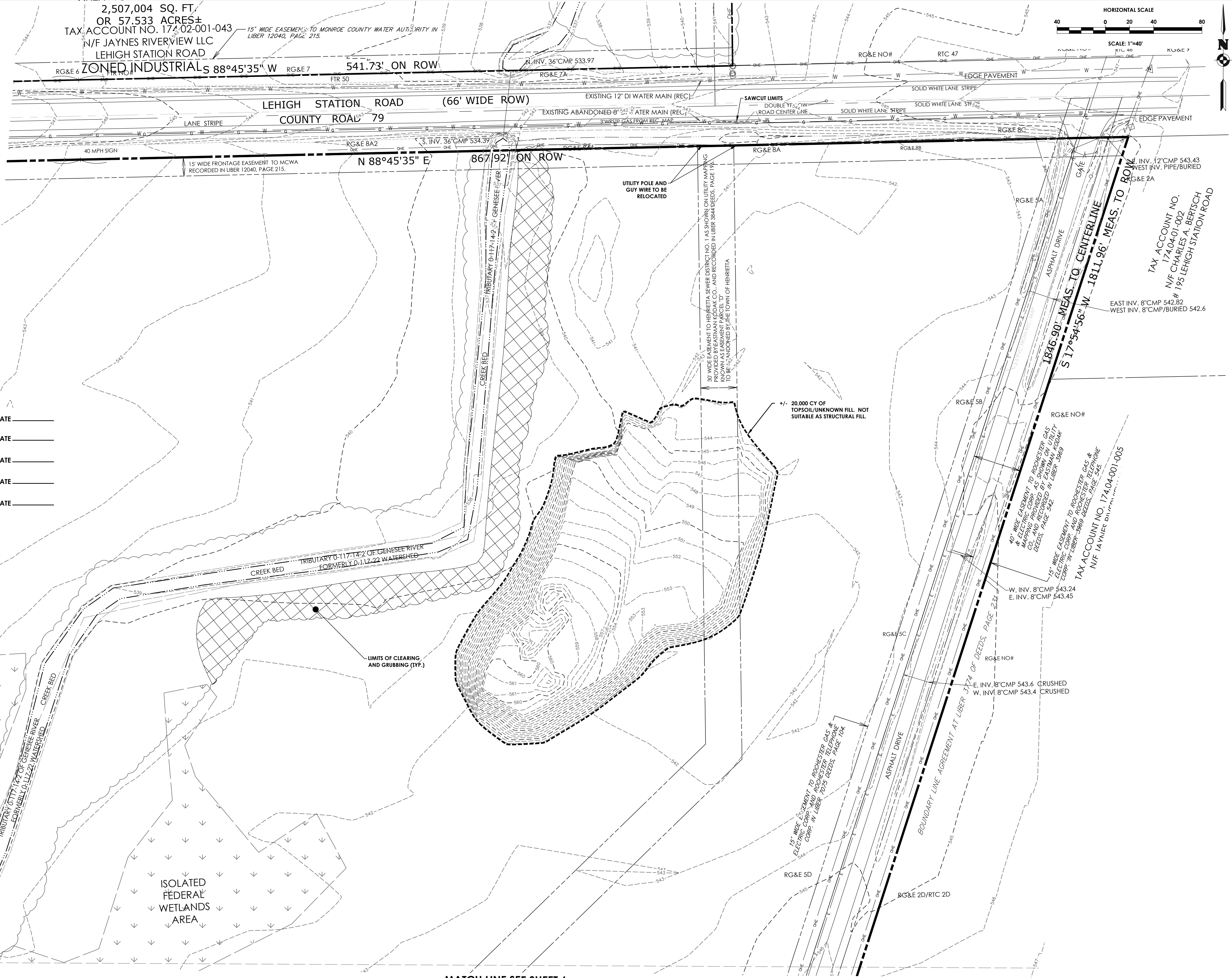
- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- SETBACK
- 520 — EXISTING MAJOR CONTOUR
- 521 — EXISTING MINOR CONTOUR
- CB — EXISTING STORM SEWER & MH
- HYD — EXISTING WATER SERVICE & VALVE
- WV — EXISTING SIGN
- PP — EXISTING SANITARY SEWER AND MANHOLE
- PP — EXISTING ELECTRIC LINE & POLE
- LP — EXIST. LIGHT POLE
- MH — EXIST. ELECTRIC MANHOLE
- HH — EXIST. ELECTRIC HANDHOLE
- GV — EXIST. GAS VALVE
- G — EXIST. GAS MAIN
- W — EXIST. WATER MAIN
- E — EXIST. ELECTRIC LINE
- ▨ — EXISTING VEGETATION TO BE REMOVED

**MONROE COUNTY
DEPT. OF TRANSPORTATION**

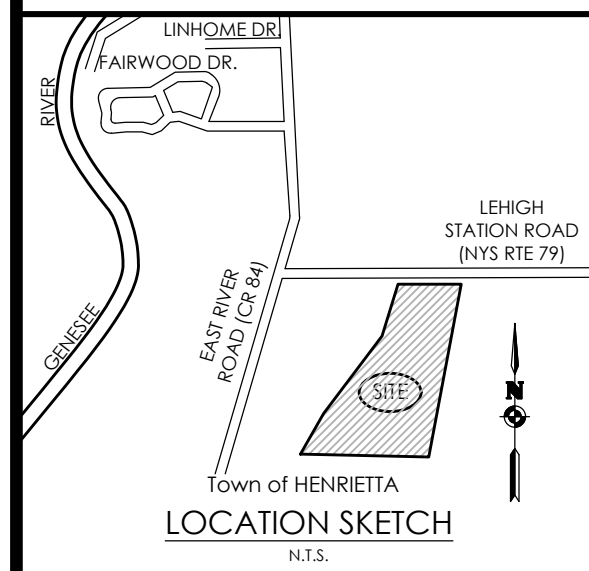
APPROVED _____ DATE _____

APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

- APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN
- APPROVED BY _____ DATE _____
DIRECTOR OF ENGINEERING AND PLANNING
- APPROVED BY _____ DATE _____
DIRECTOR OF BUILDING AND FIRE PREVENTION
- APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS
- APPROVED BY _____ DATE _____
FIRE MARSHAL



MATCH LINE SEE SHEET 6



Client:

EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES

242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

EXISTING CONDITIONS /DEMOLITION PLAN PHASE 1

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, TREADER'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No.
20192793.0007

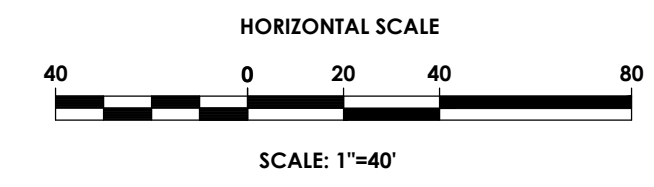
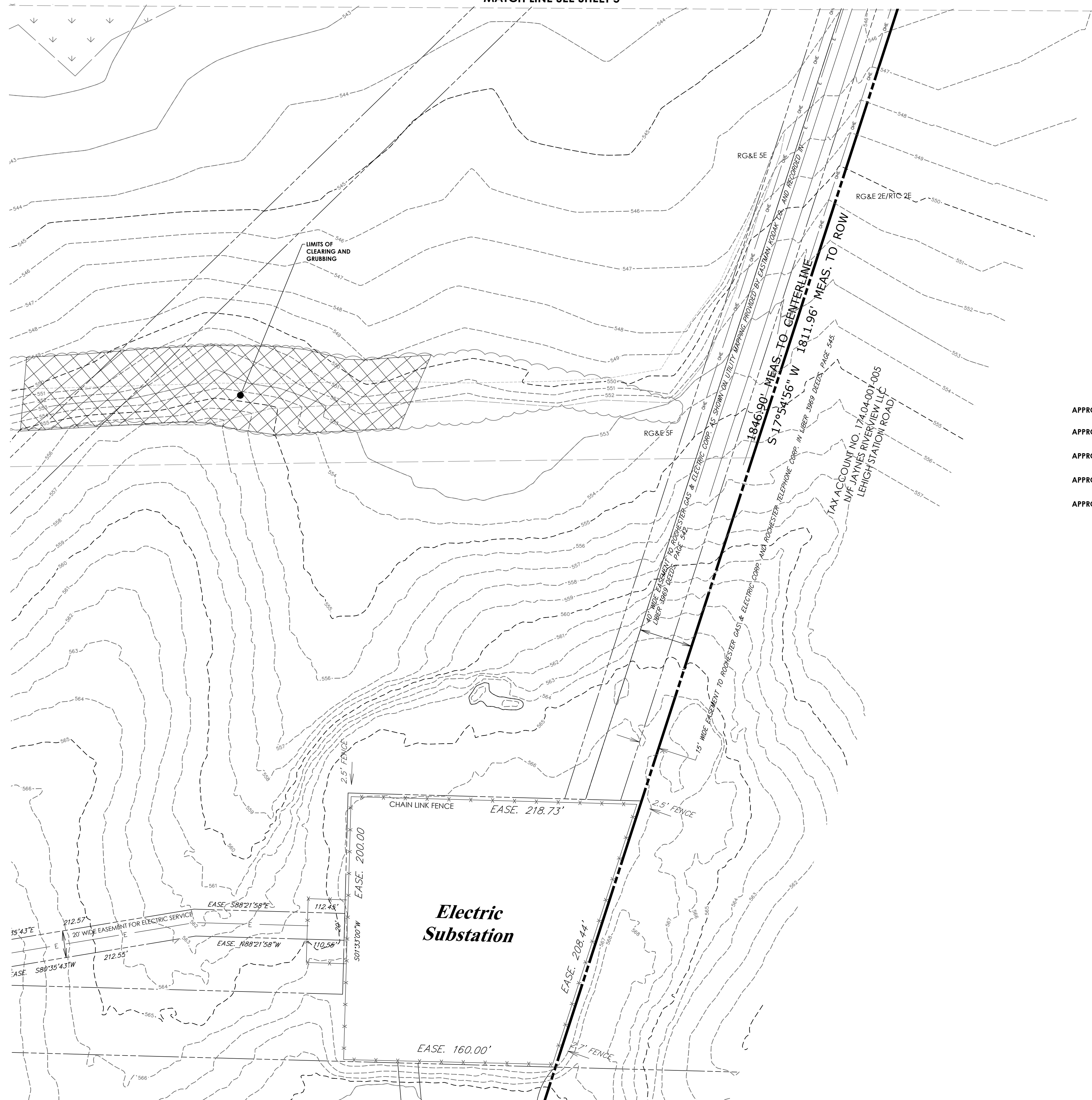
Drawing No. Sheet No.
C 105 5

Scale: 1" = 40'

Date
NOVEMBER 2023

NOT FOR CONSTRUCTION

MATCH LINE SEE SHEET 5

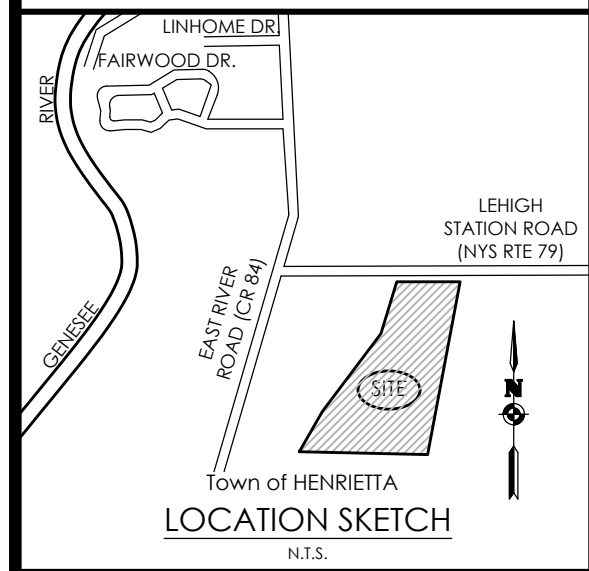


LEGEND - DEMO:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- SETBACK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM SEWER & MH
- EXISTING WATER SERVICE & VALVE
- EXISTING SIGN
- 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
- EXISTING VEGETATION TO BE REMOVED

- APPROVED BY _____ DATE _____
- APPROVED BY _____ DATE _____
- APPROVED BY _____ DATE _____
- APPROVED BY _____ DATE _____
- APPROVED BY _____ DATE _____

PASSERO
engineering architecture



Client:
EAST RIVER HENRIETTA, LLC
 64 COMMERCIAL STREET
 SUITE 401
 ROCHESTER, NY, 14614

PASSERO ASSOCIATES
 242 West Main Street Suite 100 (585) 325-1000
 Rochester, New York 14614 Fax: (585) 325-1691
 Principal-in-Charge Jess D. Sudol, PE
 Project Manager Andrew Burns, PE
 Designed by Shari Kleis



Revisions			
No.	Date	By	Description

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EXISTING CONDITIONS /DEMOLITION PLAN PHASE 1

RIVERS EDGE
 BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
 TOWNSHIP 14, RANGE 4, TIER 1'S & GORHAM PURCHASE
 Town/City: HENRIETTA
 County: MONROE State: NEW YORK

Project No.
20192793.0007

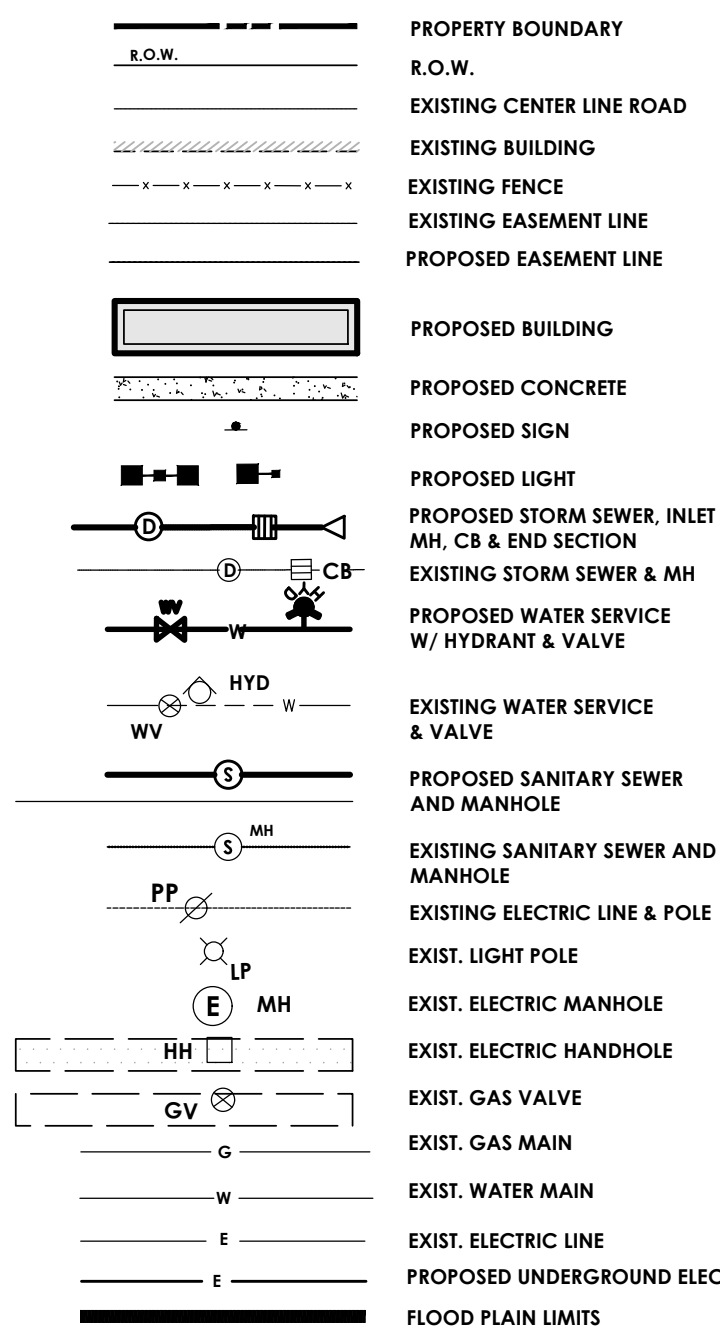
Drawing No. **C 106** Sheet No. **6**

Scale: **1" = 40'**

Date
NOVEMBER 2023

NOT FOR CONSTRUCTION

LEGEND - UTILITIES:



HYDRANT NOTE:

ALL PROPOSED HYDRANTS ARE TO BE AT LEAST ONE FOOT ABOVE THE ESTABLISHED FLOOD PLAIN ELEVATION (526.00').

SUBDIVISION NOTE:

- ALL PROPOSED UTILITIES AND INFRASTRUCTURE INCLUDING ROADS AND PARKING EAST OF THE PROPERTY LINE IS ASSOCIATED WITH LOT #1
- ALL PROPOSED UTILITIES AND INFRASTRUCTURE INCLUDING ROADS AND PARKING WEST OF THE PROPERTY LINE IS ASSOCIATED WITH LOT #2

SANITARY NOTE:

- SANITARY SEWER SYSTEM SHALL BE DEDICATED TO THE TOWN.

STORM NOTE:

- BACKYARD STORM SEWER SYSTEM (DB-2.1, DA-2.1 THROUGH DA-2.3, DD-1 THROUGH DD-1.2, AND DE-3.1) ARE TO BE PRIVATE.

APPROVED BY	TOWN ENGINEER	DATE	
APPROVED BY	DIRECTOR OF ENGINEERING AND PLANNING	DATE	
APPROVED BY	DIRECTOR OF BUILDING AND FIRE PREVENTION	DATE	
APPROVED BY	COMMISSIONER OF PUBLIC WORKS	DATE	
APPROVED BY	DRAINAGE, SEWERS AND SIDEWALK DEPARTMENT	DATE	
APPROVED BY	MONROE COUNTY WATER AUTHORITY	DATE	
APPROVED BY	MONROE COUNTY PURE WATERS	DATE	

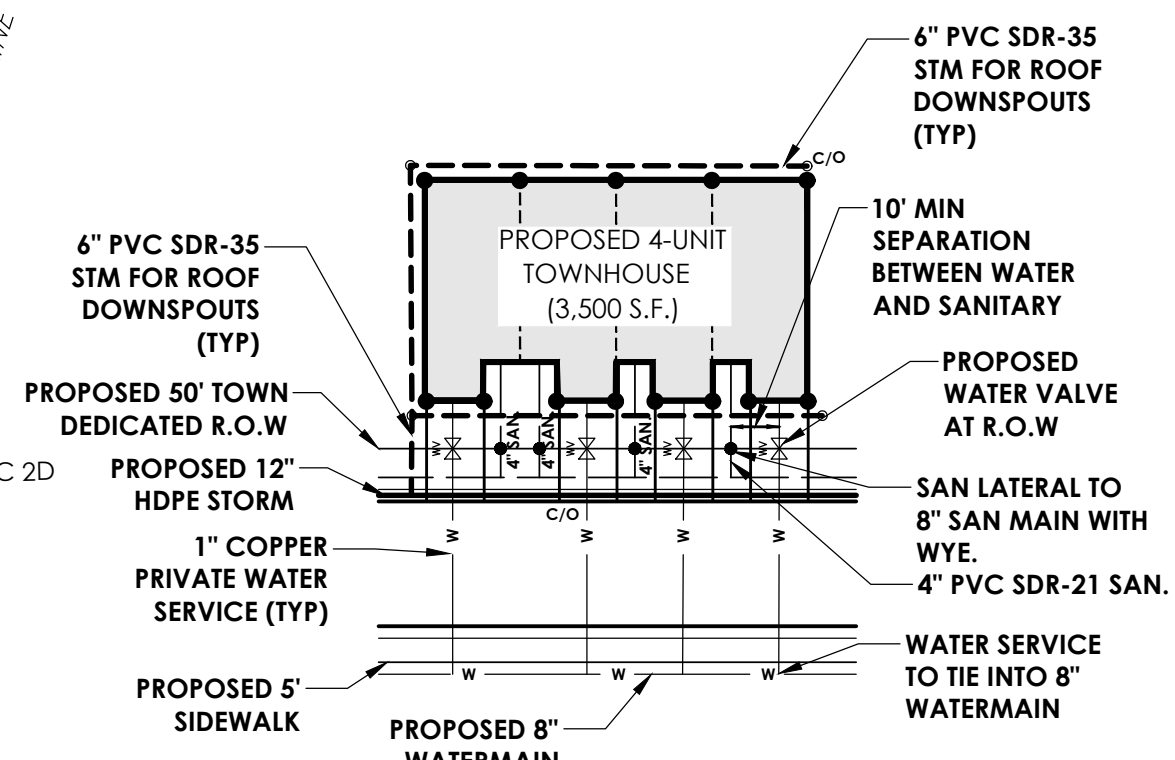
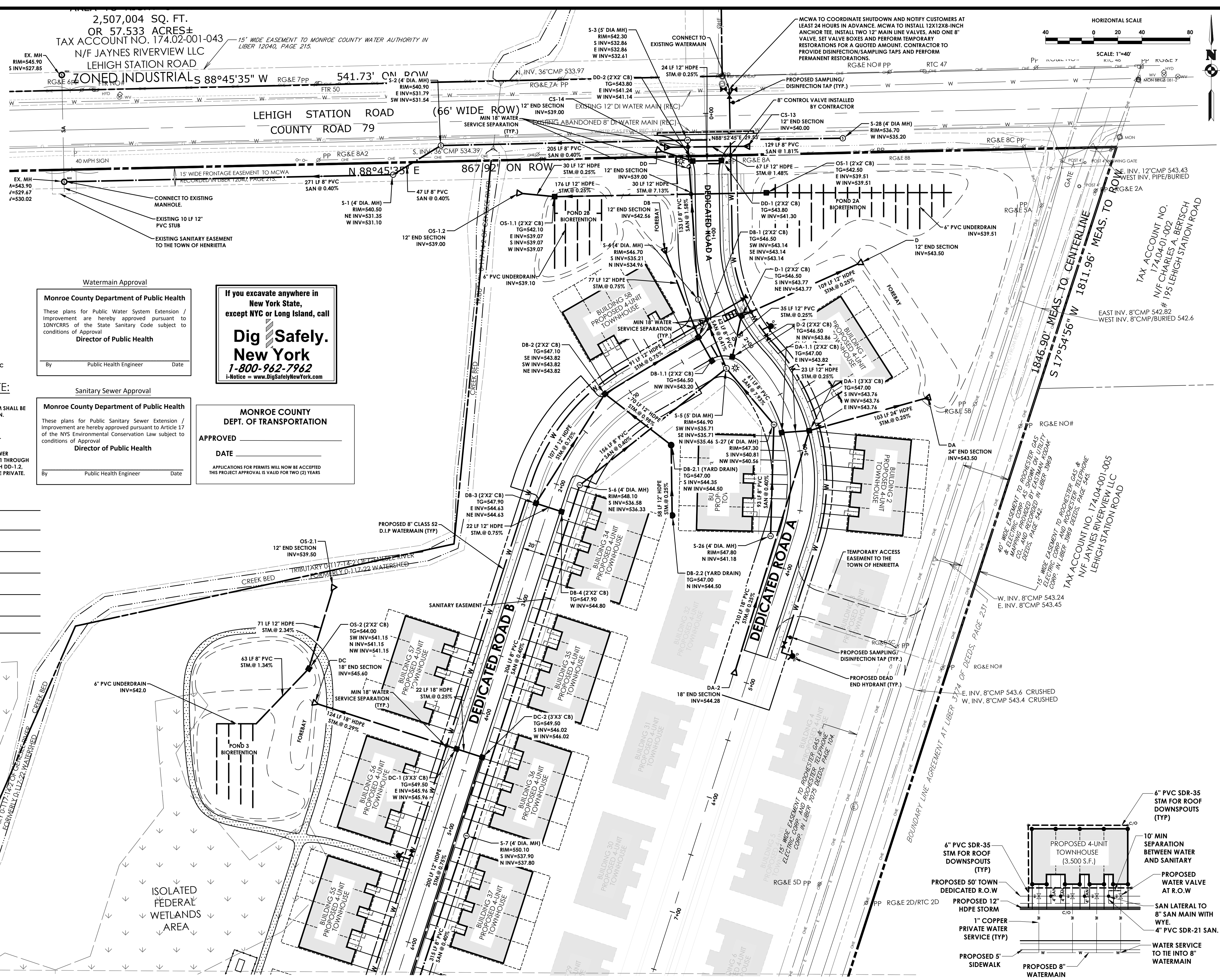
2,507,004 SQ. FT.
OR 57.533 ACRES±
TAX ACCOUNT NO. 174.02-001-043
N/F JAYNES RIVERVIEW LLC
LEHIGH STATION ROAD
ZONED INDUSTRIALS 88°45'35" W
541.73' ON ROW
LEHIGH STATION ROAD (66' WIDE ROW)
COUNTY ROAD 79
N 88°45'35" E 867.92' ON ROW

Watermain Approval
Monroe County Department of Public Health
These plans for Public Water System Extension / Improvement are hereby approved pursuant to 10NYCRRS of the State Sanitary Code subject to conditions of Approval
Director of Public Health
By _____ Date _____

Dig Safely. New York
1-800-962-7962
i-Notice = www.DigSafelyNewYork.com

Sanitary Sewer Approval
Monroe County Department of Public Health
These plans for Public Sanitary Sewer Extension / Improvement are hereby approved pursuant to Article 17 of the NYS Environmental Conservation Law subject to conditions of Approval
Director of Public Health
By _____ Date _____

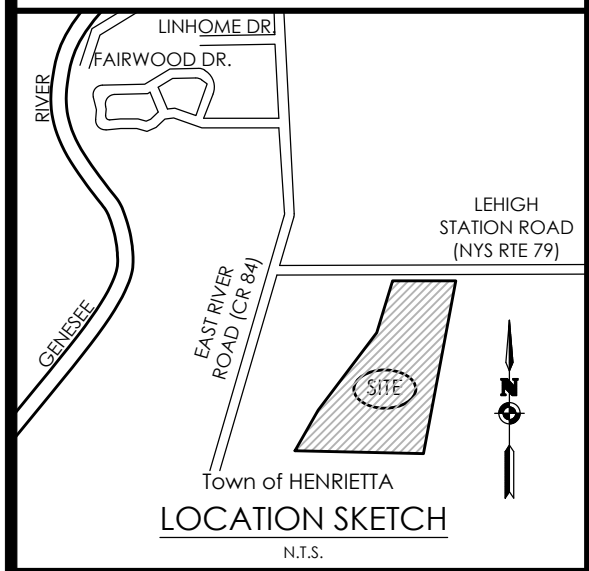
MONROE COUNTY DEPT. OF TRANSPORTATION
APPROVED _____
DATE _____
APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS



MATCH LINE SEE SHEET 8

BUILDING LATERAL LAYOUT
SCALE: 1"=40'

PASSERO
engineering architecture



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions

No.	Date	By	Description

UTILITY PLAN PHASE 1

RIVERS EDGE
BEG PART OF TOWN LOTS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, TOWNSHIP & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No.
20192793.0007

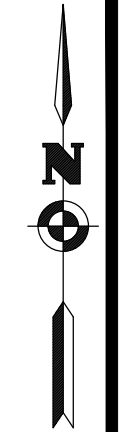
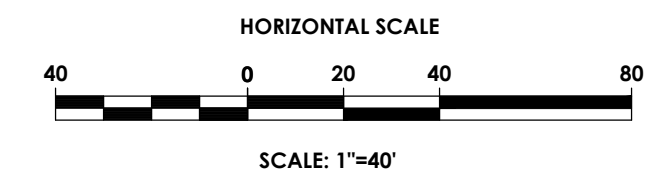
Drawing No. **C 107** Sheet No. **7**

Scale: **1" = 40'**

Date: **NOVEMBER 2023**

NOT FOR CONSTRUCTION

MATCH LINE SEE SHEET 7



PASSERO
engineering architecture

LEGEND - UTILITIES:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED STORM SEWER, INLET, MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- HYD
- WV
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- 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
- FLOOD PLAIN LIMITS

HYDRANT NOTE:

ALL PROPOSED HYDRANTS ARE TO BE AT LEAST ONE FOOT ABOVE THE ESTABLISHED FLOOD PLAIN ELEVATION (528.00').

SUBDIVISION NOTE:

- ALL PROPOSED UTILITIES AND INFRASTRUCTURE INCLUDING ROADS AND PARKING EAST OF THE PROPERTY LINE IS ASSOCIATED WITH LOT #1
- ALL PROPOSED UTILITIES AND INFRASTRUCTURE INCLUDING ROADS AND PARKING WEST OF THE PROPERTY LINE IS ASSOCIATED WITH LOT #2

SANITARY NOTE:

- SANITARY SEWER SYSTEM SHALL BE DEDICATED TO THE TOWN.

STORM NOTE:

- BACKYARD STORM SEWER SYSTEM (DB-2.1, DA-2.1 THROUGH DA-2.3, DD-1 THROUGH DD-1.2, AND DE-3.1) ARE TO BE PRIVATE.

Watermain Approval

Monroe County Department of Public Health

These plans for Public Water System Extension / Improvement are hereby approved pursuant to 10NYCRRS of the State Sanitary Code subject to conditions of Approval

Director of Public Health

By _____ Public Health Engineer Date _____

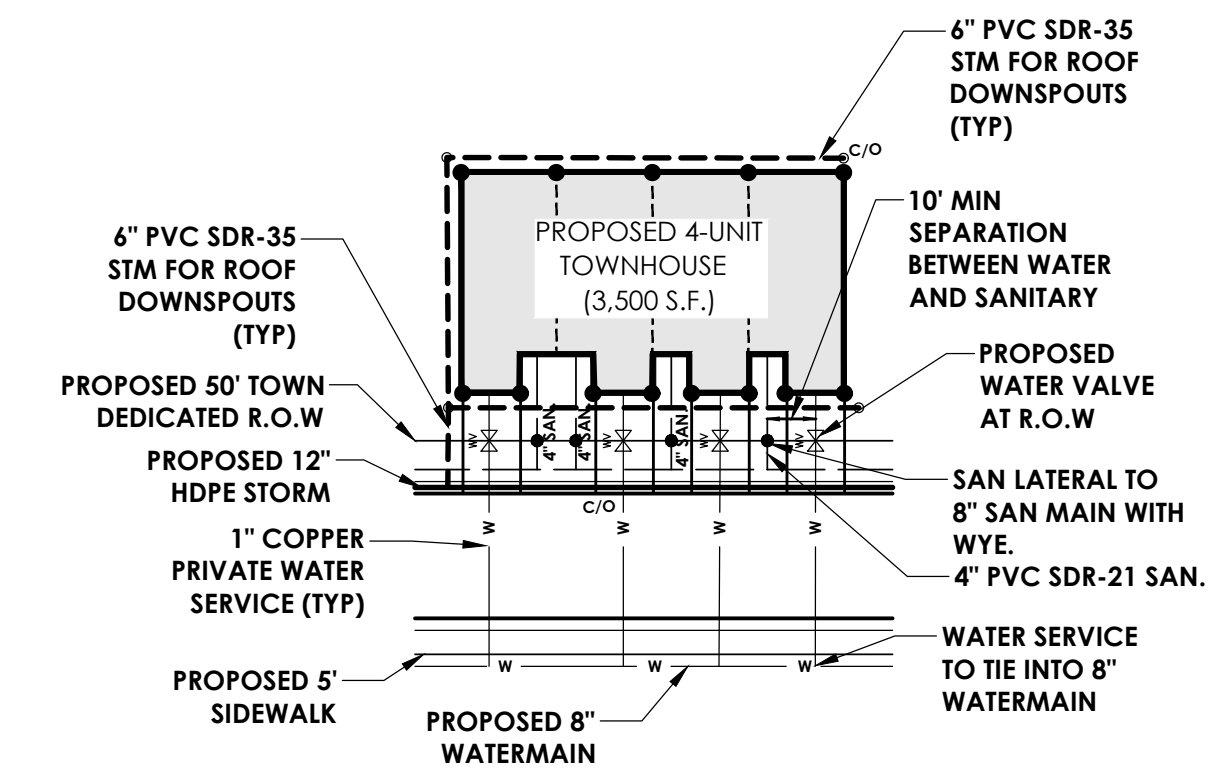
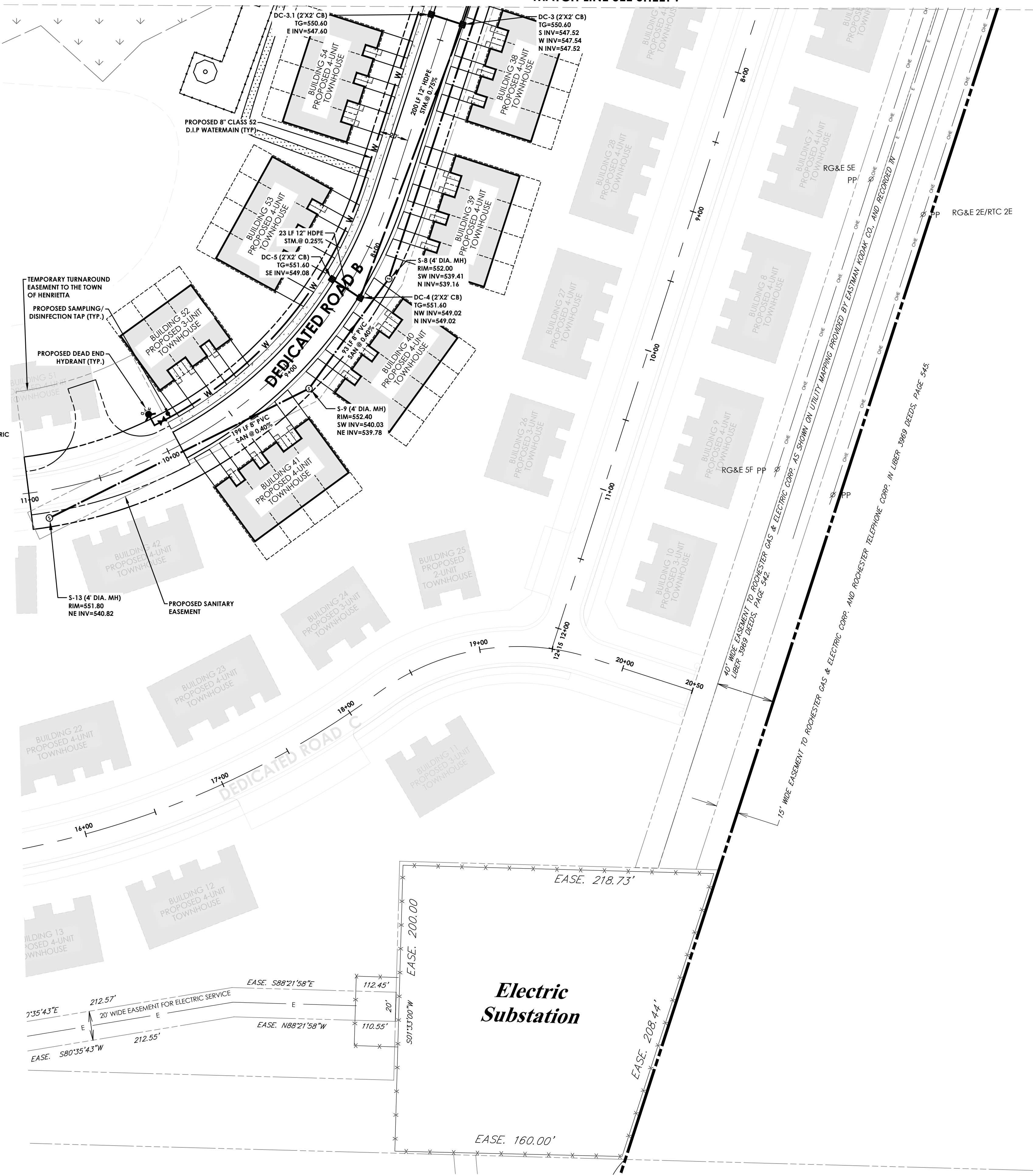
Sanitary Sewer Approval

Monroe County Department of Public Health

These plans for Public Sanitary Sewer Extension / Improvement are hereby approved pursuant to Article 17 of the NYS Environmental Conservation Law subject to conditions of Approval

Director of Public Health

By _____ Public Health Engineer Date _____



BUILDING LATERAL LAYOUT
SCALE: 1"=40'

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

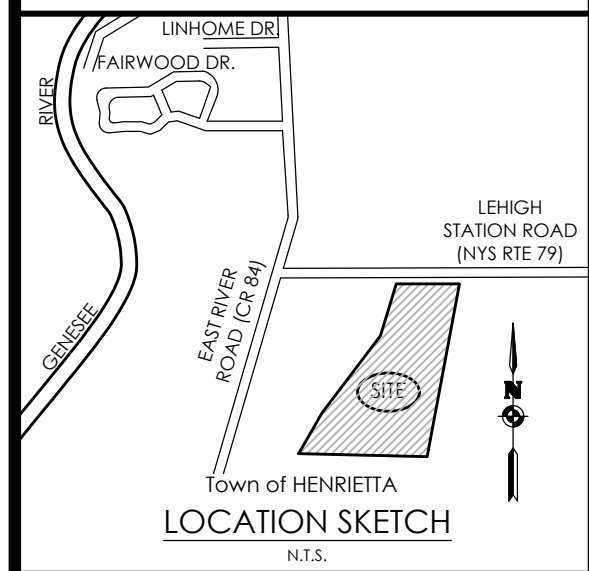
MONROE COUNTY DEPT. OF TRANSPORTATION

APPROVED _____

DATE _____

APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

- APPROVED BY: TOWN ENGINEER DATE _____
- APPROVED BY: DIRECTOR OF ENGINEERING AND PLANNING DATE _____
- APPROVED BY: DIRECTOR OF BUILDING AND FIRE PREVENTION DATE _____
- APPROVED BY: COMMISSIONER OF PUBLIC WORKS DATE _____
- APPROVED BY: DRAINAGE, SEWERS AND SIDEWALK DEPARTMENT DATE _____
- APPROVED BY: MONROE COUNTY WATER AUTHORITY DATE _____
- APPROVED BY: MONROE COUNTY PURE WATERS DATE _____



Client:

EAST RIVER HENRIETTA, LLC

64 COMMERCIAL STREET

SUITE 401

ROCHESTER, NY, 14614

PASSERO ASSOCIATES

242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions

No.	Date	By	Description

UTILITY PLAN PHASE 1

RIVERS EDGE

BEING PART OF TOWN LOTS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, PHELPS & GORHAM PURCHASE

Town/City: HENRIETTA County: MONROE State: NEW YORK

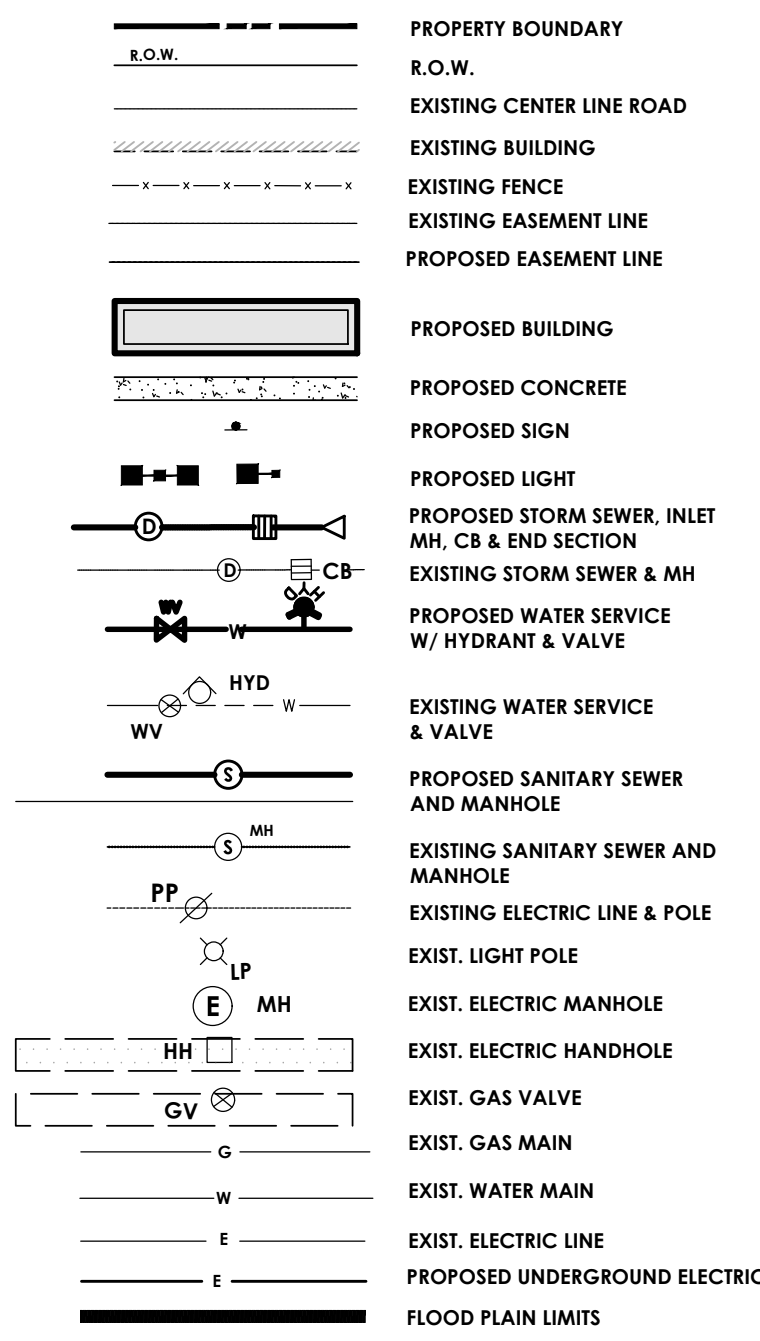
Project No. **20192793.0007**

Drawing No. **C 108** Sheet No. **8**

Scale: **1" = 40'**

Date: **NOVEMBER 2023**

LEGEND - UTILITIES:



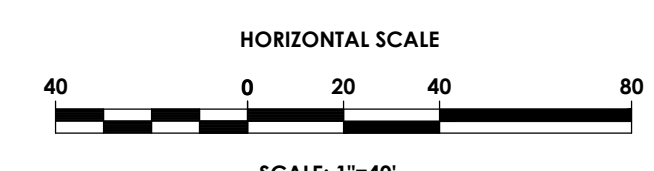
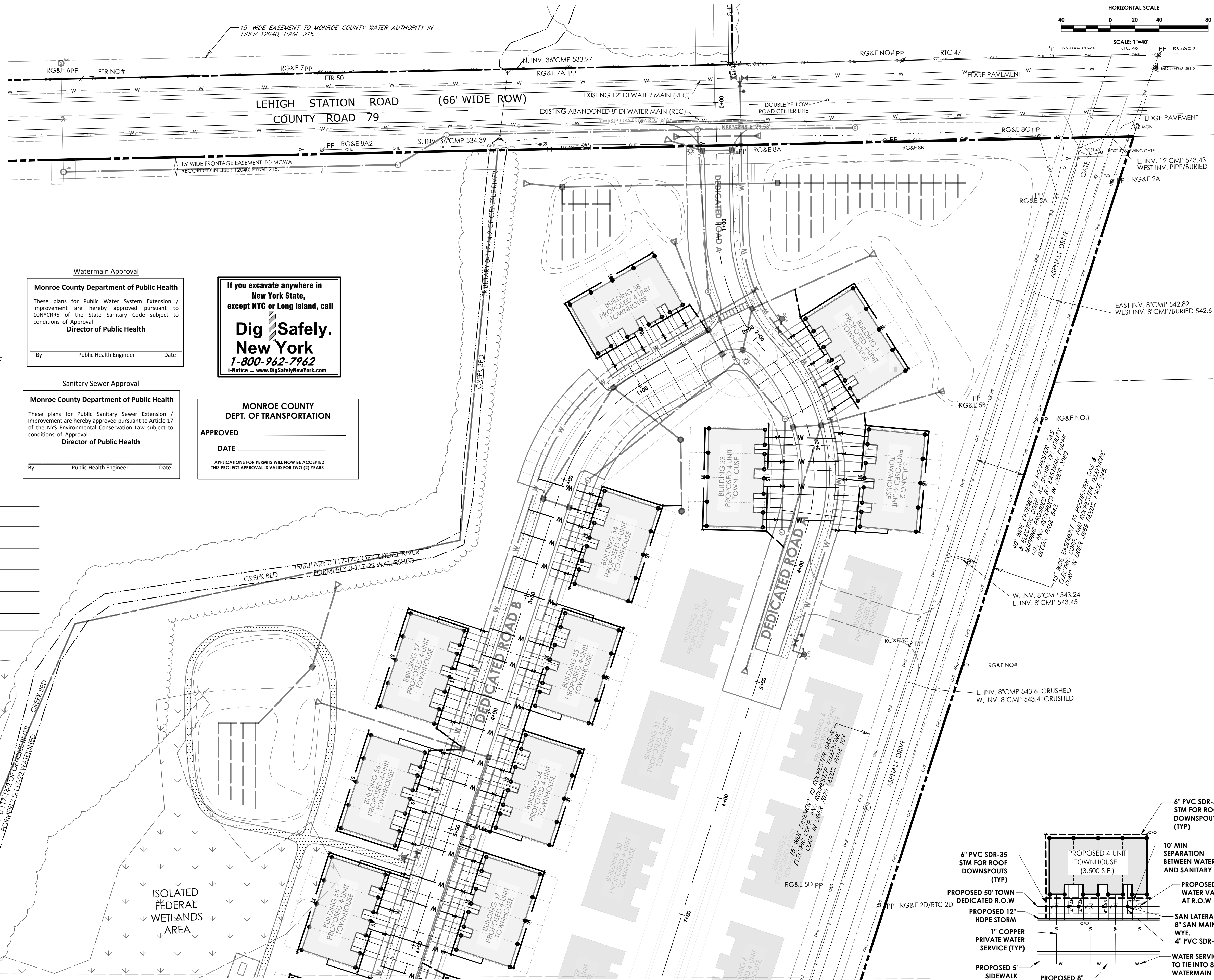
HYDRANT NOTE:

ALL PROPOSED HYDRANTS ARE TO BE AT LEAST ONE FOOT ABOVE THE ESTABLISHED FLOOD PLAIN ELEVATION (526.00').

SUBDIVISION NOTE:

- ALL PROPOSED UTILITIES AND INFRASTRUCTURE INCLUDING ROADS AND PARKING EAST OF THE PROPERTY LINE IS ASSOCIATED WITH LOT #1
- ALL PROPOSED UTILITIES AND INFRASTRUCTURE INCLUDING ROADS AND PARKING WEST OF THE PROPERTY LINE IS ASSOCIATED WITH LOT #2

APPROVED BY	TOWN ENGINEER	DATE	_____
APPROVED BY	DIRECTOR OF ENGINEERING AND PLANNING	DATE	_____
APPROVED BY	DIRECTOR OF BUILDING AND FIRE PREVENTION	DATE	_____
APPROVED BY	COMMISSIONER OF PUBLIC WORKS	DATE	_____
APPROVED BY	DRAINAGE, SEWERS AND SIDEWALK DEPARTMENT	DATE	_____
APPROVED BY	MONROE COUNTY WATER AUTHORITY	DATE	_____
APPROVED BY	MONROE COUNTY PURE WATERS	DATE	_____



PASSERO
engineering architecture

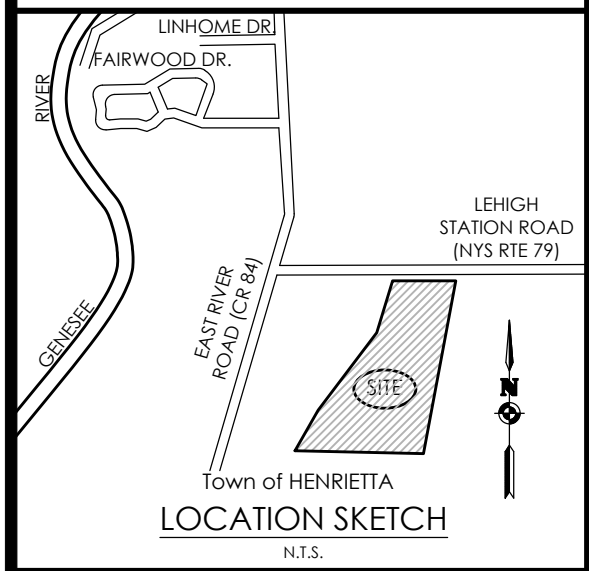
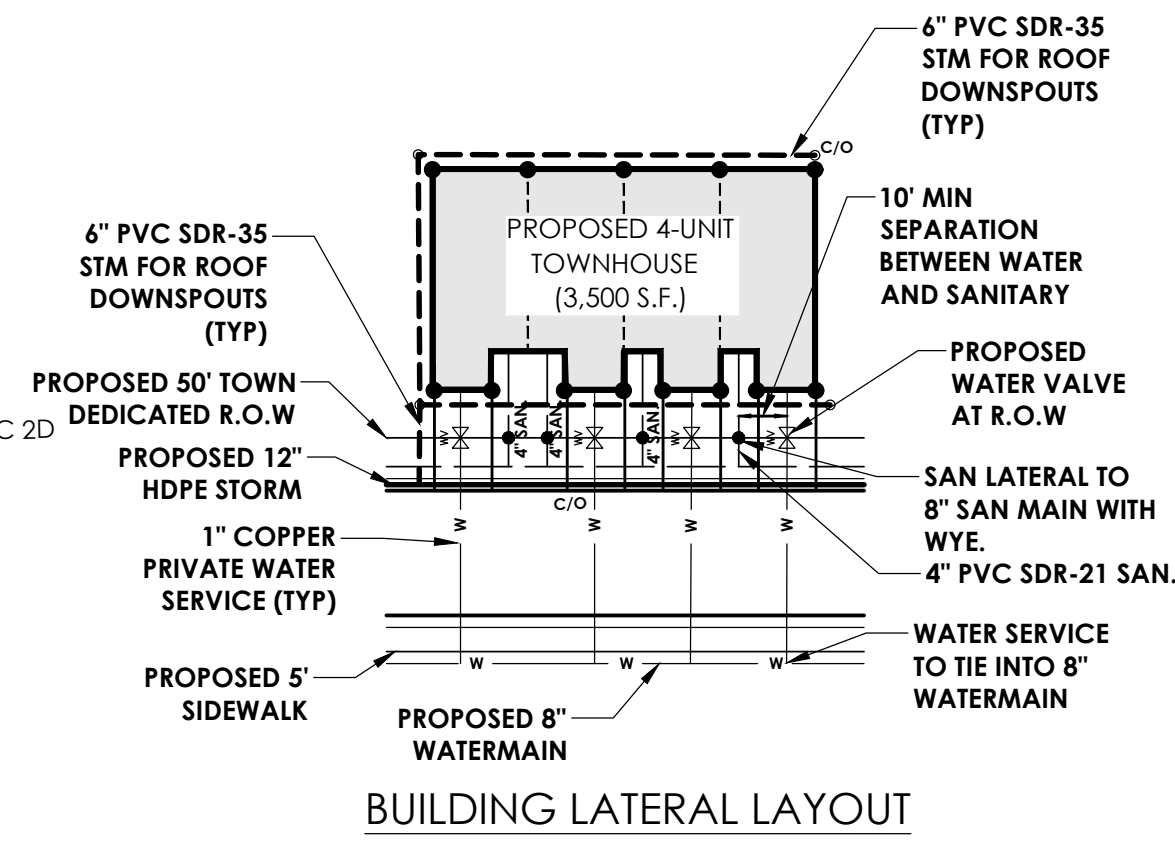
Watermain Approval
Monroe County Department of Public Health
These plans for Public Water System Extension / Improvement are hereby approved pursuant to 10NYCRRS of the State Sanitary Code subject to conditions of Approval.
Director of Public Health
By _____ Public Health Engineer Date _____

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

Sanitary Sewer Approval
Monroe County Department of Public Health
These plans for Public Sanitary Sewer Extension / Improvement are hereby approved pursuant to Article 17 of the NYS Environmental Conservation Law subject to conditions of Approval.
Director of Public Health
By _____ Public Health Engineer Date _____

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

MATCH LINE SEE SHEET 10



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100 (585) 325-1000
Rochester, New York 14614 Fax: (585) 325-1491
Principal-in-Charge Jess D. Sudol, PE
Project Manager Andrew Burns, PE
Designed by Shari Kleis



Revisions

No.	Date	By	Description

LATERAL PLAN PHASE 1

RIVERS EDGE
BEGING PART OF TOWN LOTS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, PHELPS & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No. **20192793.0007**
Drawing No. **C 109** Sheet No. **9**
Scale: **1" = 40'**

Date: **NOVEMBER 2023**

NOT FOR CONSTRUCTION

LEGEND - UTILITIES:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- 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
- 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
- FLOOD PLAIN LIMITS

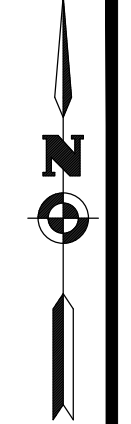
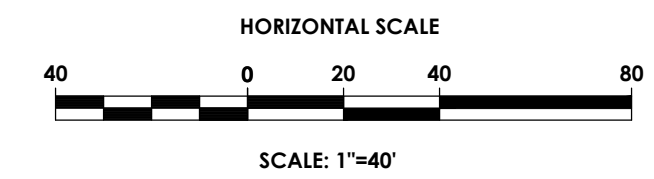
HYDRANT NOTE:

ALL PROPOSED HYDRANTS ARE TO BE AT LEAST ONE FOOT ABOVE THE ESTABLISHED FLOOD PLAIN ELEVATION (526.00').

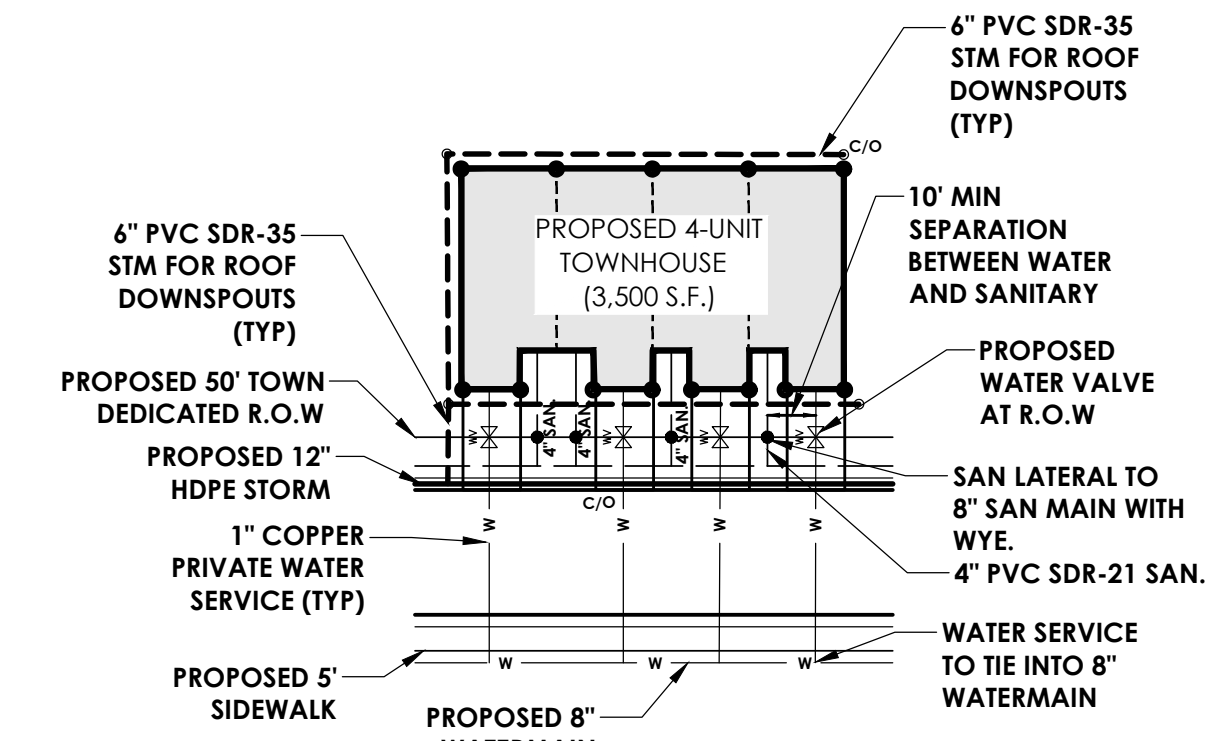
SUBDIVISION NOTE:

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- ALL PROPOSED UTILITIES AND INFRASTRUCTURE INCLUDING ROADS AND PARKING WEST OF THE PROPERTY LINE IS ASSOCIATED WITH LOT #2

MATCH LINE SEE SHEET 9



PASSERO
engineering architecture



BUILDING LATERAL LAYOUT
SCALE: 1"=40'

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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

- APPROVED BY: TOWN ENGINEER DATE _____
- APPROVED BY: DIRECTOR OF ENGINEERING AND PLANNING DATE _____
- APPROVED BY: DIRECTOR OF BUILDING AND FIRE PREVENTION DATE _____
- APPROVED BY: COMMISSIONER OF PUBLIC WORKS DATE _____
- APPROVED BY: DRAINAGE, SEWERS AND SIDEWALK DEPARTMENT DATE _____
- APPROVED BY: MONROE COUNTY WATER AUTHORITY DATE _____
- APPROVED BY: MONROE COUNTY PURE WATERS DATE _____

Watermain Approval

Monroe County Department of Public Health

These plans for Public Water System Extension / Improvement are hereby approved pursuant to 10NYCRRS of the State Sanitary Code subject to conditions of Approval

Director of Public Health

By _____ Public Health Engineer Date _____

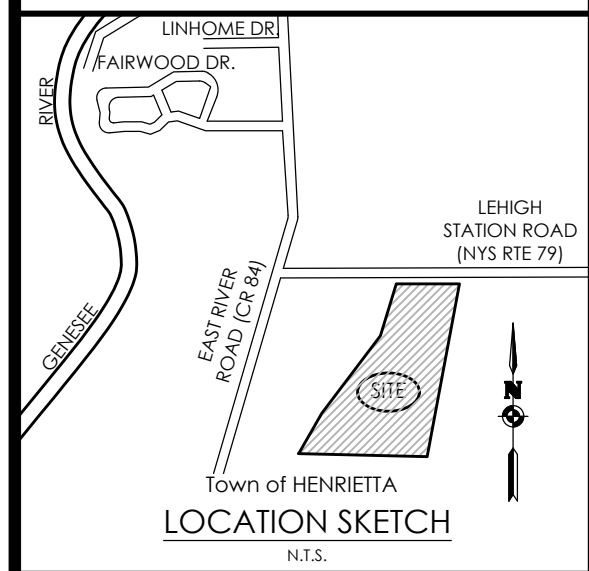
Sanitary Sewer Approval

Monroe County Department of Public Health

These plans for Public Sanitary Sewer Extension / Improvement are hereby approved pursuant to Article 17 of the NYS Environmental Conservation Law subject to conditions of Approval

Director of Public Health

By _____ Public Health Engineer Date _____



Client:

EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions

No.	Date	By	Description

LATERAL PLAN PHASE 1

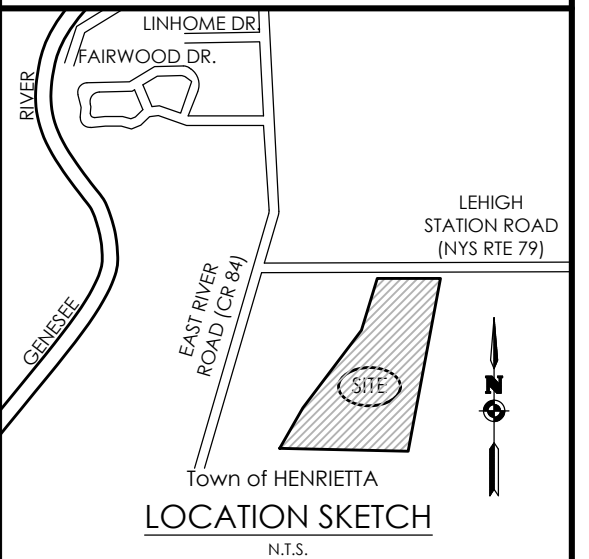
RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, PHELPS & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No:
20192793.0007

Drawing No. **C 110** Sheet No. **10**

Scale: **1" = 40'**

Date: **NOVEMBER 2023**



Client:
EAST RIVER HENRIETTA, LLC
 64 COMMERCIAL STREET
 SUITE 401
 ROCHESTER, NY, 14614

PASSERO ASSOCIATES
 242 West Main Street Suite 100
 Rochester, New York 14614
 (585) 325-1000
 Fax: (585) 325-1691
 Principal-in-Charge: Jess D. Sudol, PE
 Project Manager: Andrew Burns, PE
 Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

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**UTILITY PROFILES
PHASE 1**

RIVERS EDGE
 BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
 TOWNSHIP 14, RANGE 4, TIER 1'S & GORHAM PURCHASE
 Town/City: HENRIETTA
 County: MONROE State: NEW YORK

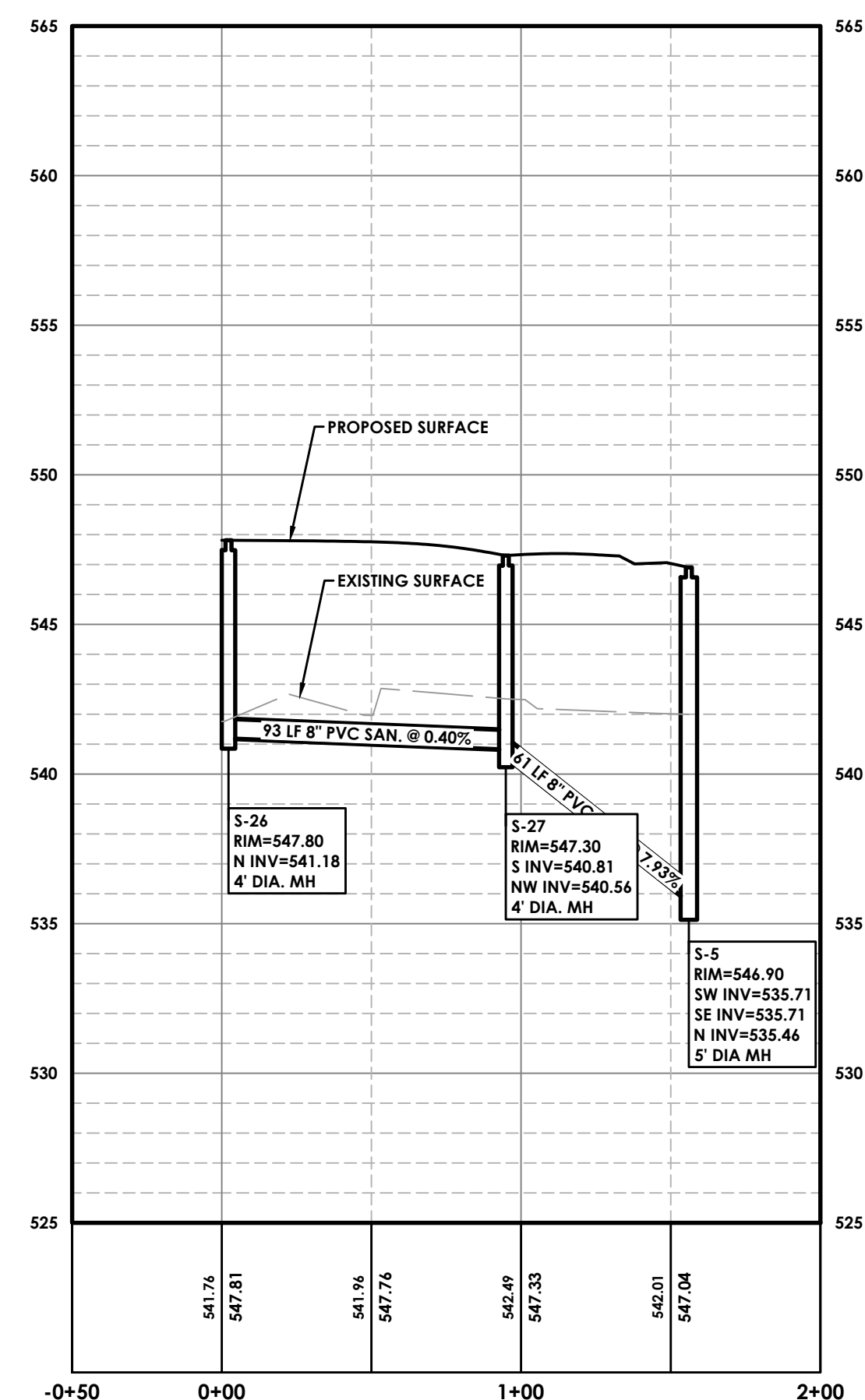
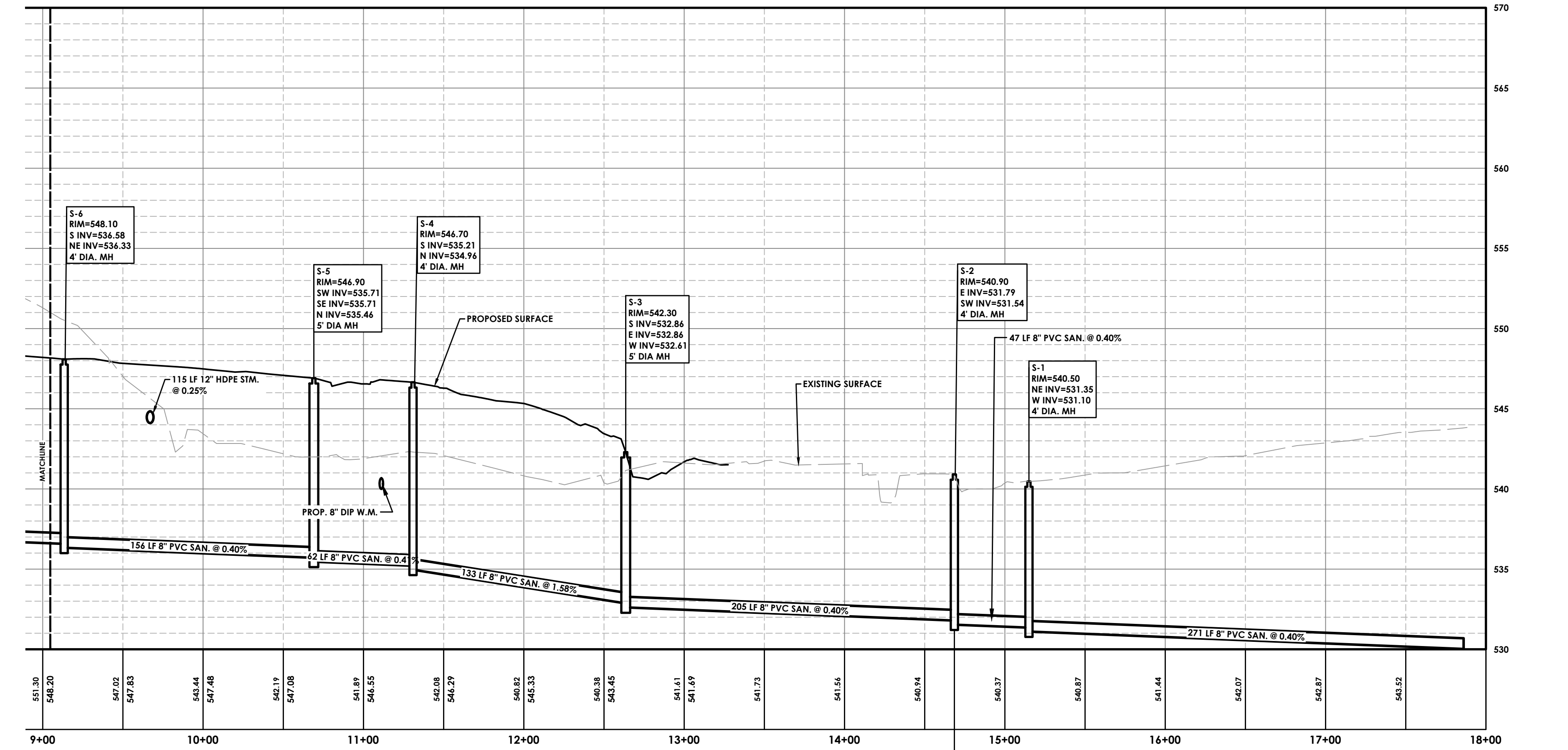
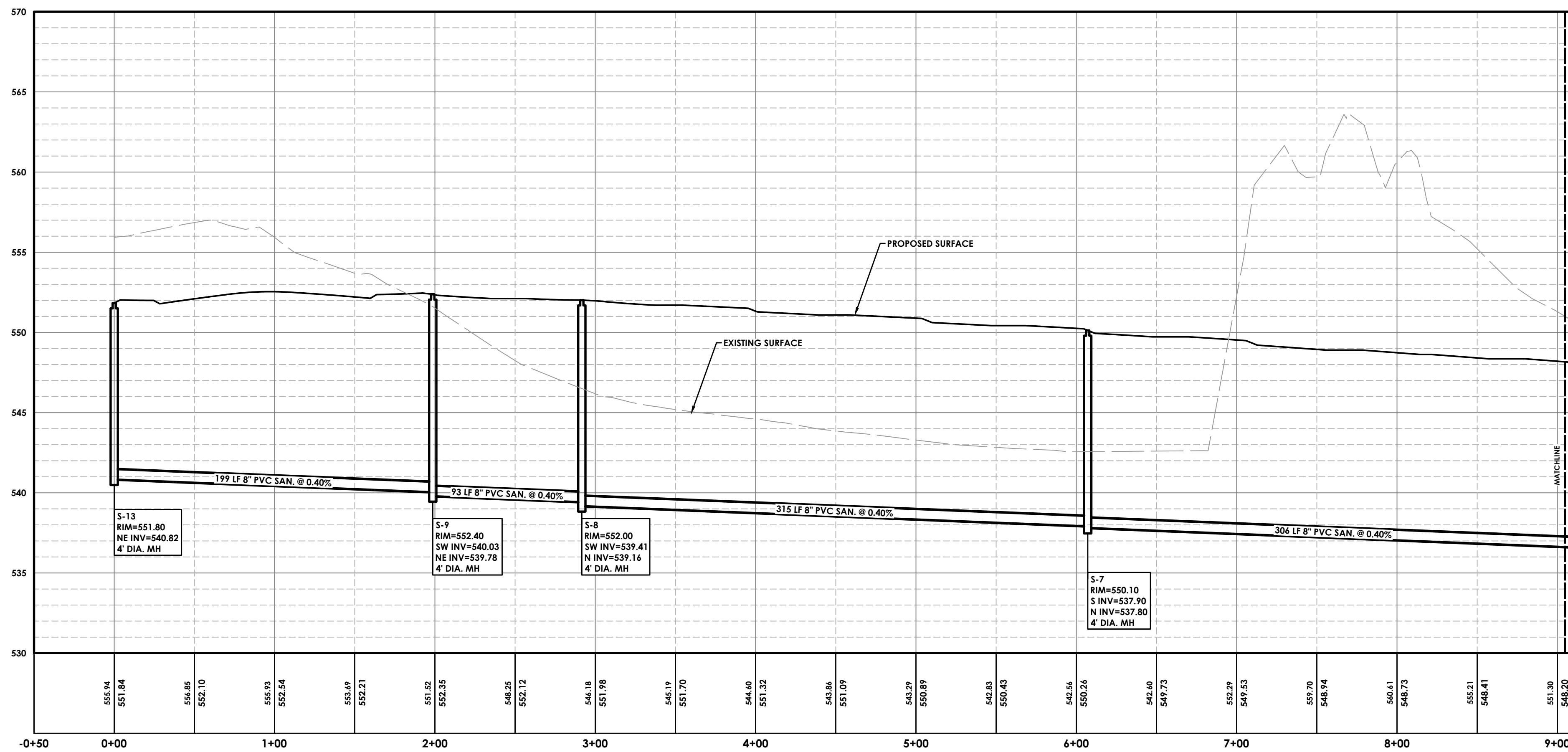
Project No.
20192793.0007

Drawing No. **C 111** Sheet No. **11**

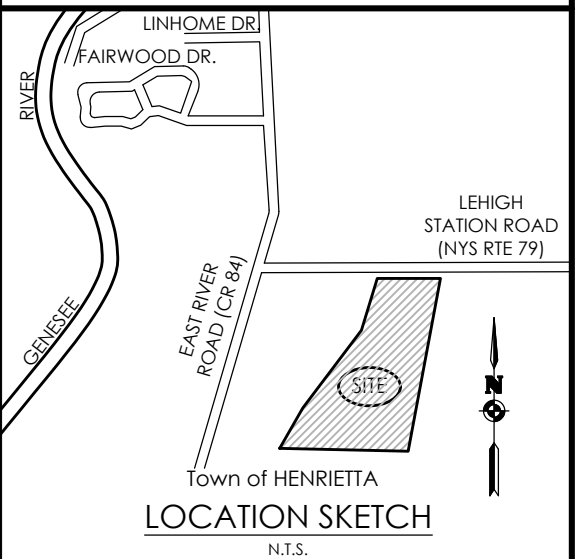
Scale: **1" = 50'**

Date
NOVEMBER 2023

NOT FOR CONSTRUCTION



- PROFILE NOTES**
- ALL EARTH WORK SHALL BE COMPLETED PRIOR TO SANITARY SEWER AND WATER MAIN INSTALLATIONS.
 - ALL FILL AREAS SHALL BE COMPACTED TO 95% OF ORIGINAL DENSITY PER STANDARD PROCTOR TEST. THIS SHALL BE CERTIFIED TO ENGINEER IN ALL AREAS OF FILL BY A LICENSED TESTING COMPANY.
 - ALL LATERALS WITH LESS THAN 4 FEET OF COVER SHALL BE ENCASED IN 3000 P.S.I. CONCRETE.
 - ALL SANITARY AND STORM SEWER MANHOLE SHALL BE 4' DIA. UNLESS OTHERWISE SPECIFIED ON UTILITY PLAN.
 - MANHOLE RIM ELEVATION ARE SHOWN AS PROJECTION FROM CENTERLINE OF ROAD.



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

**UTILITY PROFILES
PHASE 1**

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, FRIEL'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

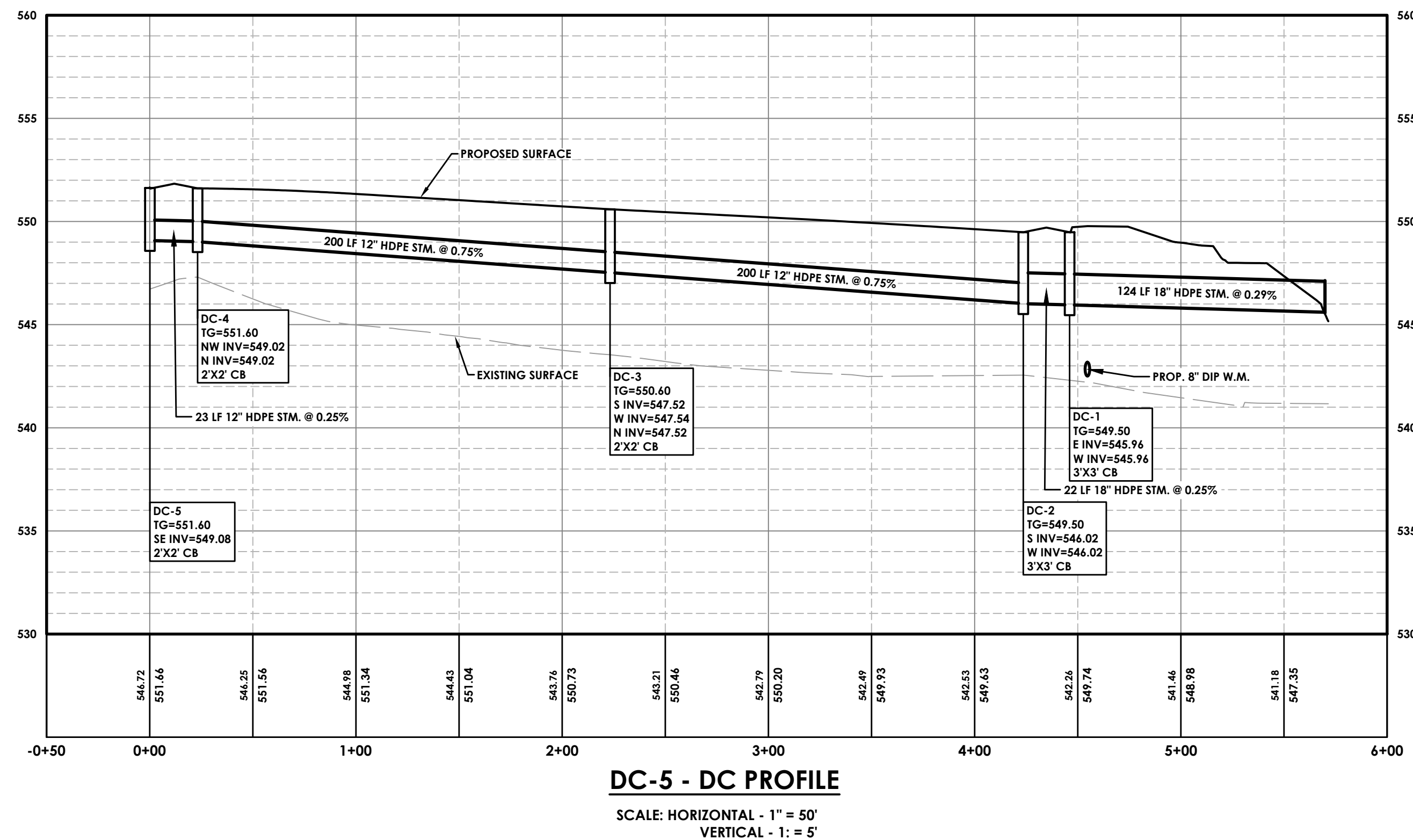
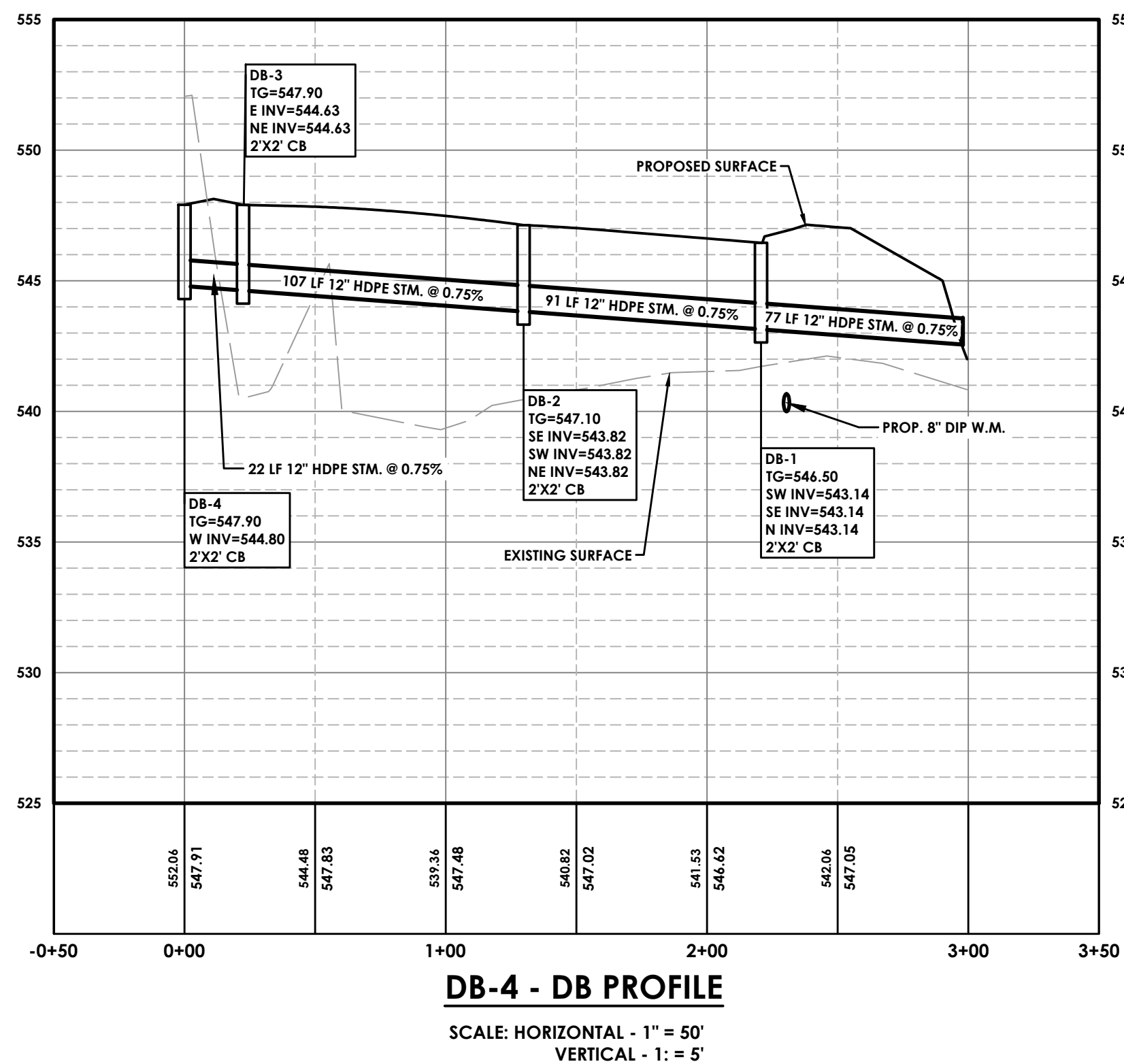
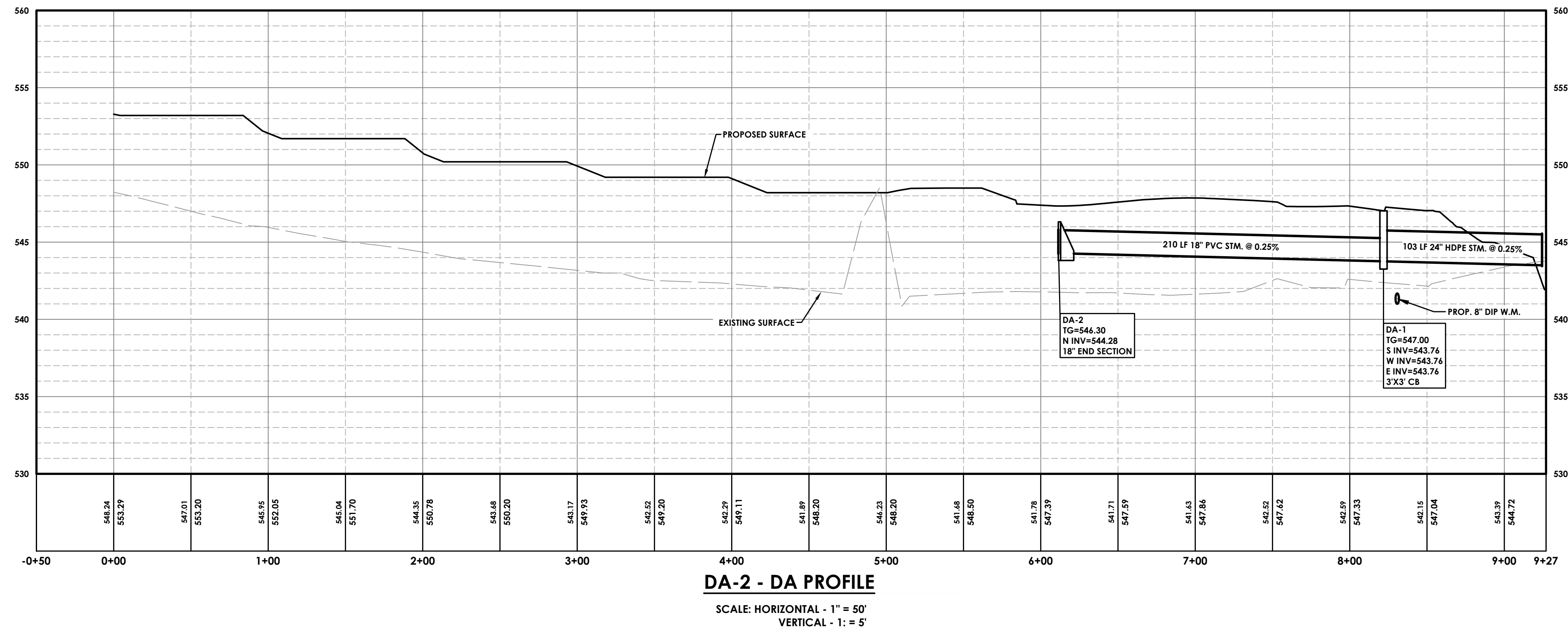
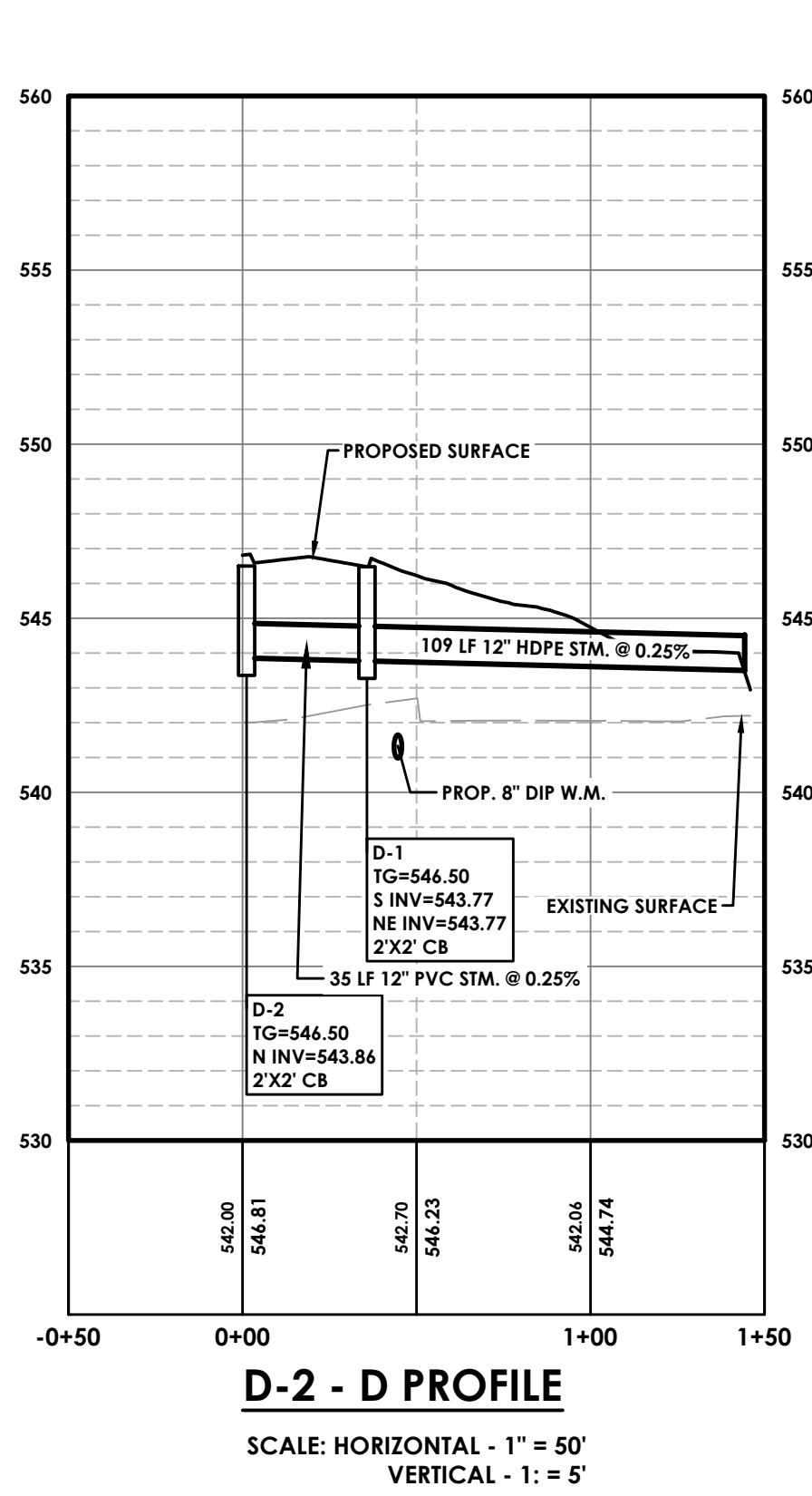
Project No.
20192793.0007

Drawing No. **C 112** Sheet No. **12**

Scale: **1" = 50'**

Date
NOVEMBER 2023

NOT FOR CONSTRUCTION

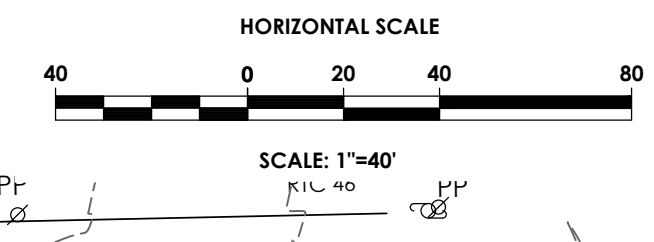


- PROFILE NOTES**
- ALL EARTH WORK SHALL BE COMPLETED PRIOR TO SANITARY SEWER AND WATER MAIN INSTALLATIONS.
 - ALL FILL AREAS SHALL BE COMPACTED TO 95% OF ORIGINAL DENSITY PER STANDARD PROCTOR TEST. THIS SHALL BE CERTIFIED TO ENGINEER IN ALL AREAS OF FILL BY A LICENSED TESTING COMPANY.
 - ALL LATERALS WITH LESS THAN 4 FEET OF COVER SHALL BE ENCASED IN 3000 P.S.I. CONCRETE.
 - ALL SANITARY AND STORM SEWER MANHOLE SHALL BE 4' DIA. UNLESS OTHERWISE SPECIFIED ON UTILITY PLAN.
 - MANHOLE RIM ELEVATION ARE SHOWN AS PROJECTION FROM CENTERLINE OF ROAD.

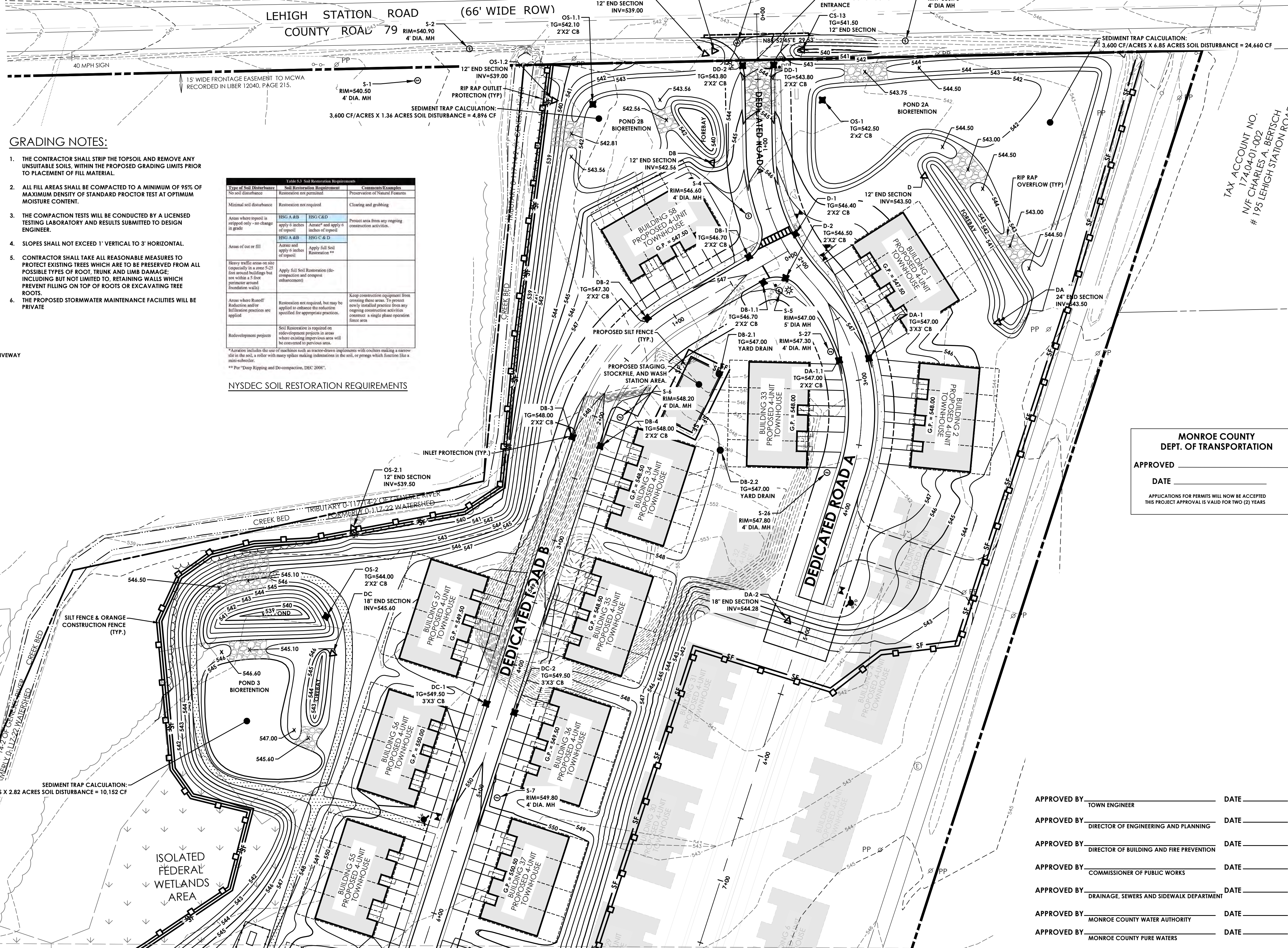
LEGEND - GRADING:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SLOPE STABILIZATION
- 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
- EXISTING STORM SEWER & MH
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- EXISTING TREE/BRUSH LINE
- SF SILT FENCE
- TC-492.9 TOP OF CURB (C), WALL (W), STAIRS (S), RAMP (R)
- BC-492.4 BOTTOM OF CURB (C), WALL (W), STAIRS (S), RAMP (R)
- G.P. = 492.9 PROPOSED GARAGE PAD ELEVATION AT DRIVEWAY
- F.F. = 492.9 PROPOSED FINISHED FLOOR ELEVATION
- X 492.7 PROPOSED SPOT ELEVATION
- X 491.5 EXISTING SPOT ELEVATION

TAX ACCOUNT NO. 174.02-001-043
N/F JAYNES RIVERVIEW LLC
LEHIGH STATION ROAD
ZONED INDUSTRIAL



PASSERO
engineering architecture



GRADING 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.
4. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL.
5. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.
6. THE PROPOSED STORMWATER MAINTENANCE FACILITIES WILL BE PRIVATE.

Type of Soil Disturbance	Soil Restoration Requirements	Comments/Examples
No soil disturbance	Restoration not required	Preservation of Native Features
Minimal soil disturbance	Restoration not required	Clearing and grubbing
Areas where topsoil is stripped only - no change in grade	HSO A & B Apply 6 inches of topsoil	Areas* and apply 6 inches of topsoil. Prevent area from any ongoing construction activities.
Areas of cut or fill	HSO A & B Apply 6 inches of topsoil	Apply full Soil Restoration**
Heavy traffic areas on site (especially in a 5-25 foot annual building but not within a 5 foot perimeter around foundation + walk)	Apply Full Soil Restoration (de-compaction and compact 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 prevent newly installed practices 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 constructed in pervious area.	

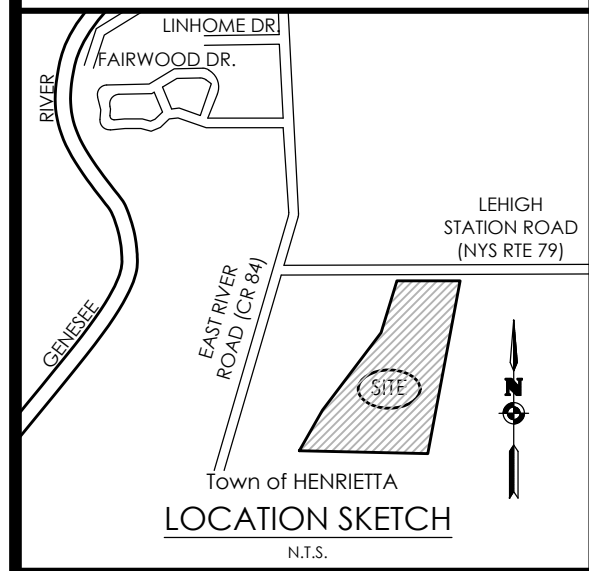
NYSDEC SOIL RESTORATION REQUIREMENTS

*Action includes the use of machines such as tractor-drawn implements with cutters making a narrow slit in the soil, or rather with many small openings in the soil, or prongs which function like a mini-subsoiler.
**For "Deep Ripping and De-compaction, DEC 2008".

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

TAX ACCOUNT NO. 174.04-01-002
N/F CHARLES A. BERTSCH
195 LEHIGH STATION ROAD

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



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

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GRADING & EROSION CONTROL PHASE 1

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, TRENDS & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No. **20192793.0007**
Drawing No. **C 113** Sheet No. **13**
Scale: **1" = 40'**

- APPROVED BY _____ TOWN ENGINEER DATE _____
- APPROVED BY _____ DIRECTOR OF ENGINEERING AND PLANNING DATE _____
- APPROVED BY _____ DIRECTOR OF BUILDING AND FIRE PREVENTION DATE _____
- APPROVED BY _____ COMMISSIONER OF PUBLIC WORKS DATE _____
- APPROVED BY _____ DRAINAGE, SEWERS AND SIDEWALK DEPARTMENT DATE _____
- APPROVED BY _____ MONROE COUNTY WATER AUTHORITY DATE _____
- APPROVED BY _____ MONROE COUNTY PURE WATERS DATE _____

MATCH LINE SEE SHEET 14

Date **NOVEMBER 2023**
NOT FOR CONSTRUCTION

LEGEND - GRADING:

- PROPERTY BOUNDARY
 - R.O.W.
 - EXISTING CENTER LINE ROAD
 - EXISTING BUILDING
 - EXISTING FENCE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED BUILDING
 - PROPOSED CONCRETE
 - PROPOSED SLOPE STABILIZATION
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - SILT FENCE
 - PROPOSED STORM SEWER, INLET
 - MH, CB & END SECTION
 - EXISTING STORM SEWER & MH
 - PROPOSED SANITARY SEWER AND MANHOLE
 - EXISTING SANITARY SEWER AND MANHOLE
 - EXISTING ELECTRIC LINE & POLE
 - EXIST. LIGHT POLE
 - EXIST. ELECTRIC MANHOLE
 - EXIST. ELECTRIC HANDHOLE
 - EXIST. GAS VALVE
 - PROPOSED STONE CHECK DAM
 - PROPOSED INLET PROTECTION
 - PROPOSED TREE/BRUSH LINE
 - EXISTING TREE/BRUSH LINE
 - SILT FENCE
 - TOP OF CURB (C), WALL (W), STAIRS (S), RAMP (R)
 - BOTTOM OF CURB (C), WALL (W), STAIRS (S), RAMP (R)
 - PROPOSED GARAGE PAD ELEVATION AT DRIVEWAY
 - PROPOSED FINISHED FLOOR ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
- TC: 492.9
BC: 492.4
- G.P. = 492.9
F.F. = 492.9
X 492.7
491.5

GRADING NOTES:

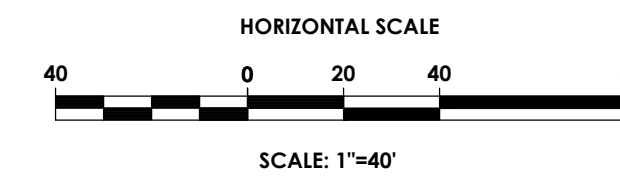
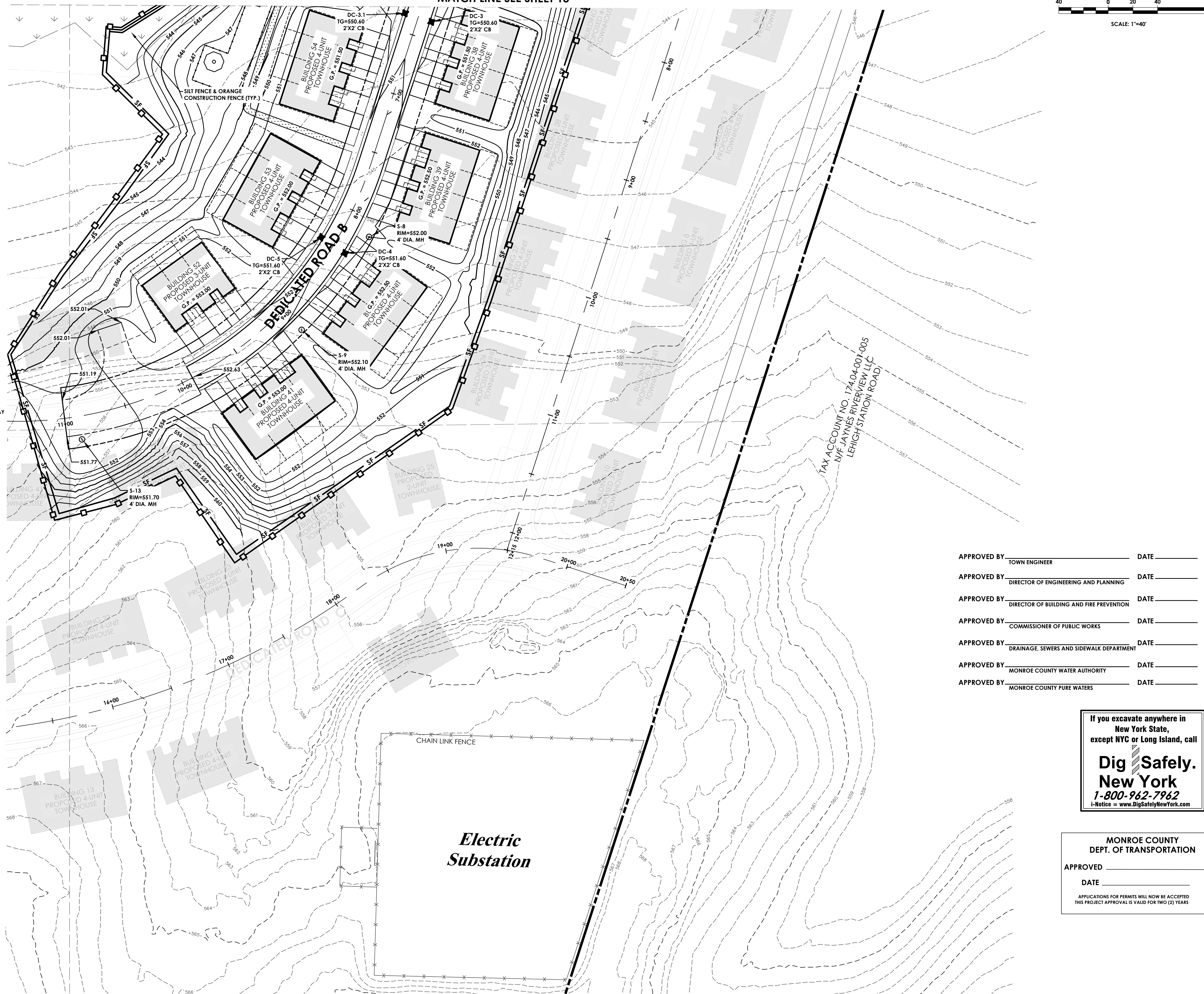
1. THE CONTRACTOR SHALL STRIP THE TOPSOIL AND REMOVE ANY UNSUITABLE SOILS, WITHIN THE PROPOSED GRADING LIMITS PRIOR TO PLACEMENT OF FILL MATERIAL.
2. ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY OF STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
3. THE COMPACTION TESTS WILL BE CONDUCTED BY A LICENSED TESTING LABORATORY AND RESULTS SUBMITTED TO DESIGN ENGINEER.
4. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL.
5. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.
6. THE PROPOSED STORMWATER MAINTENANCE FACILITIES WILL BE PRIVATE.

Type of Soil Disturbance	Soil Restoration Requirements	Comments/Examples
No soil disturbance	Restoration not permitted	Preservation of Natural Features
Minimal soil disturbance	Restoration not required	Closing and grubbing
Areas where topsoil is stripped only - no change in grade	BSG A & B Apply 6 inches of topsoil	Protect areas from any ongoing construction activities.
Areas of cut or fill	BSG A & B Apply Full Soil Restoration**	
Heavy traffic areas on site (especially in a zone 5-25 feet around buildings but not within a 5-foot perimeter around foundation walls)	Apply Full Soil Restoration (de-compaction and compost enhancement)	
Areas where "Best" Reduction practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.	Keep construction equipment from covering these areas. To protect new's 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.	

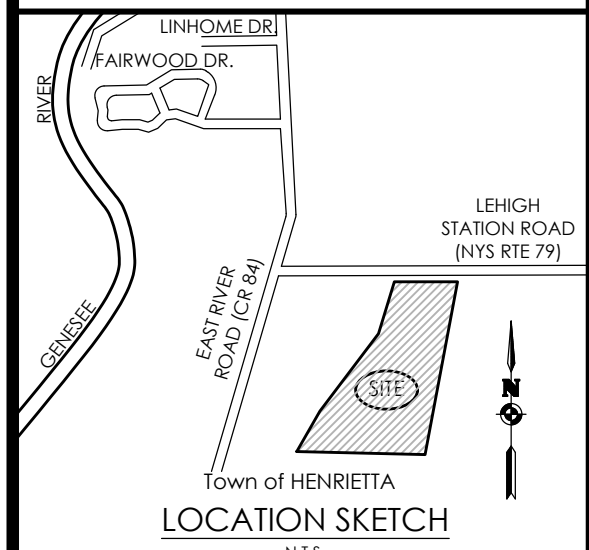
*Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or preps which function like a mini-roller.
** Per "Deep Rippling and De-compaction, DEC 2006".

NYSDEC SOIL RESTORATION REQUIREMENTS

MATCH LINE SEE SHEET 13



PASSERO
engineering architecture



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 143 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

GRADING & EROSION CONTROL PHASE 1

RIVERS EDGE
BEGING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, FRIEL'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No.
20192793.0007

Drawing No. **C 114** Sheet No. **14**

Scale: **1" = 40'**

Date: **NOVEMBER 2023**

- APPROVED BY: _____ TOWN ENGINEER _____ DATE _____
- APPROVED BY: _____ DIRECTOR OF ENGINEERING AND PLANNING _____ DATE _____
- APPROVED BY: _____ DIRECTOR OF BUILDING AND FIRE PREVENTION _____ DATE _____
- APPROVED BY: _____ COMMISSIONER OF PUBLIC WORKS _____ DATE _____
- APPROVED BY: _____ DRAINAGE, SEWERS AND SIDEWALK DEPARTMENT _____ DATE _____
- APPROVED BY: _____ MONROE COUNTY WATER AUTHORITY _____ DATE _____
- APPROVED BY: _____ MONROE COUNTY PURE WATERS _____ DATE _____

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

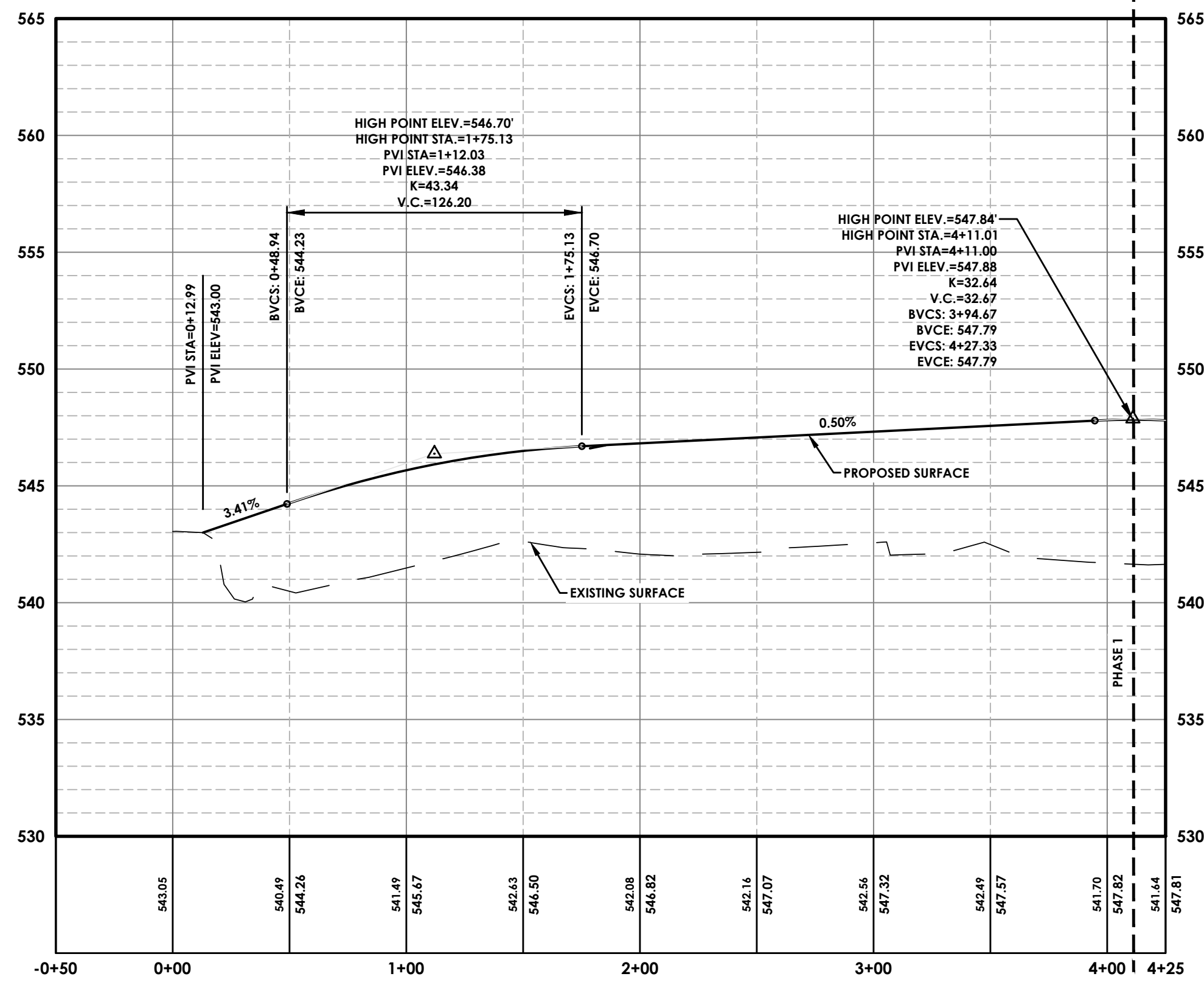
Dig Safely. New York
1-800-962-7962
i-Notice = www.DigSafelyNewYork.com

MONROE COUNTY DEPT. OF TRANSPORTATION

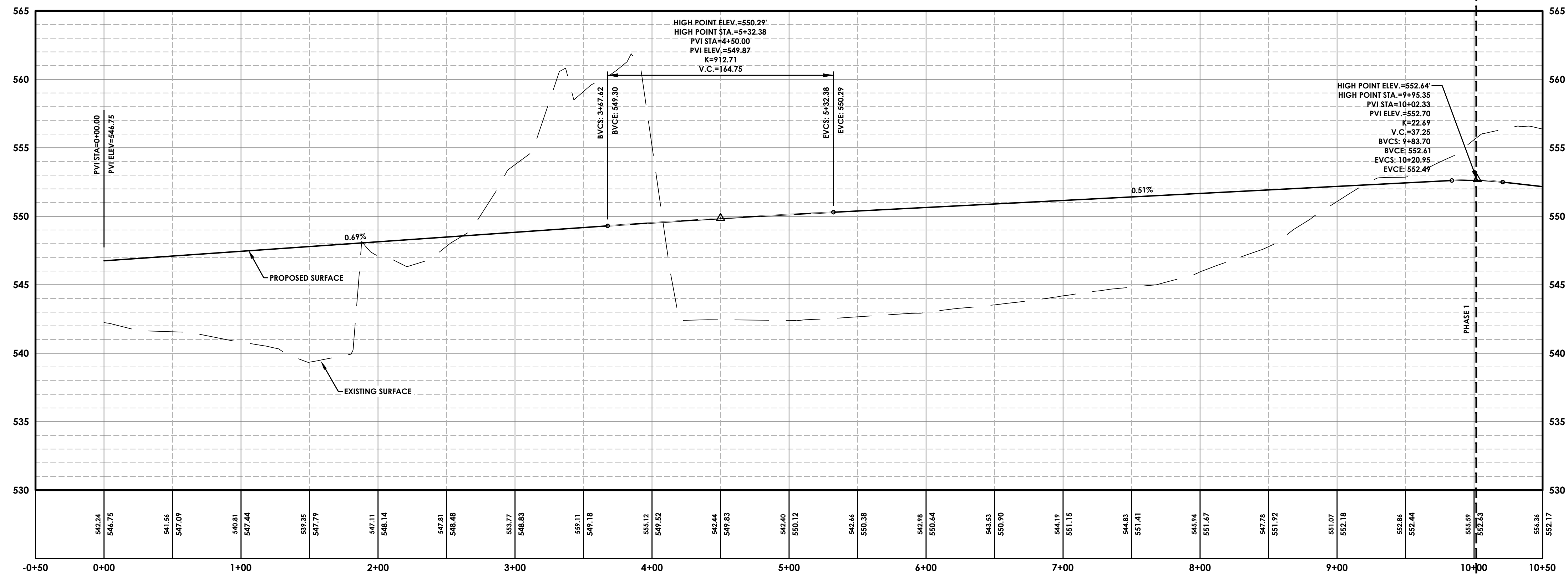
APPROVED _____
DATE _____

APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

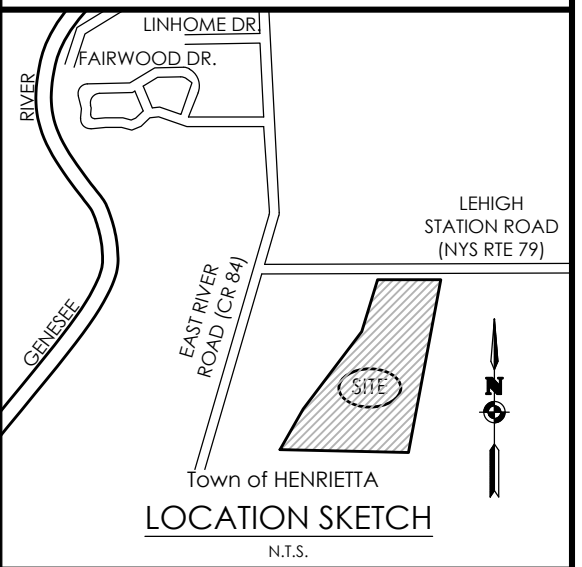
Electric Substation



ROAD A PROFILE
SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1" = 5'



ROAD B PROFILE
SCALE: HORIZONTAL - 1" = 50'
VERTICAL - 1" = 5'



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
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Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

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**ROAD PROFILES
PHASE 1**

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, PHELPS & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No.
20192793.0007

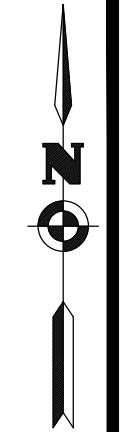
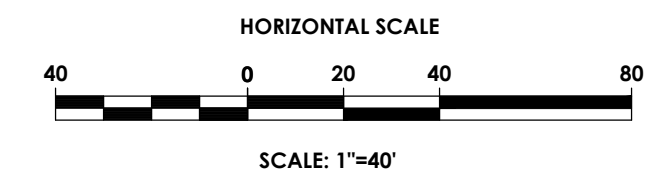
Drawing No. **C 115** Sheet No. **15**

Scale: **1" = 50'**

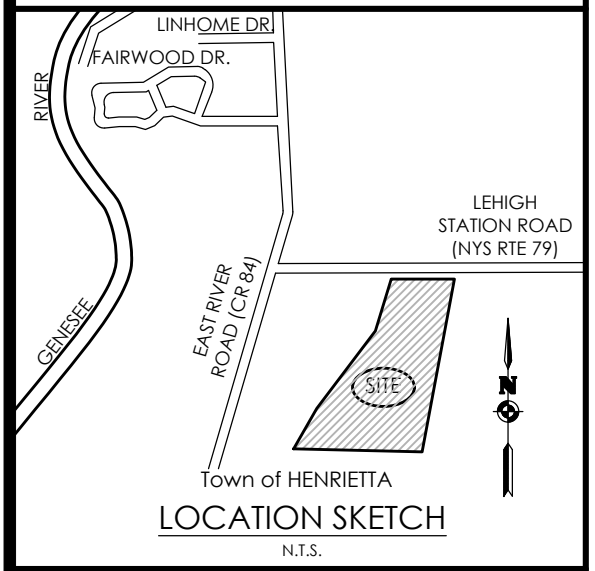
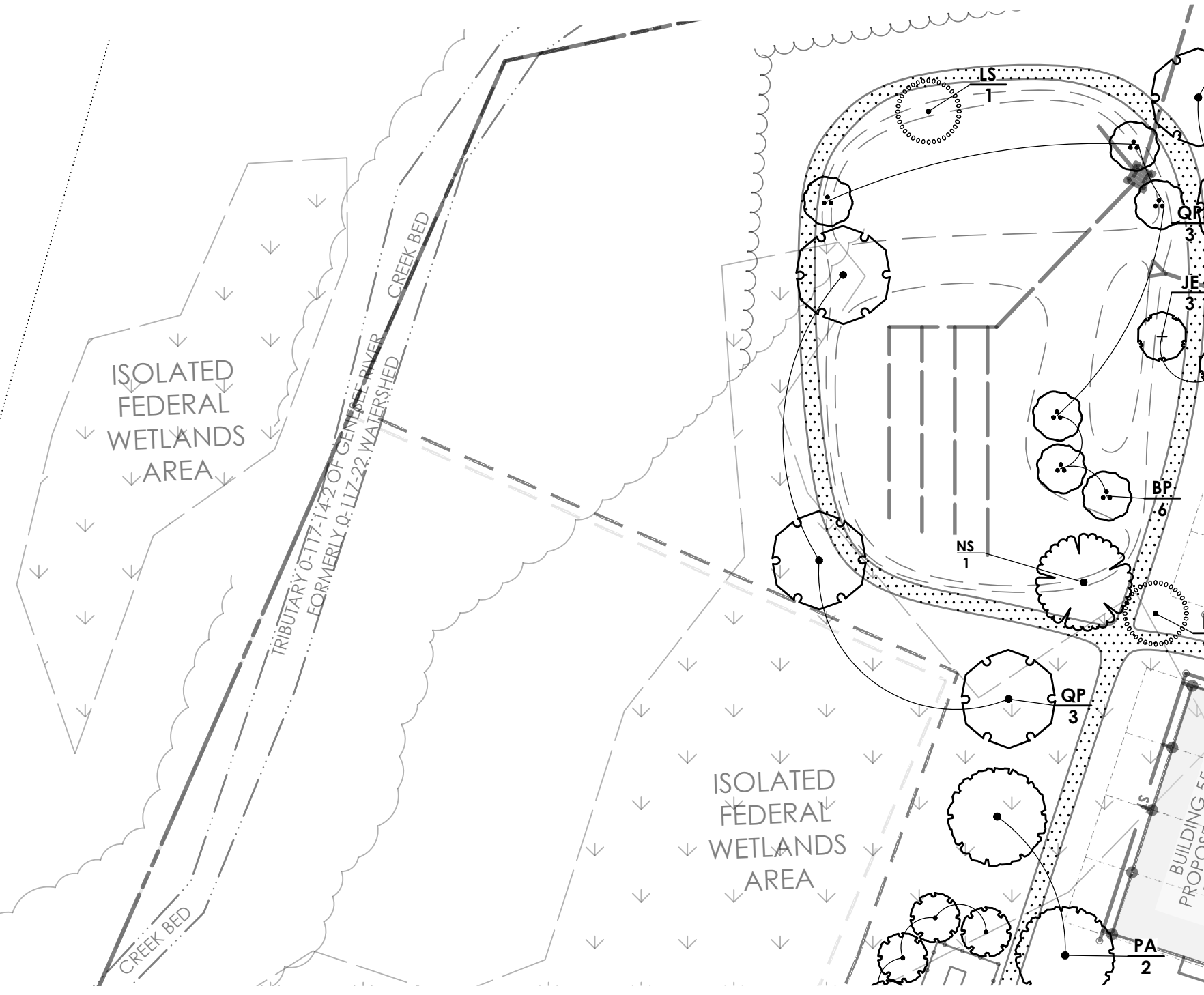
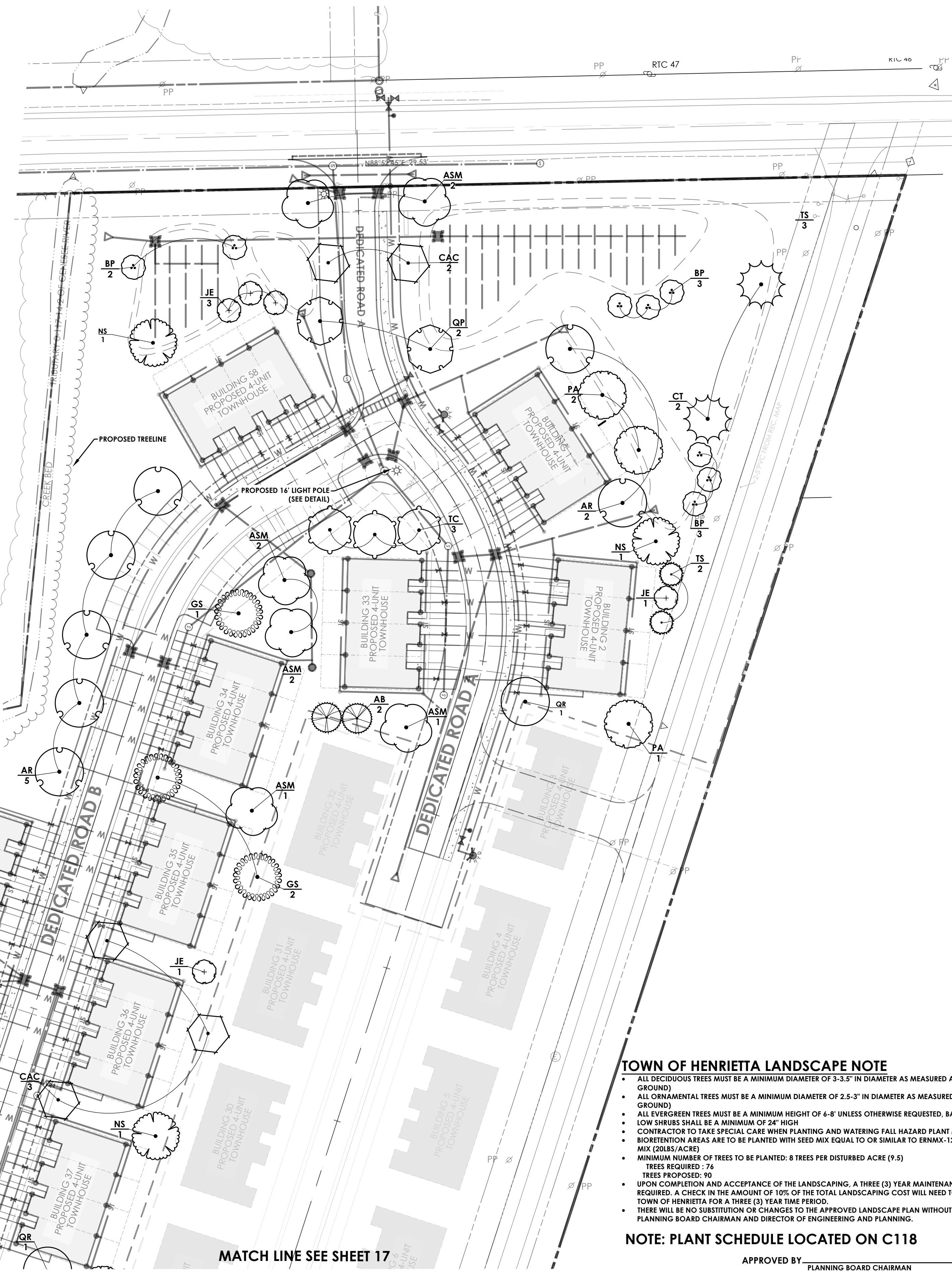
Date
NOVEMBER 2023

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.



SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES							
	AR	7	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	CAL. - 3-3.5"	B&B	NATIVE, FALL HAZARD
	ASM	6	ACER SACCHARUM 'MORTON'	CRESCENDO™ SUGAR MAPLE	CAL. - 3-3.5"	B&B	NATIVE
	BP	14	BETULA POPULIFOLIA	GRAY BIRCH	CAL. - 2.5-3"	B&B	NATIVE
	CAC	5	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	CAL. - 2.5-3"	B&B	NATIVE
	LS	2	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	CAL. - 3-3.5"	B&B	NATIVE, FALL HAZARD
	NS	4	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	CAL. - 3-3.5"	B&B	NATIVE, FALL HAZARD
	PA	5	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	CAL. - 3-3.5"	B&B	FALL HAZARD
	QP	8	QUERCUS PALUSTRIS	PIN OAK	CAL. - 2.5-3"	B&B	NATIVE
	QR	2	QUERCUS RUBRA	RED OAK	CAL. - 3-3.5"	B&B	NATIVE
	TC	3	TILIA CORDATA 'SHAMROCK'	SHAMROCK LITTLELEAF LINDEN	CAL. - 3-3.5"	B&B	
	GS	3	GLEDITSIA TRIACANTHIS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	CAL. - 3-3.5"	B&B	
EVERGREEN TREES							
	AB	2	ABIES BALSAMEA	BALSAM FIR	7-8' H'	B&B	NATIVE
	CT	2	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CYPRESS	7-8' H'	B&B	NATIVE
	IH	3	ILEX OPACA 'AIKEN RED'	AIKEN RED AMERICAN HOLLY	7-8' H'	B&B	NATIVE
	JE	8	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	7-8' H'	B&B	NATIVE



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

LANDSCAPING AND LIGHTING PLAN

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, FRELPH'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No. 20192793.0007	
Drawing No. C 116	Sheet No. 16
Scale: 1" = 40'	
Date: NOVEMBER 2023	

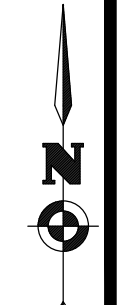
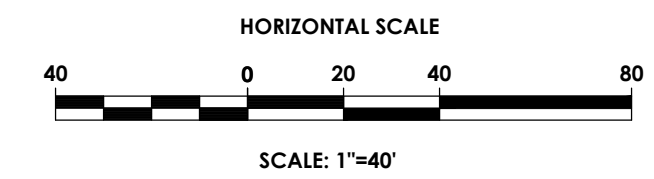
- TOWN OF HENRIETTA LANDSCAPE NOTE**
- ALL DECIDUOUS TREES MUST BE A MINIMUM DIAMETER OF 3-3.5" IN DIAMETER AS MEASURED AT CALIPER (6" ABOVE GROUND)
 - ALL ORNAMENTAL TREES MUST BE A MINIMUM DIAMETER OF 2.5-3" IN DIAMETER AS MEASURED AT CALIPER (6" ABOVE GROUND)
 - ALL EVERGREEN TREES MUST BE A MINIMUM HEIGHT OF 6-8' UNLESS OTHERWISE REQUESTED, BAGGED AND BALLED.
 - LOW SHRUBS SHALL BE A MINIMUM OF 24" HIGH
 - CONTRACTOR TO TAKE SPECIAL CARE WHEN PLANTING AND WATERING FALL HAZARD PLANT MATERIAL.
 - BIORETENTION AREAS ARE TO BE PLANTED WITH SEED MIX EQUAL TO OR SIMILAR TO ERNIX-126 LOW MAINTENANCE MIX (20LBS/ACRE)
 - MINIMUM NUMBER OF TREES TO BE PLANTED: 8 TREES PER DISTURBED ACRE (9.5)
 - TREES REQUIRED: 76
 - TREES PROPOSED: 90
 - UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, A THREE (3) YEAR MAINTENANCE GUARANTEE IS REQUIRED. A CHECK IN THE AMOUNT OF 10% OF THE TOTAL LANDSCAPING COST WILL NEED TO BE FURNISHED TO THE TOWN OF HENRIETTA FOR A THREE (3) YEAR TIME PERIOD.
 - THERE WILL BE NO SUBSTITUTION OR CHANGES TO THE APPROVED LANDSCAPE PLAN WITHOUT THE APPROVAL OF THE PLANNING BOARD CHAIRMAN AND DIRECTOR OF ENGINEERING AND PLANNING.

NOTE: PLANT SCHEDULE LOCATED ON C118
APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN

MATCH LINE SEE SHEET 17

PLANT SCHEDULE 127

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES							
	CAC	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	CAL. - 2.5-3"	B&B	NATIVE
	NS	3	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	CAL. - 3-3.5"	B&B	NATIVE, FALL HAZARD
	PA	2	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	CAL. - 3-3.5"	B&B	FALL HAZARD
	QP	1	QUERCUS PALUSTRIS	PIN OAK	CAL. - 2.5-3"	B&B	NATIVE
	QR	2	QUERCUS RUBRA	RED OAK	CAL. - 3-3.5"	B&B	NATIVE
	TC	2	TILIA CORDATA 'SHAMROCK'	SHAMROCK LITTLELEAF LINDEN	CAL. - 3-3.5"	B&B	
EVERGREEN TREES							
	IH	3	ILEX OPACA 'AIKEN RED'	AIKEN RED AMERICAN HOLLY	7-8' H'	B&B	NATIVE
	JE	2	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	7-8' H'	B&B	NATIVE



PASSERO
engineering architecture

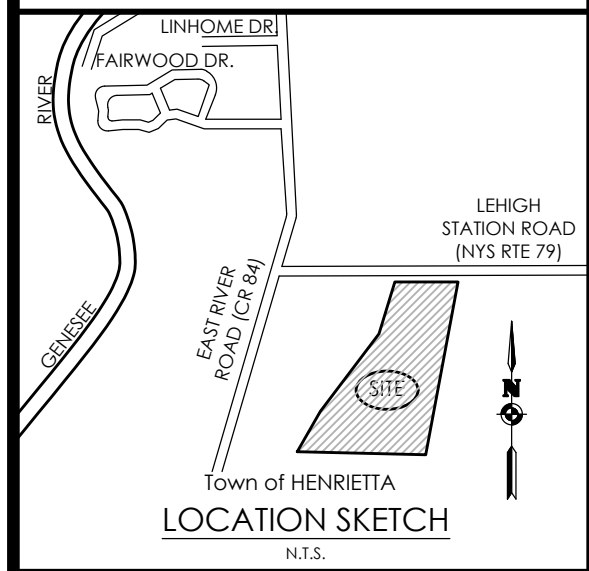


TOWN OF HENRIETTA LANDSCAPE NOTE

- ALL DECIDUOUS TREES MUST BE A MINIMUM DIAMETER OF 3-3.5" IN DIAMETER AS MEASURED AT CALIPER (6" ABOVE GROUND)
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- ALL EVERGREEN TREES MUST BE A MINIMUM HEIGHT OF 6-8' UNLESS OTHERWISE REQUESTED, BAGGED AND BALLED.
- LOW SHRUBS SHALL BE A MINIMUM OF 24" HIGH
- CONTRACTOR TO TAKE SPECIAL CARE WHEN PLANTING AND WATERING FALL HAZARD PLANT MATERIAL.
- BIORETENTION AREAS ARE TO BE PLANTED WITH SEED MIX EQUAL TO OR SIMILAR TO ENRMX-126 LOW MAINTENANCE MIX (20LBS/ACRE)
- MINIMUM NUMBER OF TREES TO BE PLANTED: 8 TREES PER DISTURBED ACRE (9.5 TREES REQUIRED)
- TREES PROPOSED: 76
- UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, A THREE (3) YEAR MAINTENANCE GUARANTEE IS REQUIRED. A CHECK IN THE AMOUNT OF 10% OF THE TOTAL LANDSCAPING COST WILL NEED TO BE FURNISHED TO THE TOWN OF HENRIETTA FOR A THREE (3) YEAR TIME PERIOD.
- THERE WILL BE NO SUBSTITUTION OR CHANGES TO THE APPROVED LANDSCAPE PLAN WITHOUT THE APPROVAL OF THE PLANNING BOARD CHAIRMAN AND DIRECTOR OF ENGINEERING AND PLANNING.

NOTE: PLANT SCHEDULE LOCATED ON C118

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
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(585) 325-1000
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Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

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LANDSCAPING AND LIGHTING PLAN

RIVERS EDGE
BENEFIT PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, TOWNSHIP 8 GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No:
20192793.0007

Drawing No. **C 117** Sheet No. **17**

Scale: **1" = 40'**

Date: **NOVEMBER 2023**

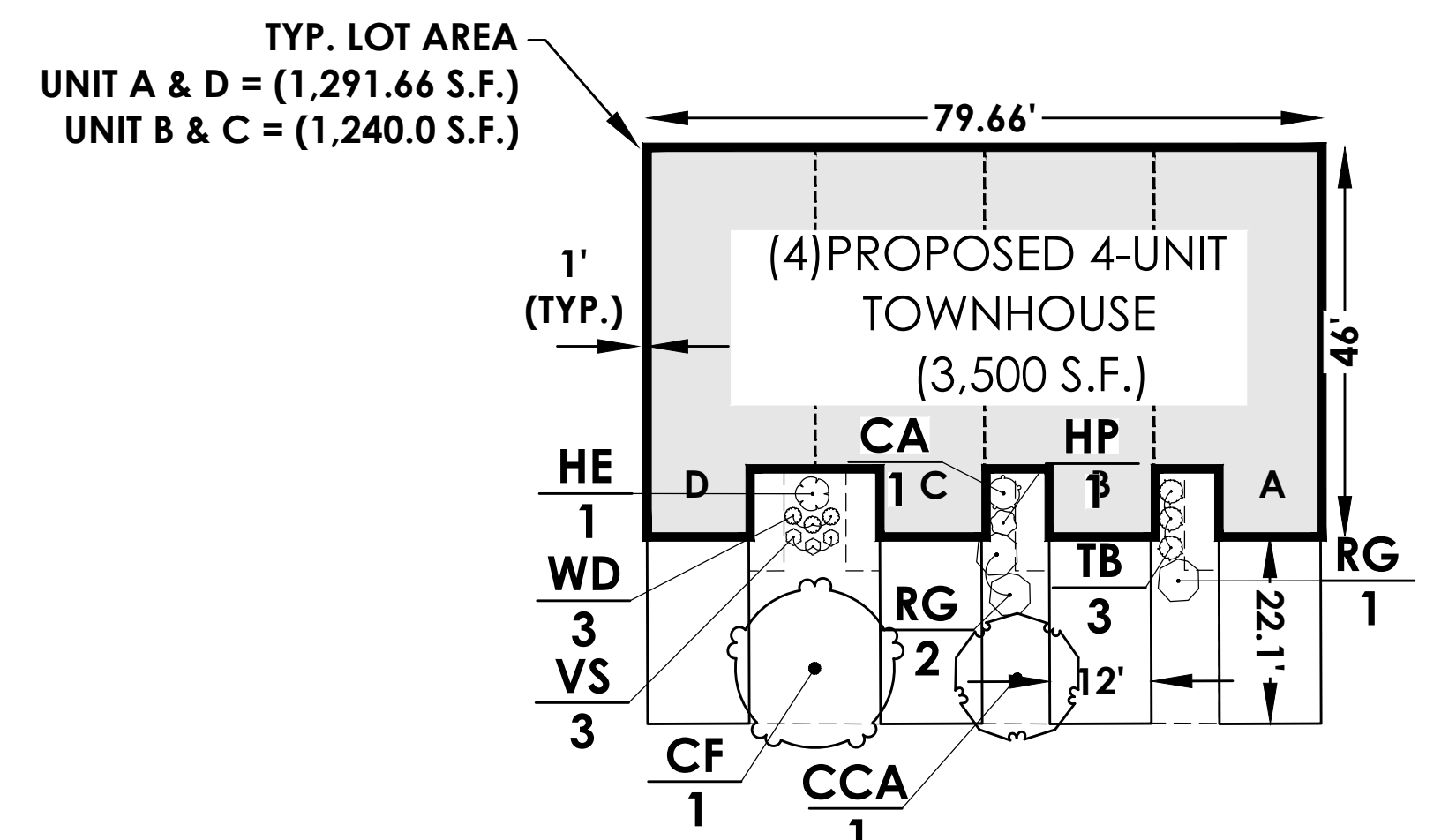
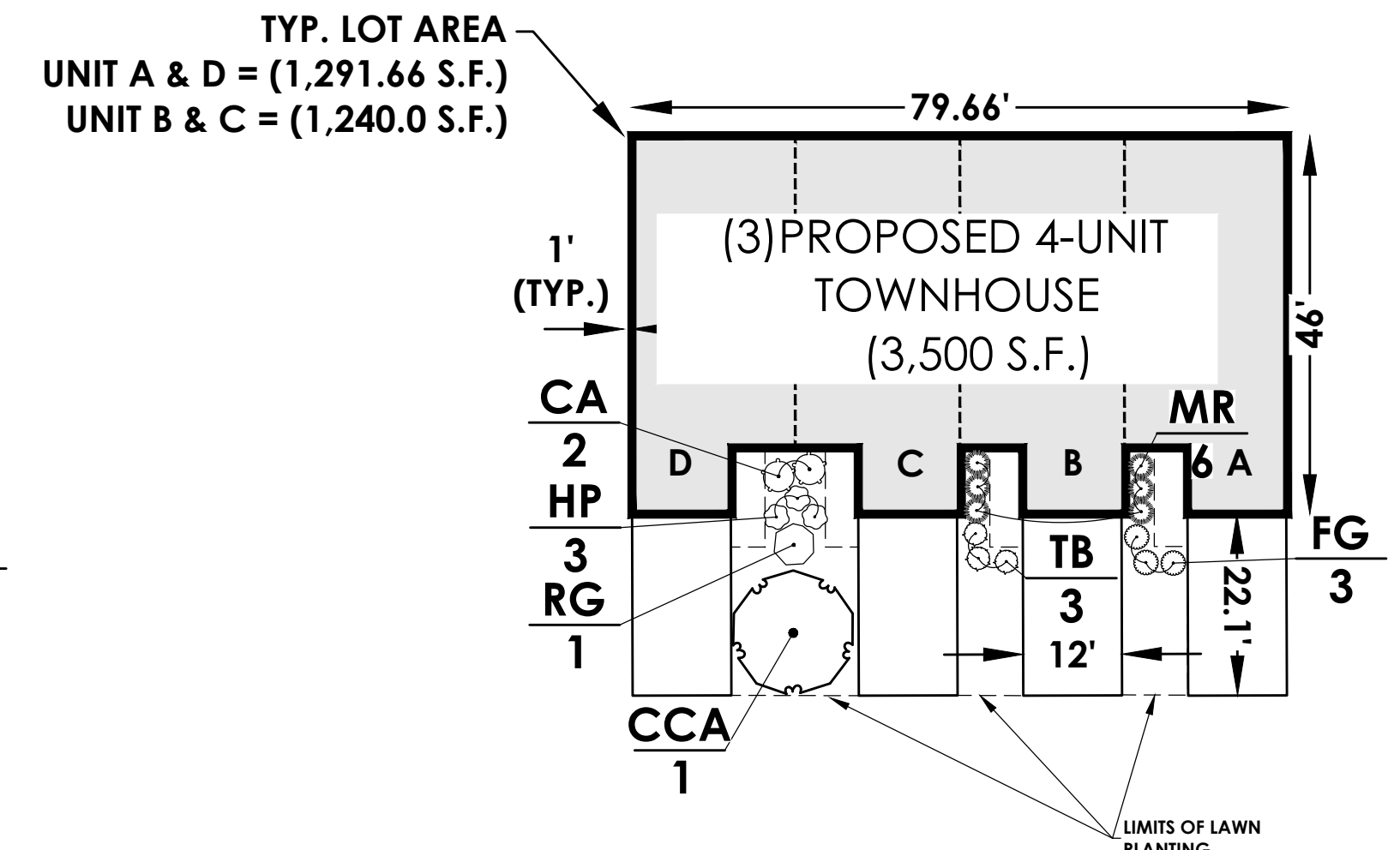
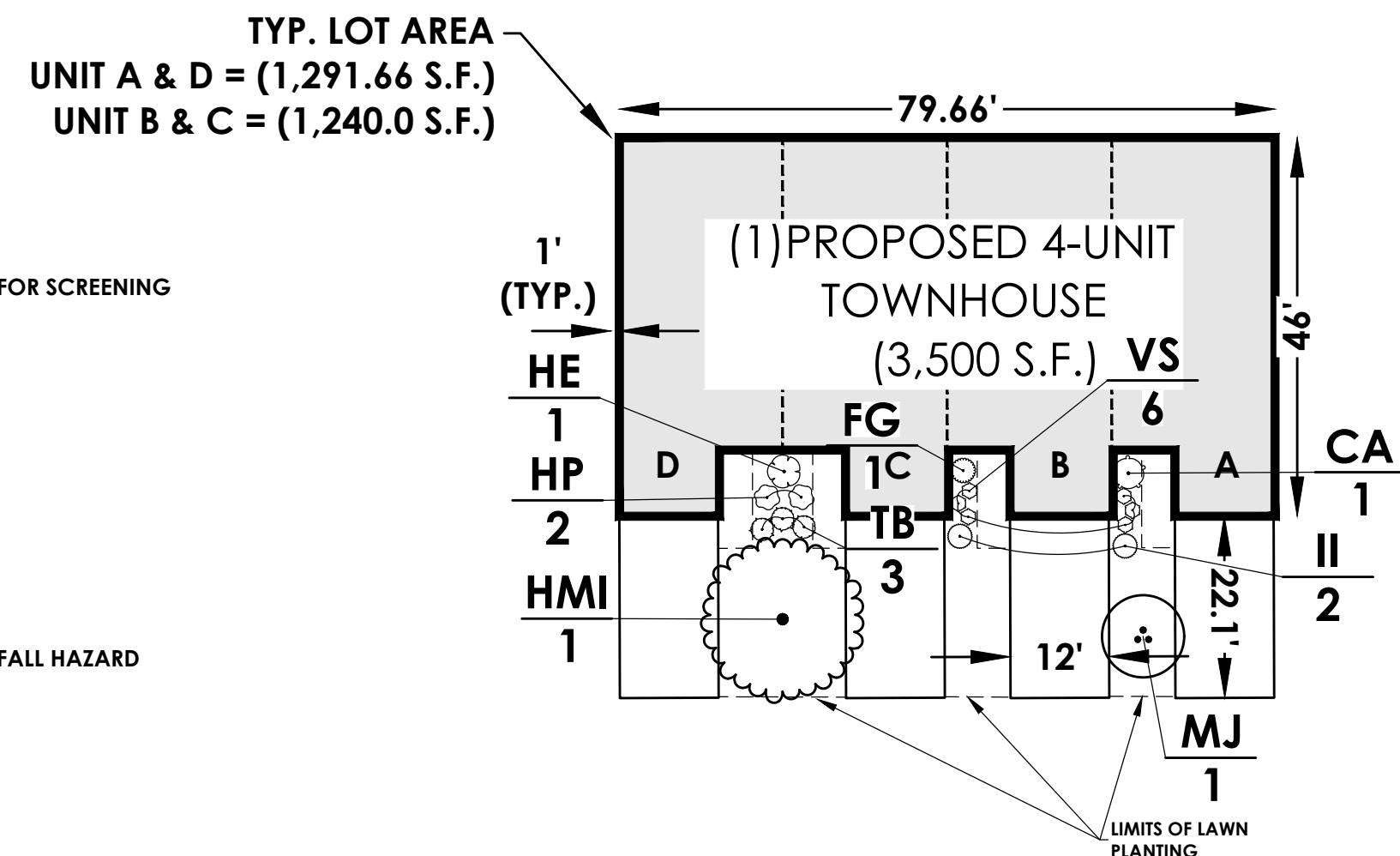
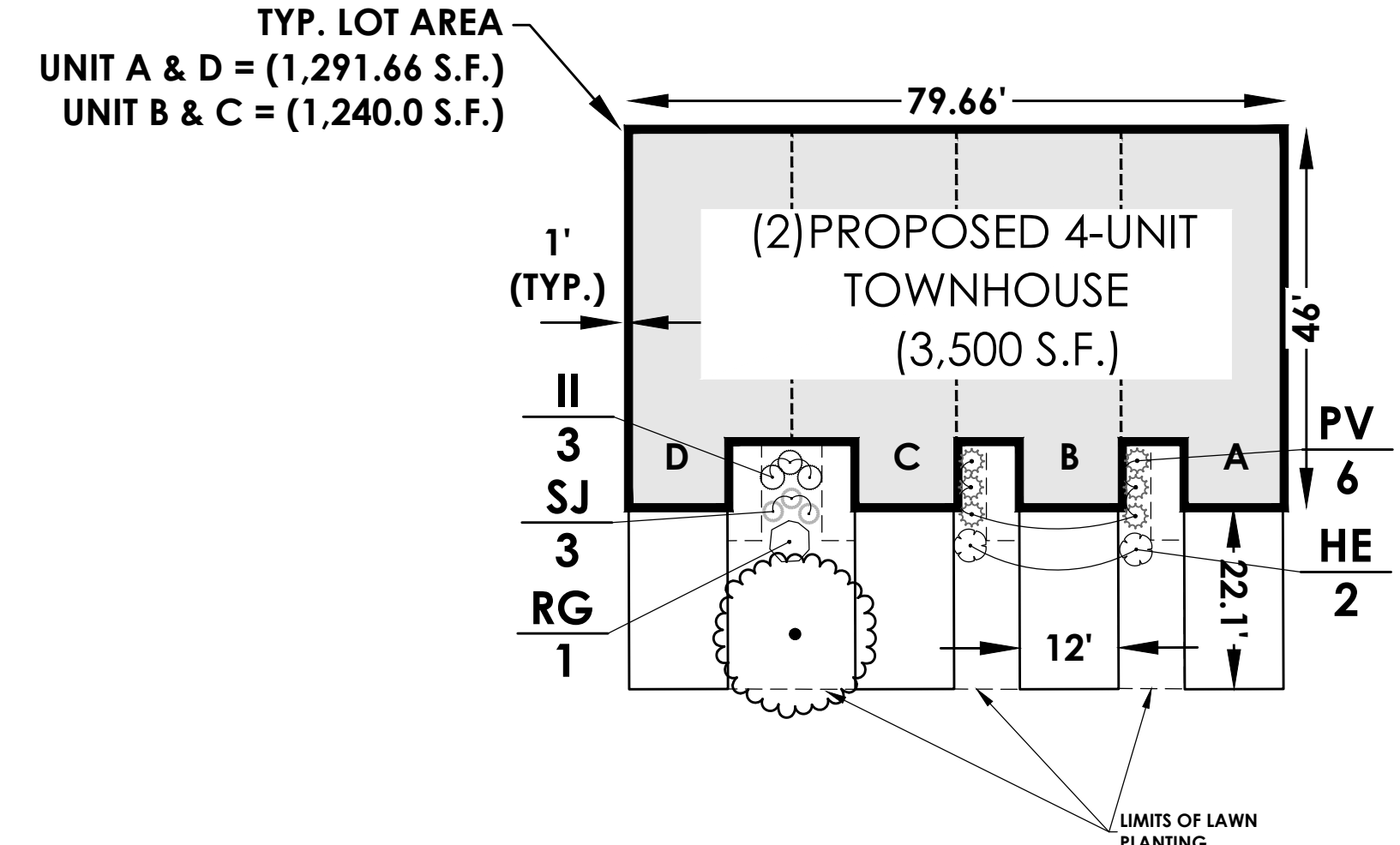
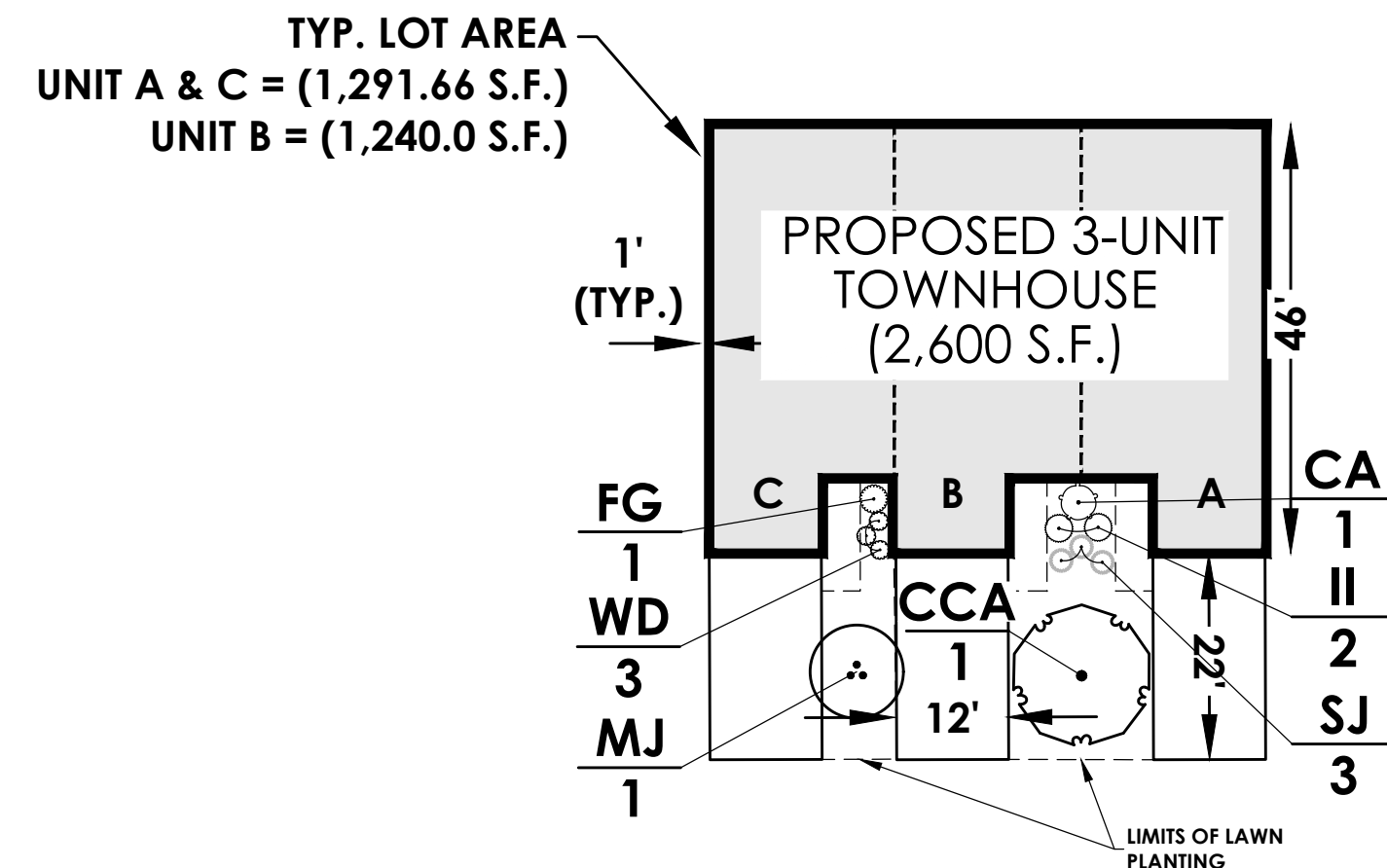
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
	AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	CAL. - 3-3.5"	B&B	NATIVE, FALL HAZARD
	ASM	ACER SACCHARUM 'MORTON'	CRESCENDO™ SUGAR MAPLE	CAL. - 3-3.5"	B&B	NATIVE
	CAC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	CAL. - 2.5-3"	B&B	NATIVE
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	CAL. - 3-3.5"	B&B	
	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	CAL. - 3-3.5"	B&B	NATIVE, FALL HAZARD
	NS	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	CAL. - 3-3.5"	B&B	NATIVE, FALL HAZARD
	PA	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	CAL. - 3-3.5"	B&B	FALL HAZARD
	QP	QUERCUS PALUSTRIS	PIN OAK	CAL. - 3-3.5"	B&B	NATIVE
	QR	QUERCUS RUBRA	RED OAK	CAL. - 3-3.5"	B&B	NATIVE
	TC	TILIA CORDATA 'SHAMROCK'	SHAMROCK LITTLELEAF LINDEN	CAL. - 3-3.5"	B&B	
EVERGREEN TREES						
	AB	ABIES BALSAMEA	BALSAM FIR	7-8' H'	B&B	
	CT	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CYPRESS	7-8' H'	B&B	NATIVE
	IH	ILEX OPACA 'AIKEN RED'	AIKEN RED AMERICAN HOLLY	7-8' H'	B&B	NATIVE
	JE	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	7-8' H'	B&B	NATIVE
	TS	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7-8' H'	B&B	NATIVE, FOR SCREENING
	TSC	TSUGA CANADENSIS 'SUMMER SNOW'	SUMMER SNOW EASTERN HEMLOCK	7-8' H'	B&B	NATIVE
FLOWERING AND ORNAMENTAL TREES						
	BP	BETULA POPULIFOLIA	GRAY BIRCH	CAL. - 2.5-3"	B&B	NATIVE
	CCA	CERCIS CANADENSIS 'APPALACHIAN RED'	EASTERN REDBUD	CAL. - 2.5-3"	B&B	NATIVE, FALL HAZARD
	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	CAL. - 2.5-3"	B&B	NATIVE
	HMI	HAMAMELIS MOLLIS 'IMPERIALIS'	IMPERIALIS WITCH HAZEL	CAL. - 2.5-3"	B&B	NATIVE
	MJ	MAGNOLIA X 'JANE'	JANE MAGNOLIA	CAL. - 2.5-3"	B&B	
SHRUBS						
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET	24-30"	#3	
	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	30-36"	#3	NATIVE
	HE	HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER® THE ORIGINAL HYDRANGEA	24-30"	#2	NATIVE
	HP	HYPERICUM PROLIFICUM	SHRUBBY ST. JOHN'S WORT	30-36"	#3	NATIVE
	II	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	30-36"	B&B	NATIVE
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24-30"	#2	NATIVE
	SJ	SPIRAEA JAPONICA 'SMSJMLA'	LIL' FLIRT JAPANESE SPIREA	24-30"	#2	
	TB	THUJA OCCIDENTALIS 'BOBOZAM'	MR. BOWLING BALL® ARBORVITAE	30-36"	B&B	NATIVE
	VS	VACCINIUM X 'SUNSHINE BLUE'	SUNSHINE BLUE Highbush BLUEBERRY	24-30"	#2	NATIVE
	WD	WEIGELA FLORIDA 'DARK HORSE'	DARK HORSE WEIGELA	24-30"	#2	
ORNAMENTAL GRASSES						
	MR	MUHLENBERGIA RIGENS	DEER GRASS	30-36"	#2	NATIVE
	PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	15-18"	#2	NATIVE

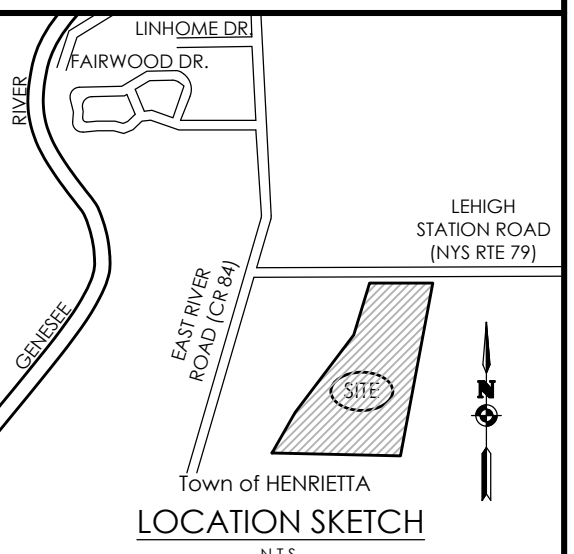
TOWN OF HENRIETTA LANDSCAPE NOTE

- ALL DECIDUOUS TREES MUST BE A MINIMUM DIAMETER OF 3-3.5" IN DIAMETER AS MEASURED AT CALIPER (6" ABOVE GROUND)
- ALL ORNAMENTAL TREES MUST BE A MINIMUM DIAMETER OF 2.5-3" IN DIAMETER AS MEASURED AT CALIPER (6" ABOVE GROUND)
- ALL EVERGREEN TREES MUST BE A MINIMUM HEIGHT OF 6-8' UNLESS OTHERWISE REQUESTED, BAGGED AND BALLED.
- LOW SHRUBS SHALL BE A MINIMUM OF 24" HIGH
- CONTRACTOR TO TAKE SPECIAL CARE WHEN PLANTING AND WATERING FALL HAZARD PLANT MATERIAL.
- BIORETENTION AREAS ARE TO BE PLANTED WITH SEED MIX EQUAL TO OR SIMILAR TO ERNMX-126 LOW MAINTENANCE MIX (20LBS/ACRE)
- MINIMUM NUMBER OF TREES TO BE PLANTED: 8 TREES PER DISTURBED ACRE (9.5)
- TREES REQUIRED: 76
- TREES PROPOSED: 109
- UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, A THREE (3) YEAR MAINTENANCE GUARANTEE IS REQUIRED. A CHECK IN THE AMOUNT OF 10% OF THE TOTAL LANDSCAPING COST WILL NEED TO BE FURNISHED TO THE TOWN OF HENRIETTA FOR A THREE (3) YEAR TIME PERIOD.
- THERE WILL BE NO SUBSTITUTION OR CHANGES TO THE APPROVED LANDSCAPE PLAN WITHOUT THE APPROVAL OF THE PLANNING BOARD CHAIRMAN AND DIRECTOR OF ENGINEERING AND PLANNING.

APPROVED BY _____ DATE _____
PLANNING BOARD CHAIRMAN



TYPICAL TOWNHOUSE PLANTING DETAIL
SCALE: 1" = 20'



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100 (585) 325-1000
Rochester, New York 14614 Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis

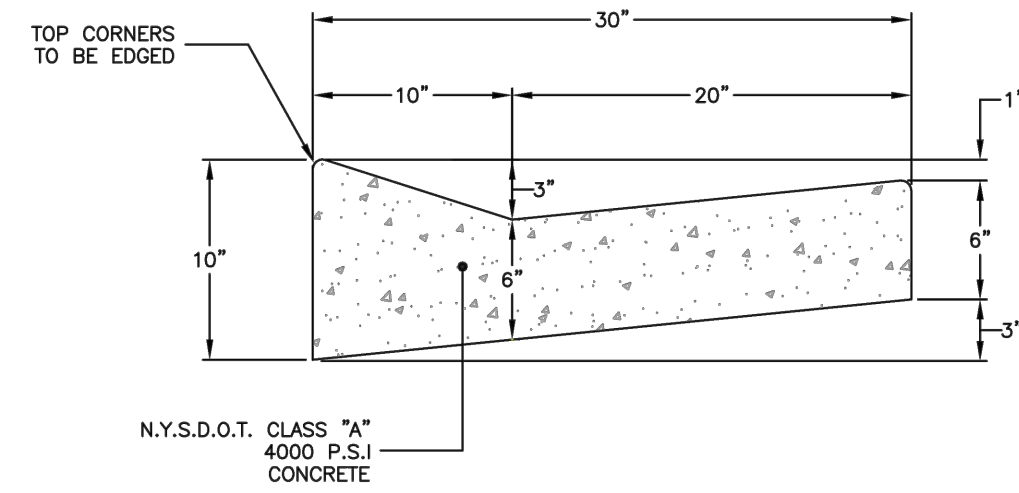


Revisions			
No.	Date	By	Description

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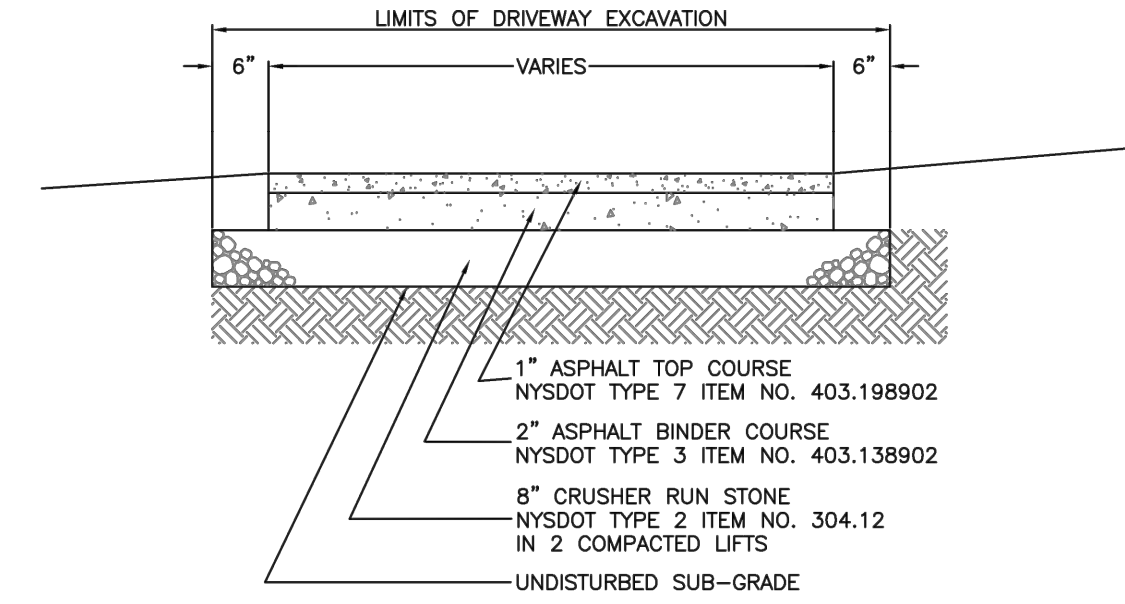
LANDSCAPING AND LIGHTING PLAN

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, TIERCE'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK
Project No:
20192793.0007
Drawing No. C118 Sheet No. 18
Scale: AS SHOWN
Date: NOVEMBER 2023

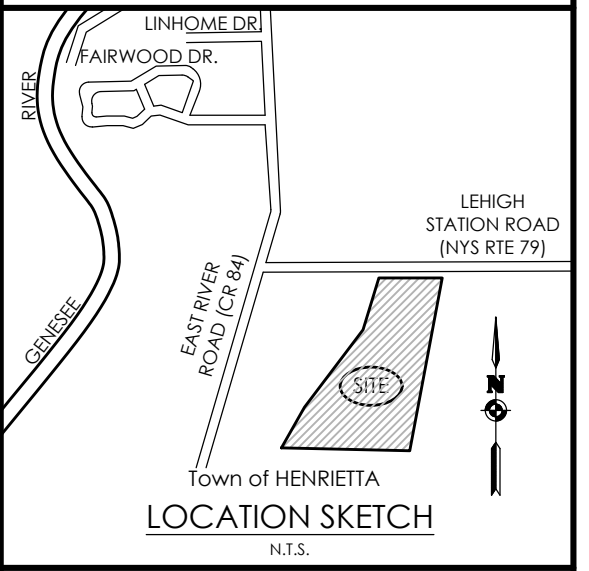
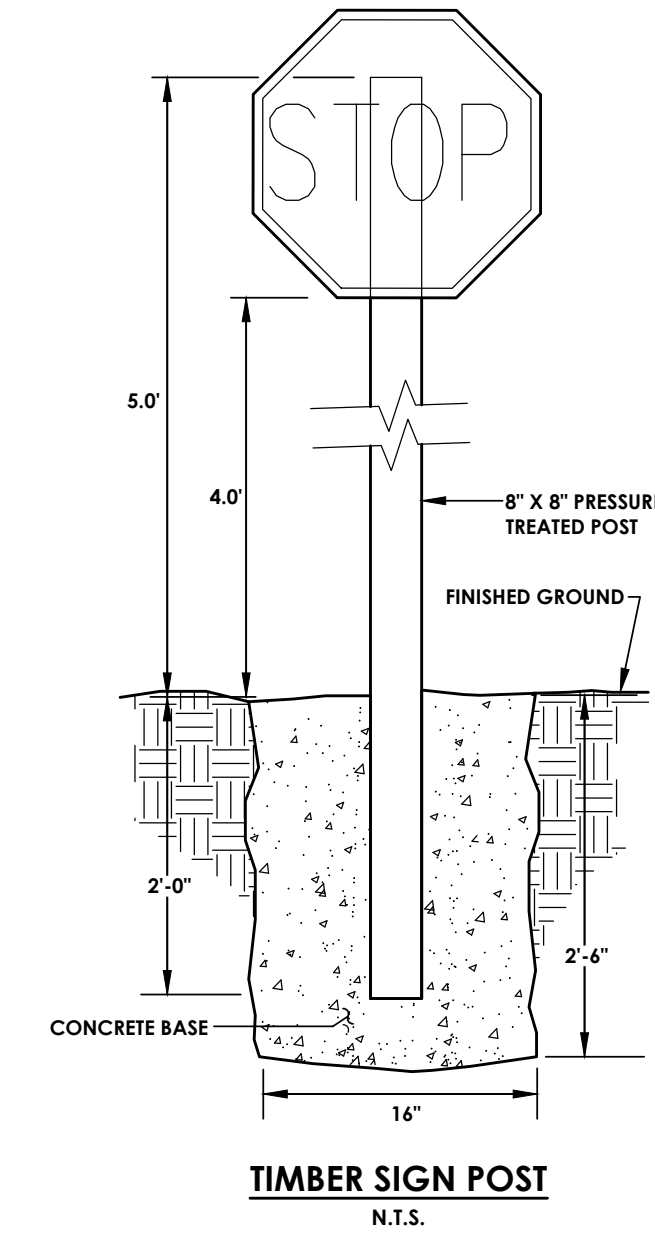


- NOTES:**
- CONTRACTION JOINTS TO BE AT 10' INTERVALS AND SHALL BE FORMED OR SAW CUT TO A DEPTH OF 1/4" BELOW THE SURFACE OF THE GUTTER.
 - EXPANSION JOINTS TO BE AT 100' INTERVALS AND SHALL BE FORMED WITH 1/2" WIDE PREMOLDED BITUMINOUS JOINT FILLER. THE FILLER MATERIAL SHALL BE CUT TO CONFORM TO THE CROSS-SECTION OF THE GUTTER.
 - EXPANSION JOINTS AND FORMED CONTRACTION JOINTS ARE TO BE EDGED WITH CONCRETE FINISHING TOOLS.

<p>TOWN OF HENRIETTA</p>	CONCRETE GUTTER	
	SCALE: N.T.S.	
	DATE: 03/15/2012	RD-09



<p>TOWN OF HENRIETTA</p>	TYPICAL ASPHALT DRIVEWAY	
	SCALE: N.T.S.	
	DATE: 03/14/2012	RD-15a



Client:
EAST RIVER HENRIETTA, LLC
 64 COMMERCIAL STREET
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 ROCHESTER, NY, 14614

PASSERO ASSOCIATES
 242 West Main Street Suite 100
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 (585) 325-1000
 Fax: (585) 325-1691
 Principal-in-Charge: Jess D. Sudol, PE
 Project Manager: Andrew Burns, PE
 Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

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DETAILS PHASE 1

RIVERS EDGE
 BEING PART OF TOWN LOIS 1 & 2, SECTION 13,
 TOWNSHIP, 14, RANGE 4, TREADP & GORHAM PURCHASE
 Town/City: HENRIETTA
 County: MONROE State: NEW YORK

Project No.
20192793.0007

Drawing No. C 202	Sheet No. 20
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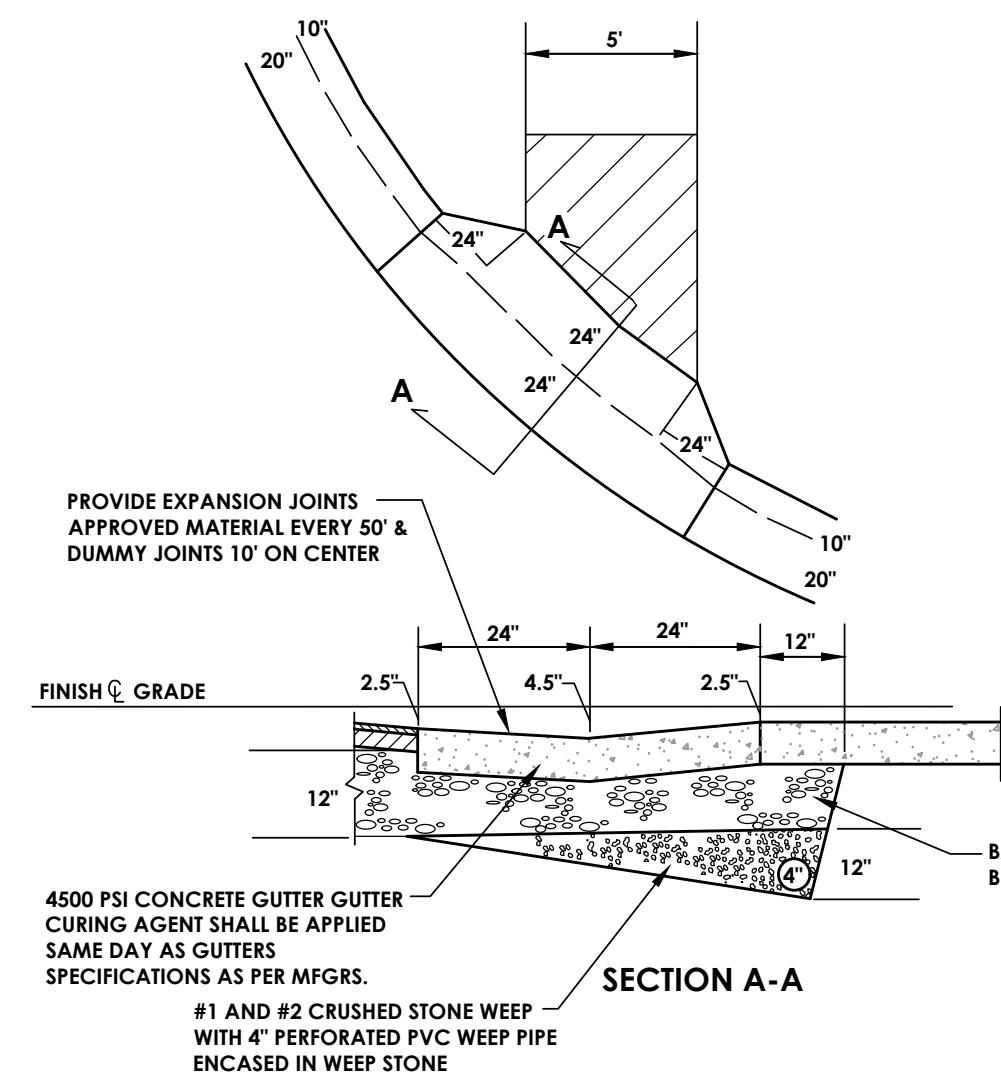
Scale: **AS SHOWN**

Date: **NOVEMBER 2023**

NOT FOR CONSTRUCTION

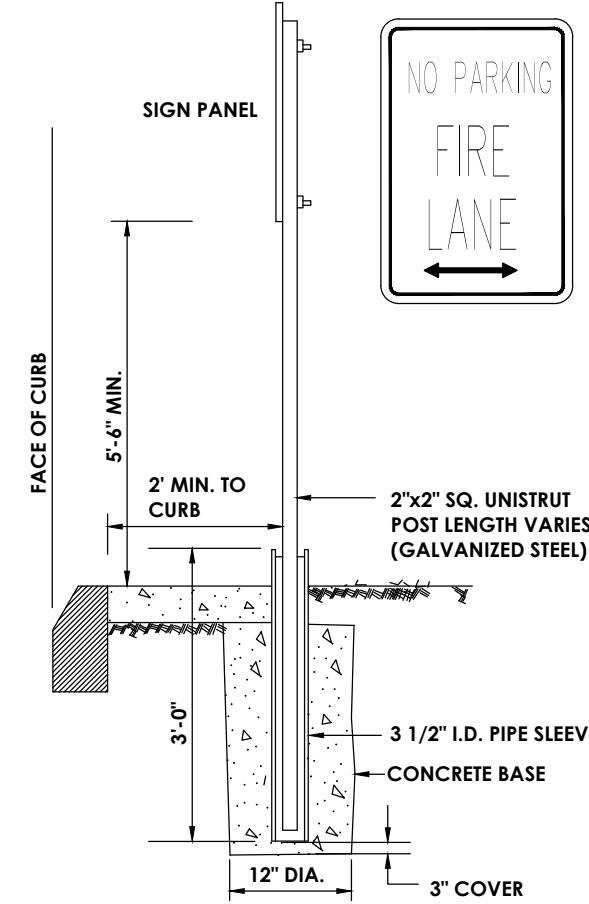


MONUMENT SIGN DETAIL
N.T.S.

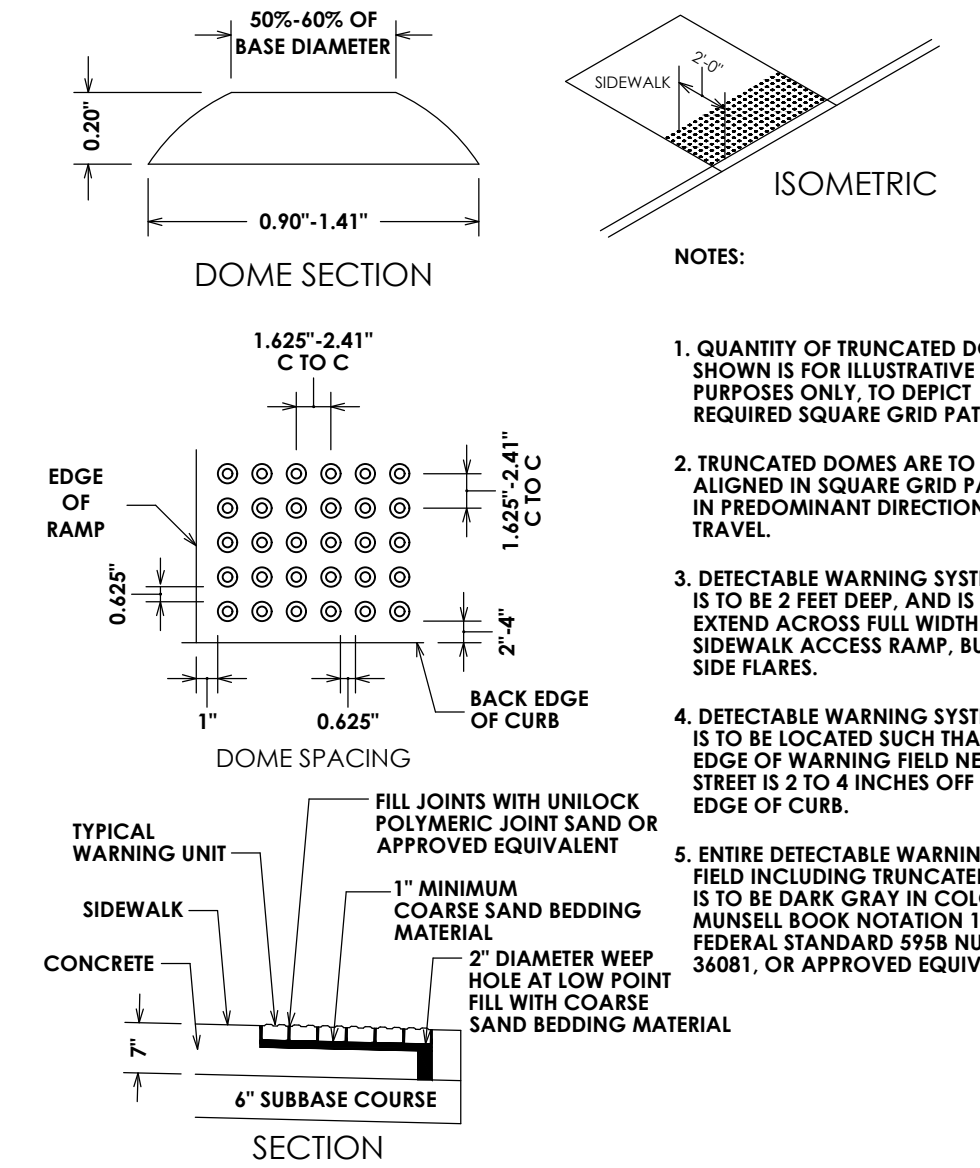


- NOTES:**
- BASE SHALL BE COMPACTED WITH A VIBRATORY ROLLER CAPABLE OF PRODUCING A MIN. DYNAMIC FORCE OF 27,000 LBS. OR A 3 WHEEL 10-12 TON ROLLER.
 - ALL TOP SOIL, ROOT OR OTHER ORGANIC MATERIAL SHALL BE REMOVED PRIOR TO PLACING FILL OR SHAPING ROAD BOX.
 - MAXIMUM SIDE SLOPE SHALL BE 1:12.
 - SURFACE OF SIDEWALK RAMP IS TO BE STABLE, FIRM AND SLIP RESISTANT. (COARSE BROOM FINISH PERPENDICULAR TO SLOPE IS ACCEPTABLE.)
 - SIDEWALK RAMP AND LANDING PAD IS TO BE 5" THICK.

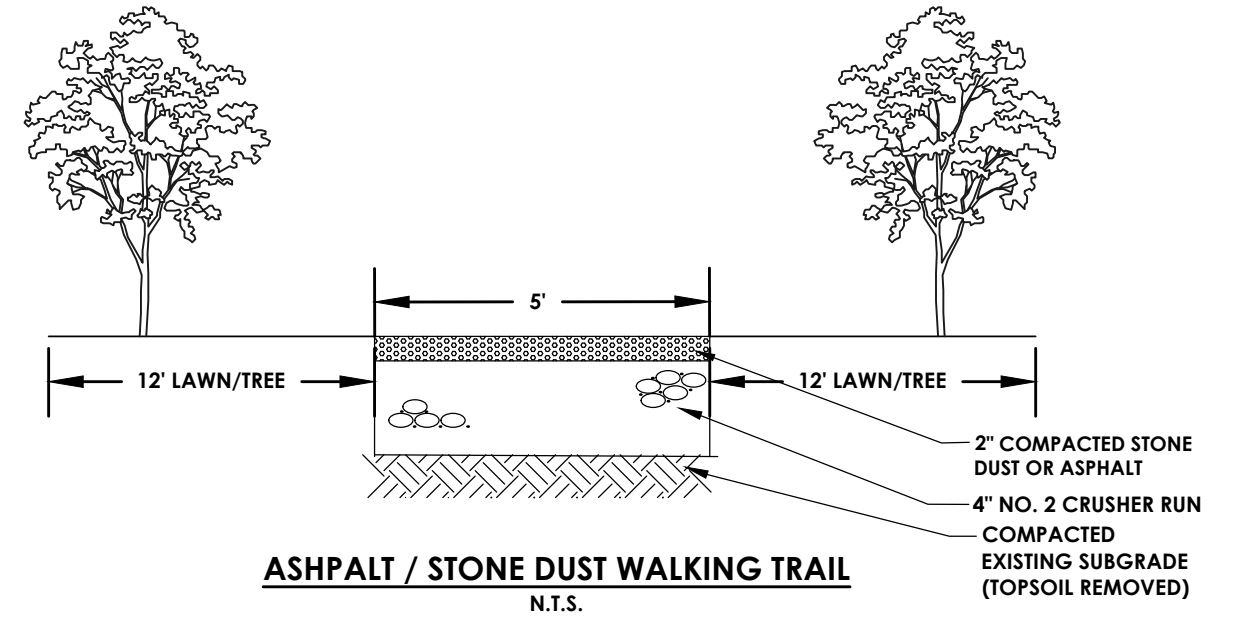
ACCESSIBLE SIDEWALK GUTTER
N.T.S.



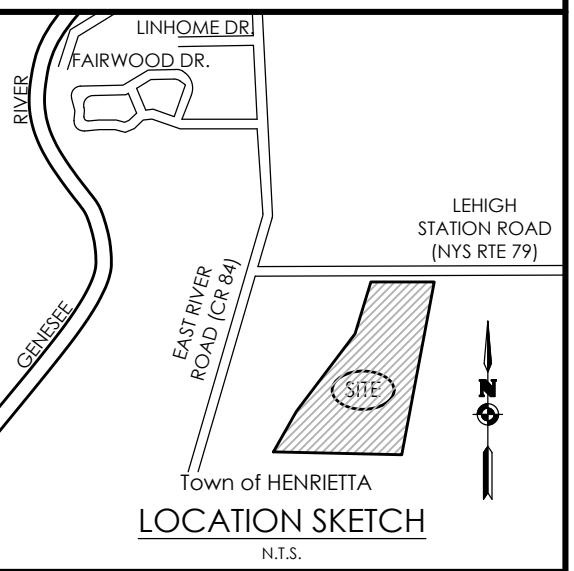
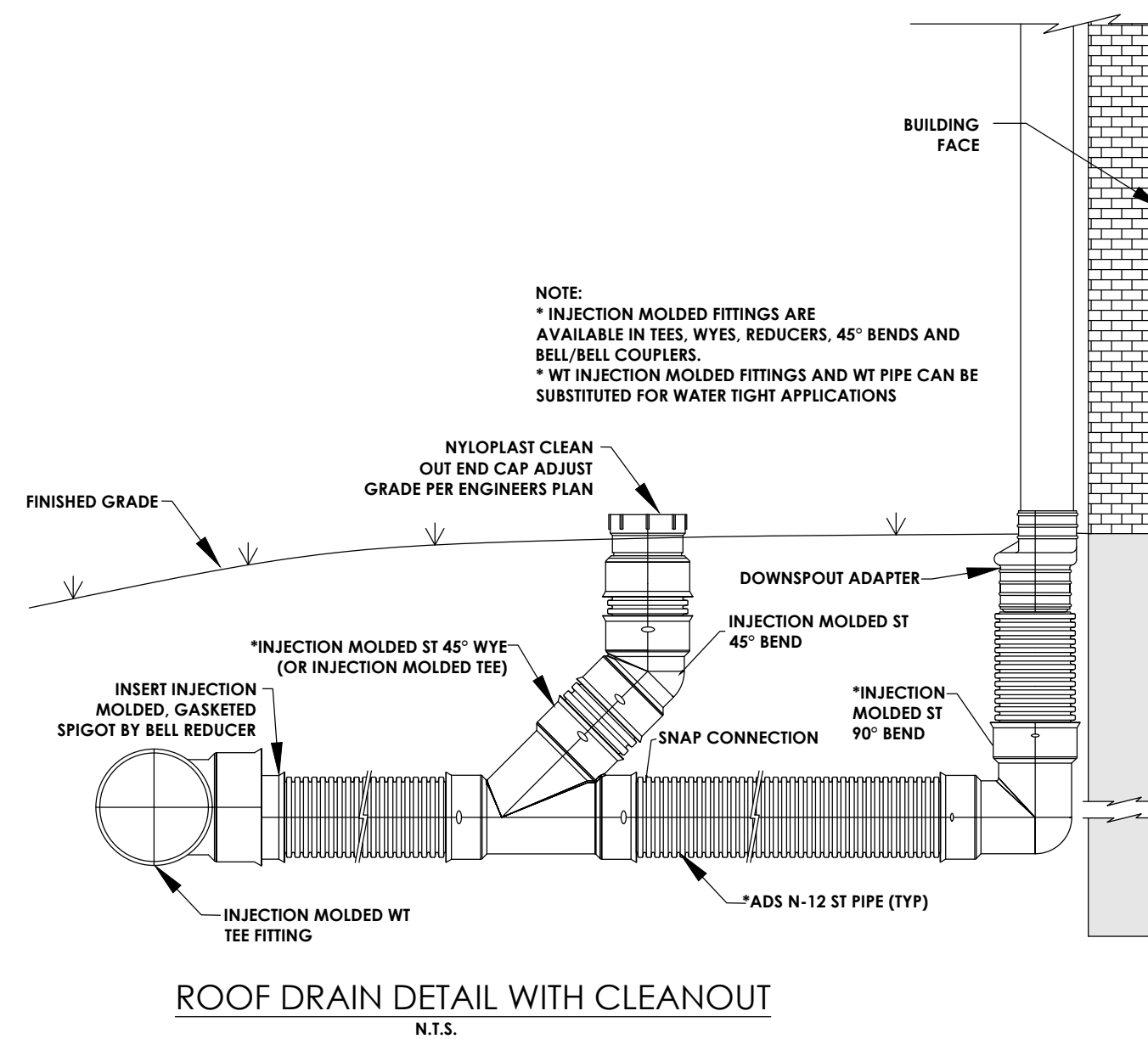
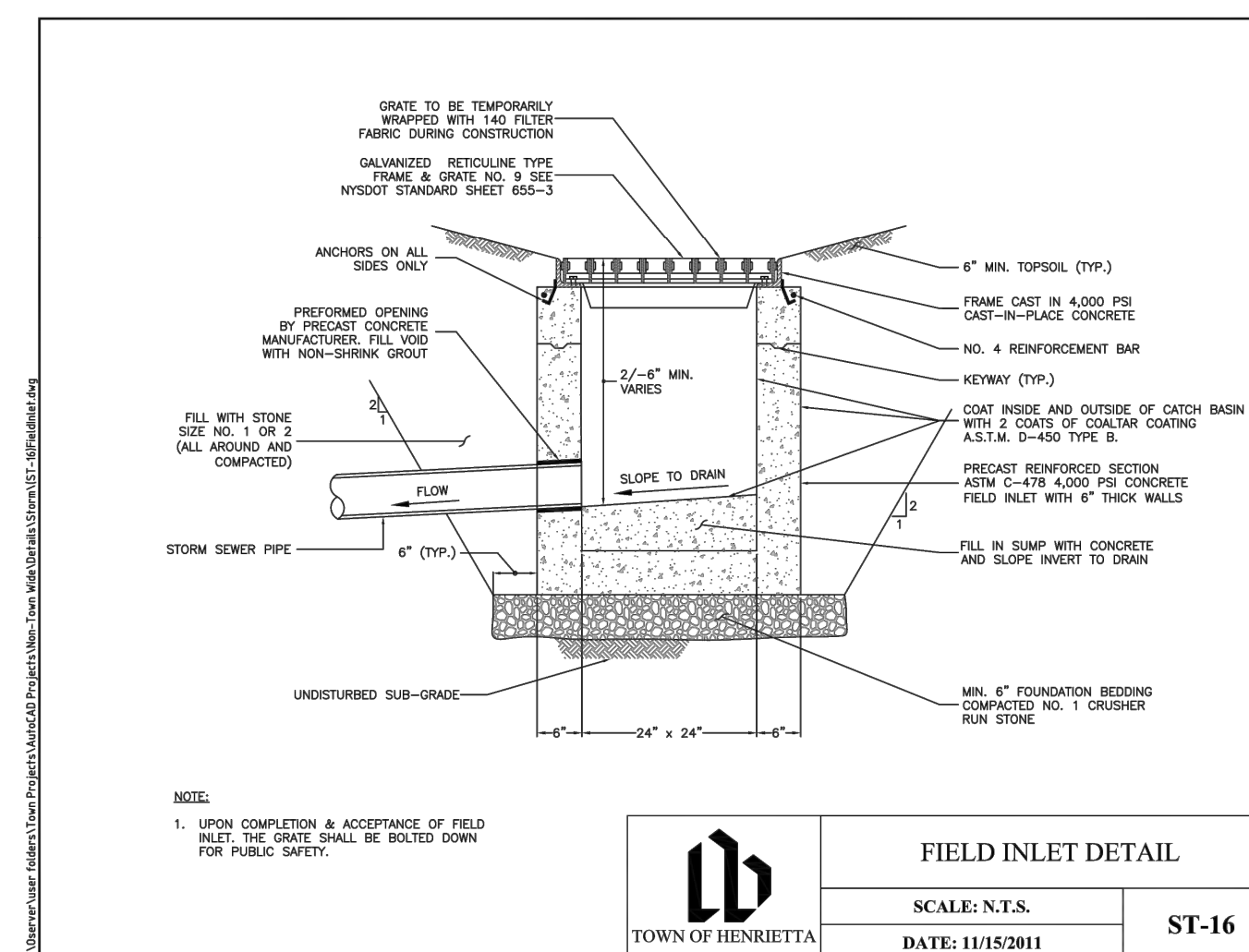
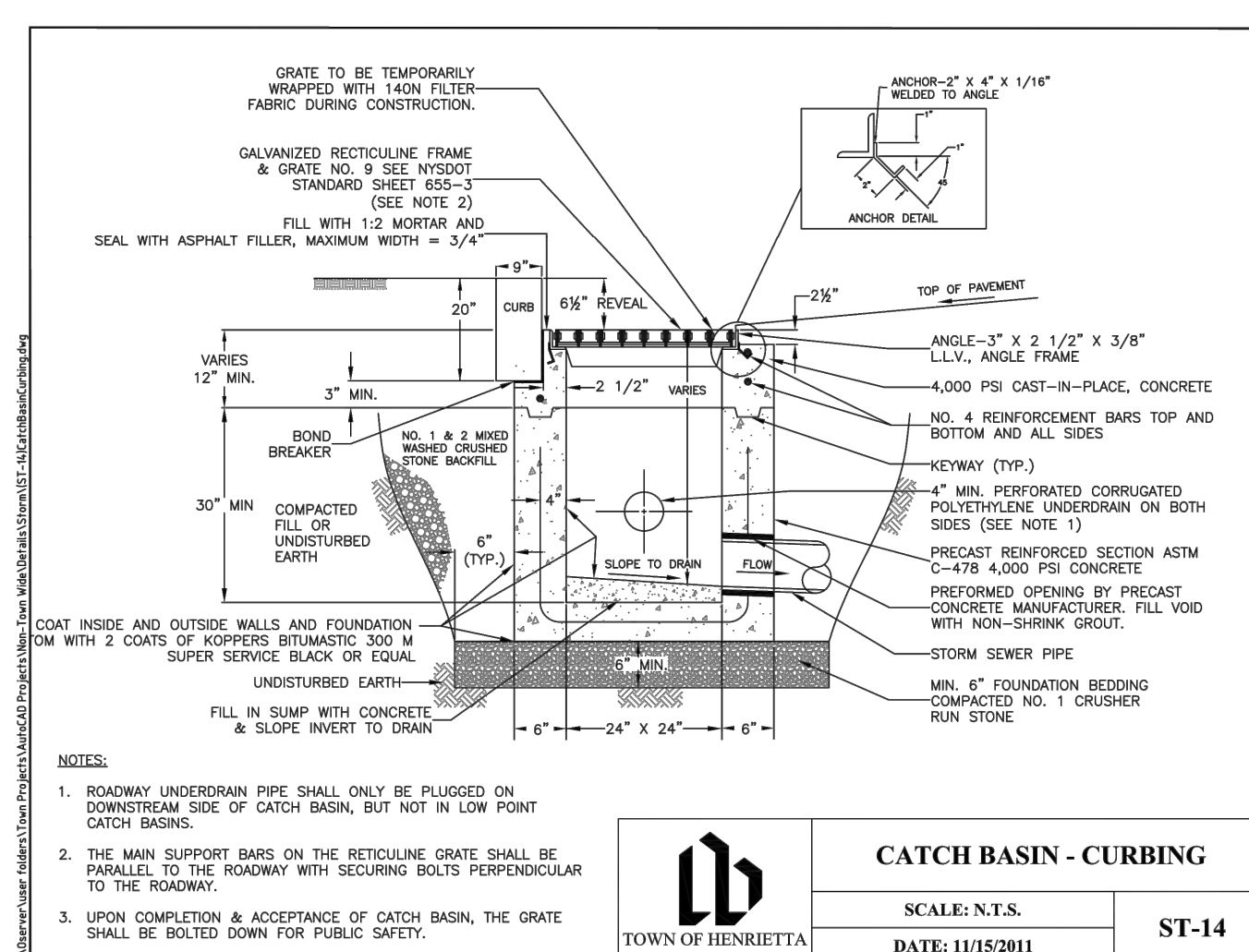
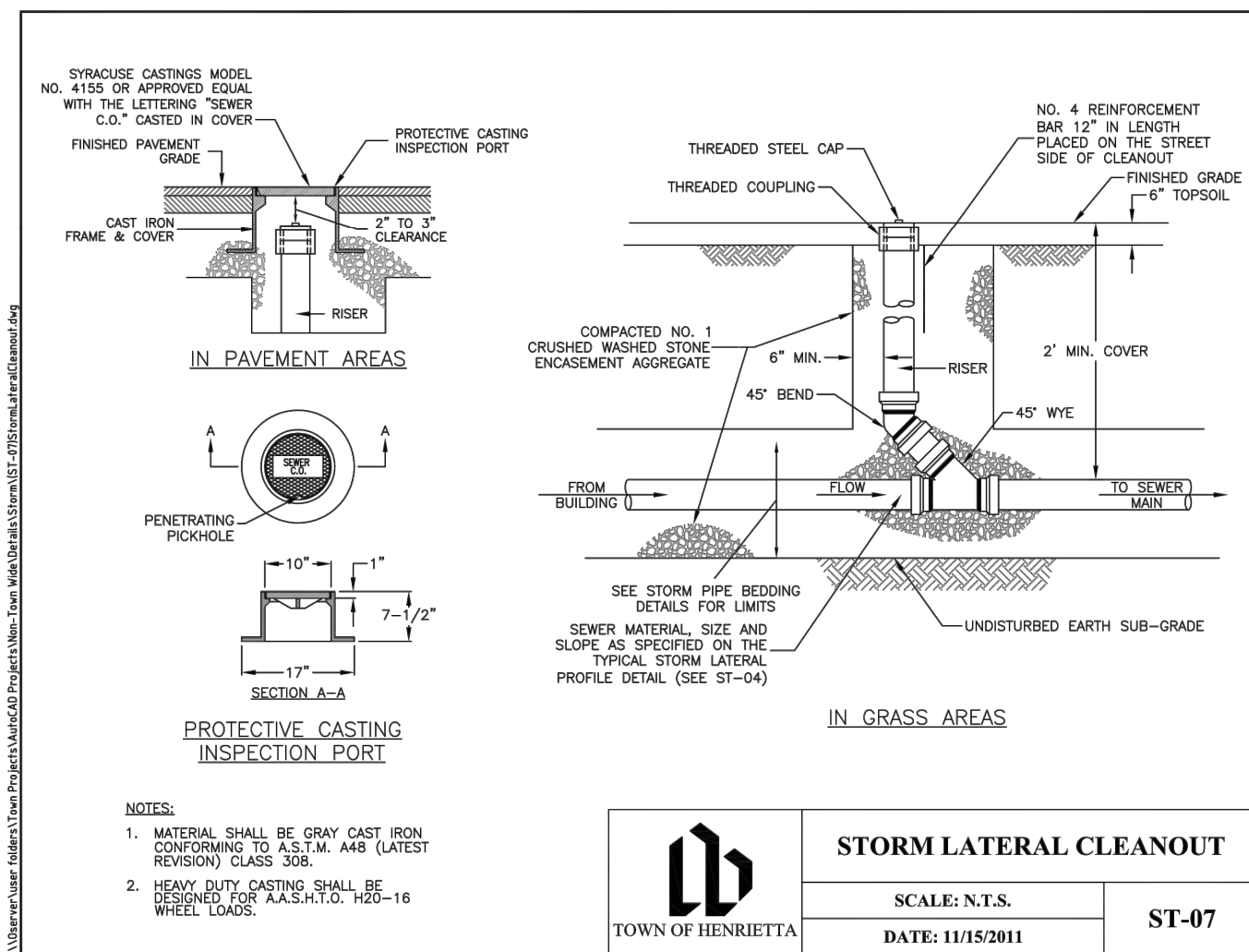
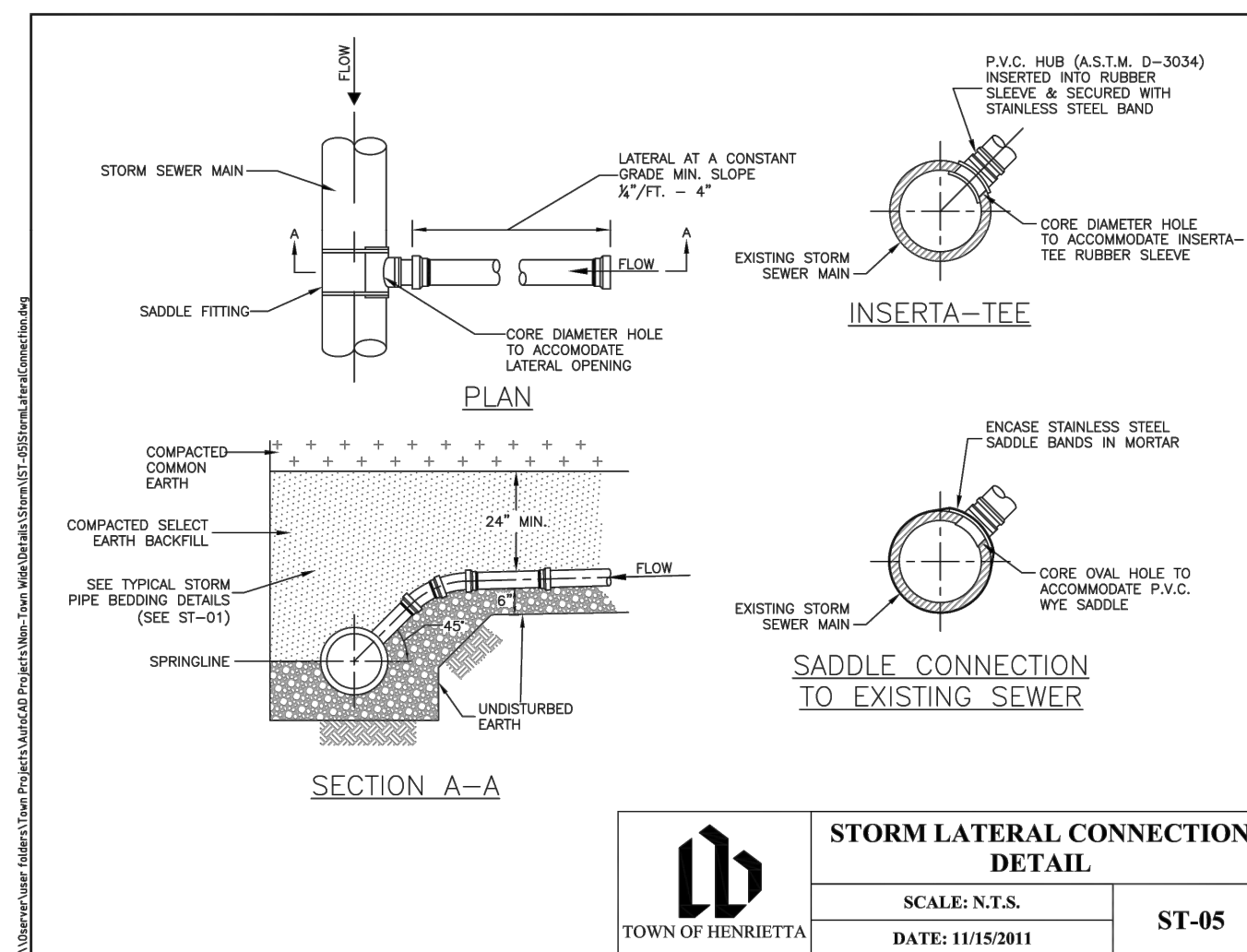
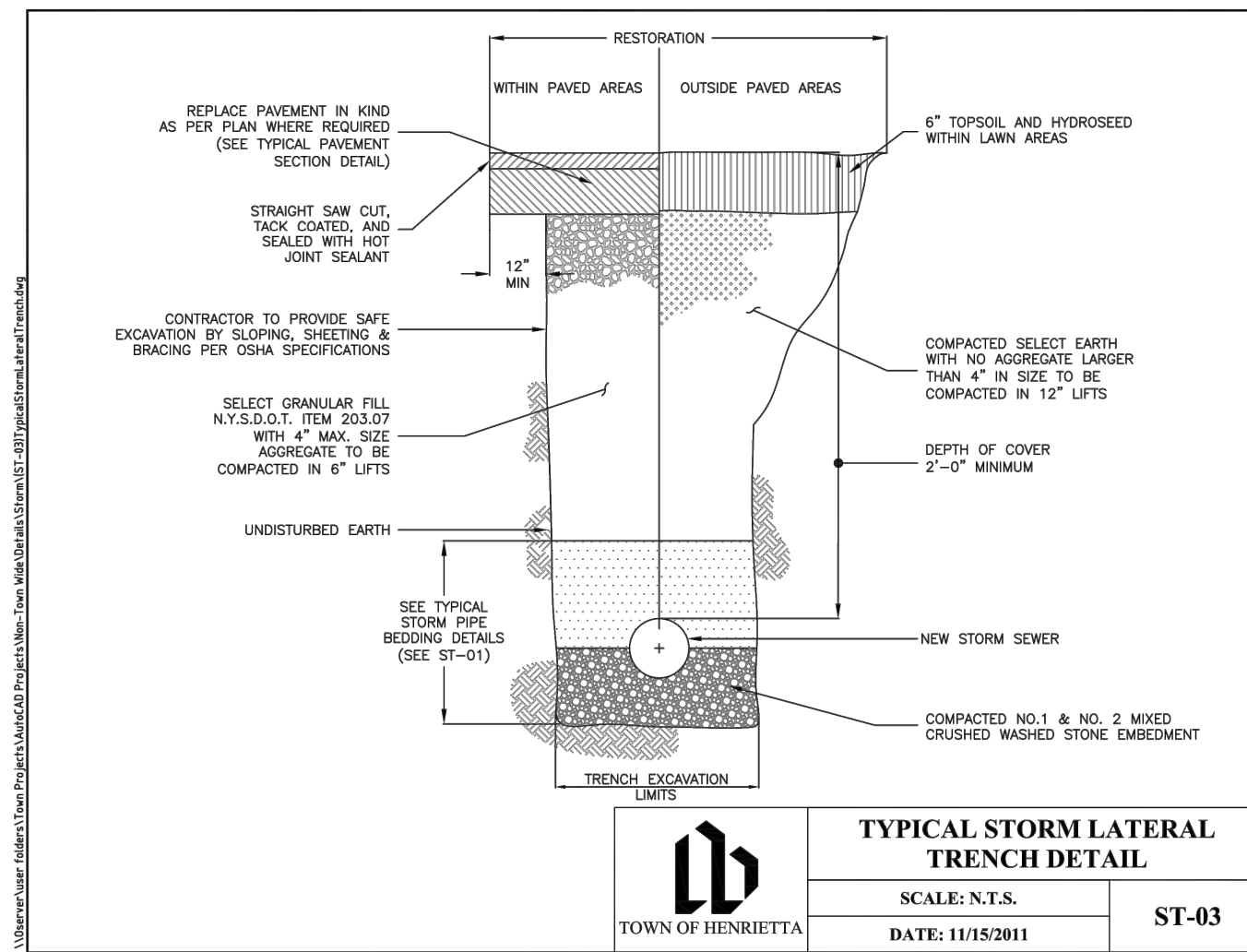
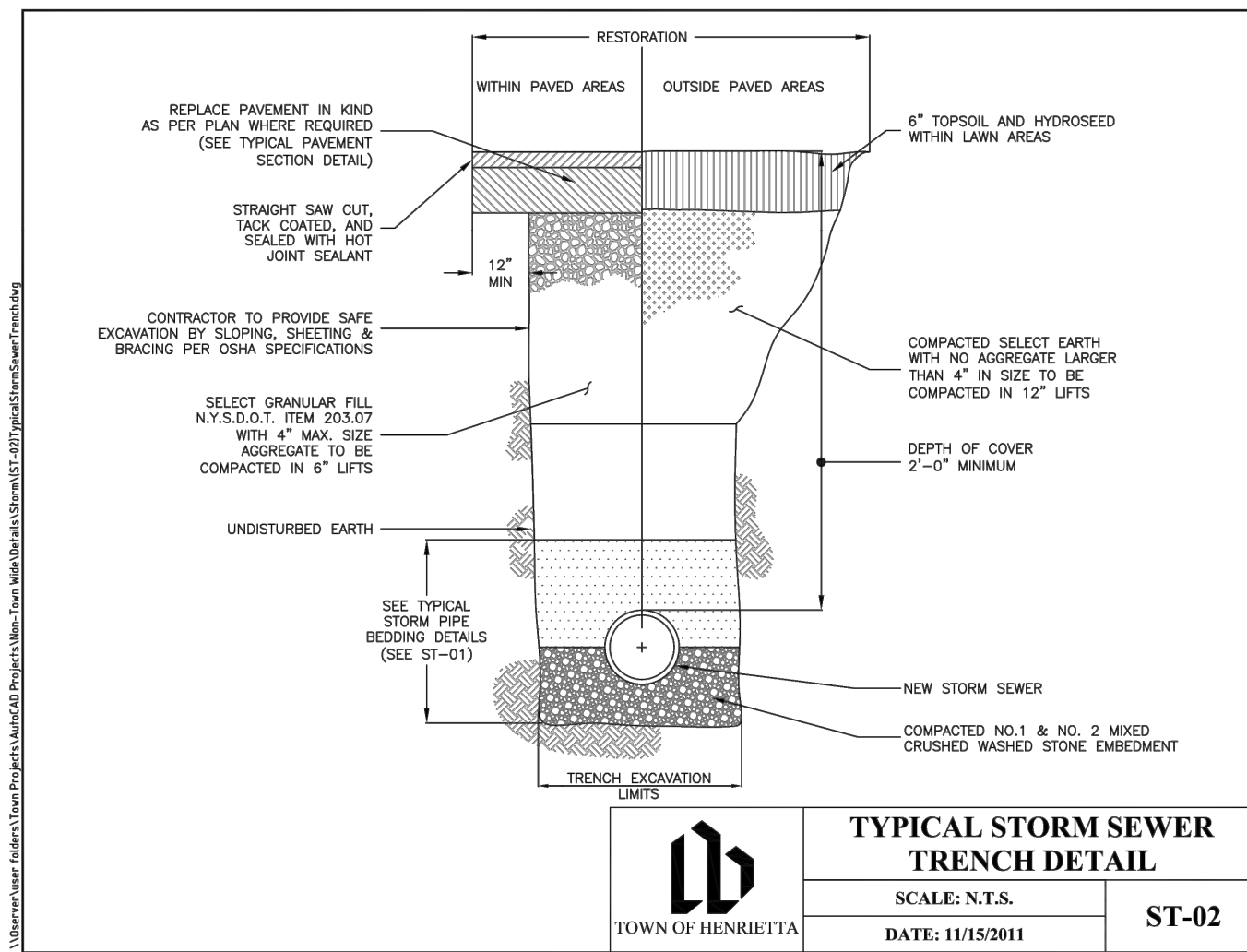
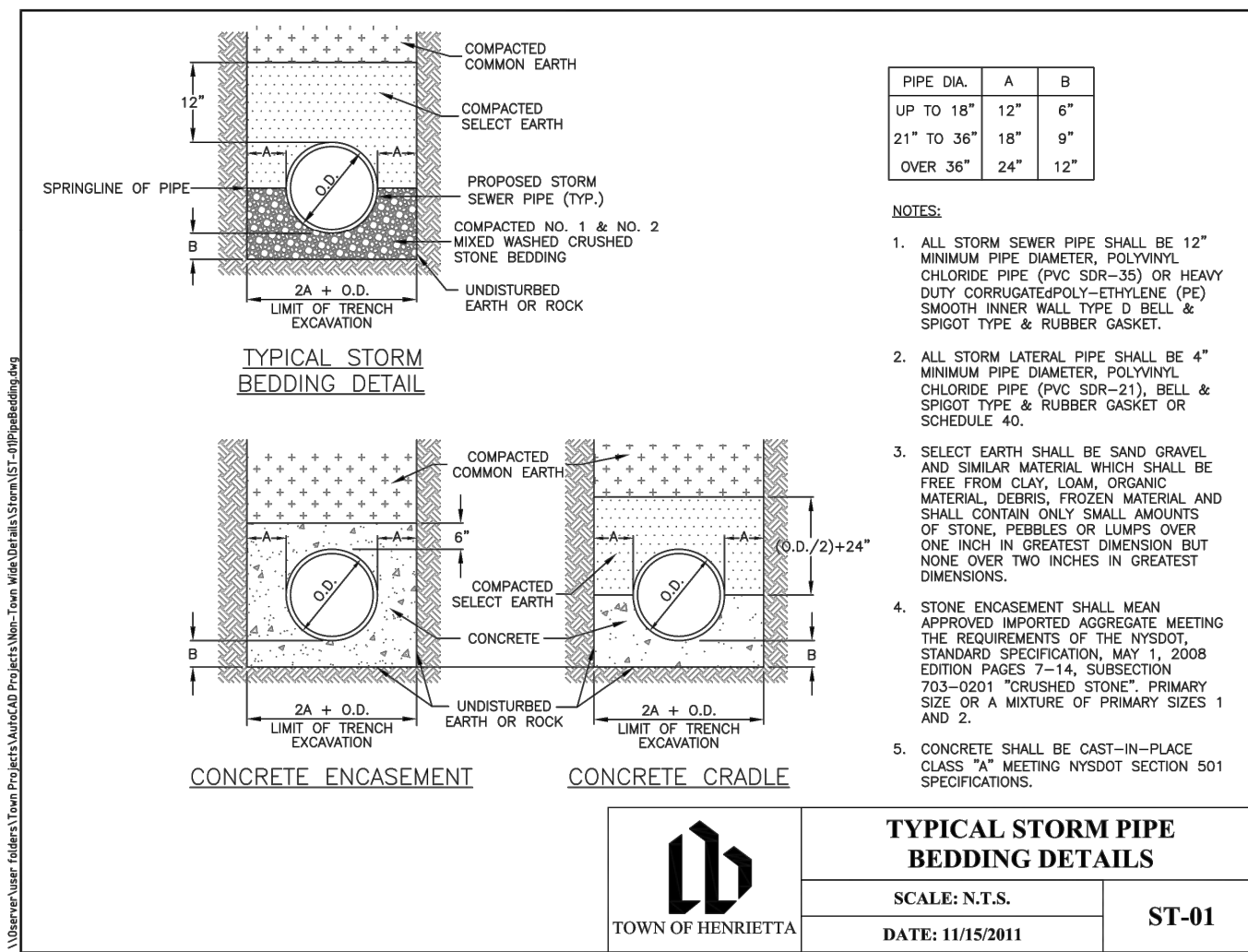
TYPICAL POST MOUNT FIRE LANE SIGN INSTALLATION
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.



DETECTABLE WARNING SURFACE DETAIL
N.T.S.



ASHPALT / STONE DUST WALKING TRAIL
N.T.S.



Client:
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64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: **Jess D. Sudol, PE**
Project Manager: **Andrew Burns, PE**
Designed by: **Shari Kleis**



Revisions			
No.	Date	By	Description

DETAILS PHASE 1

RIVERS EDGE
BEING PART OF TOWN LOIS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, TRENCH & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

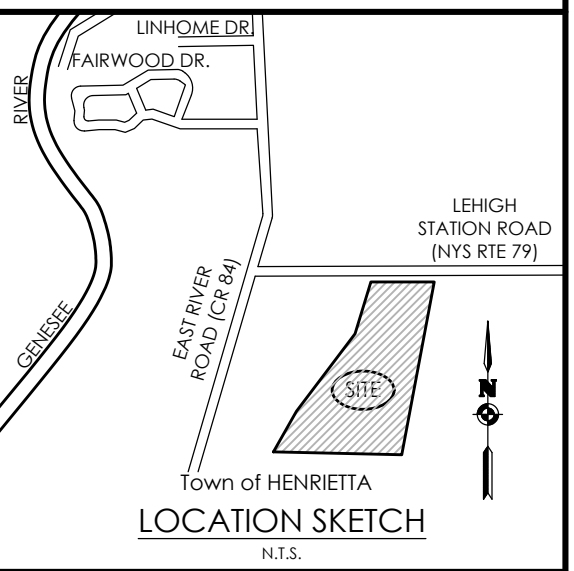
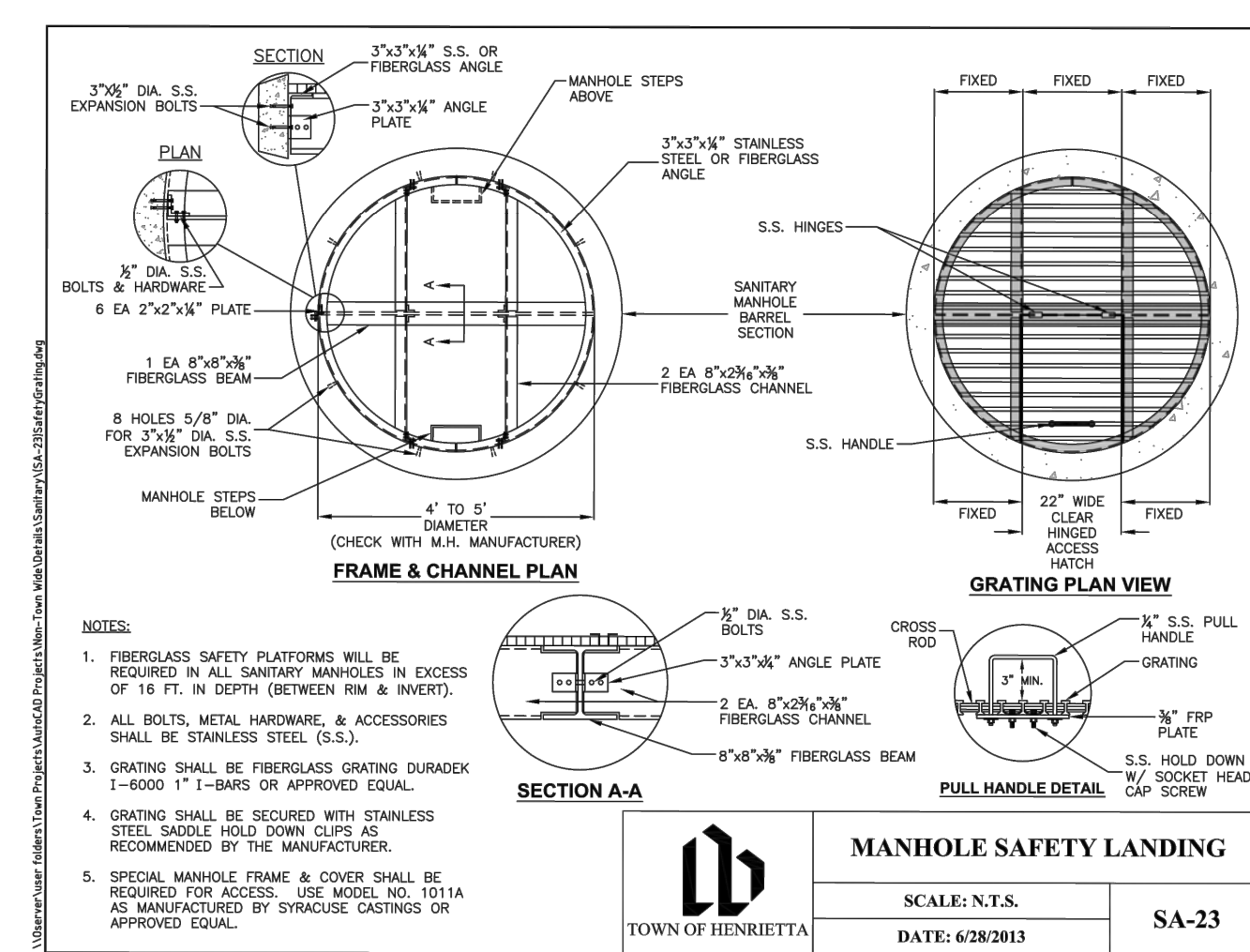
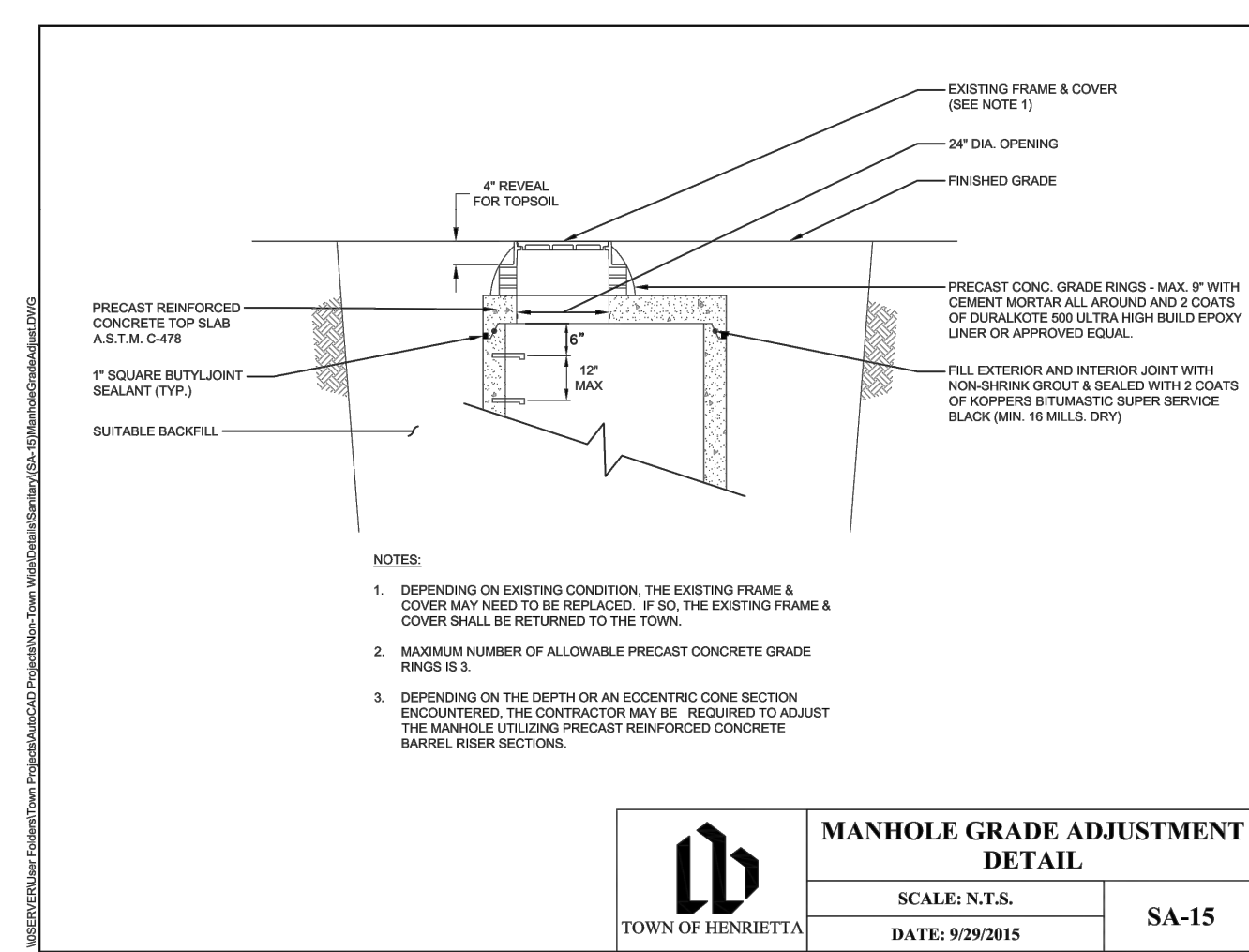
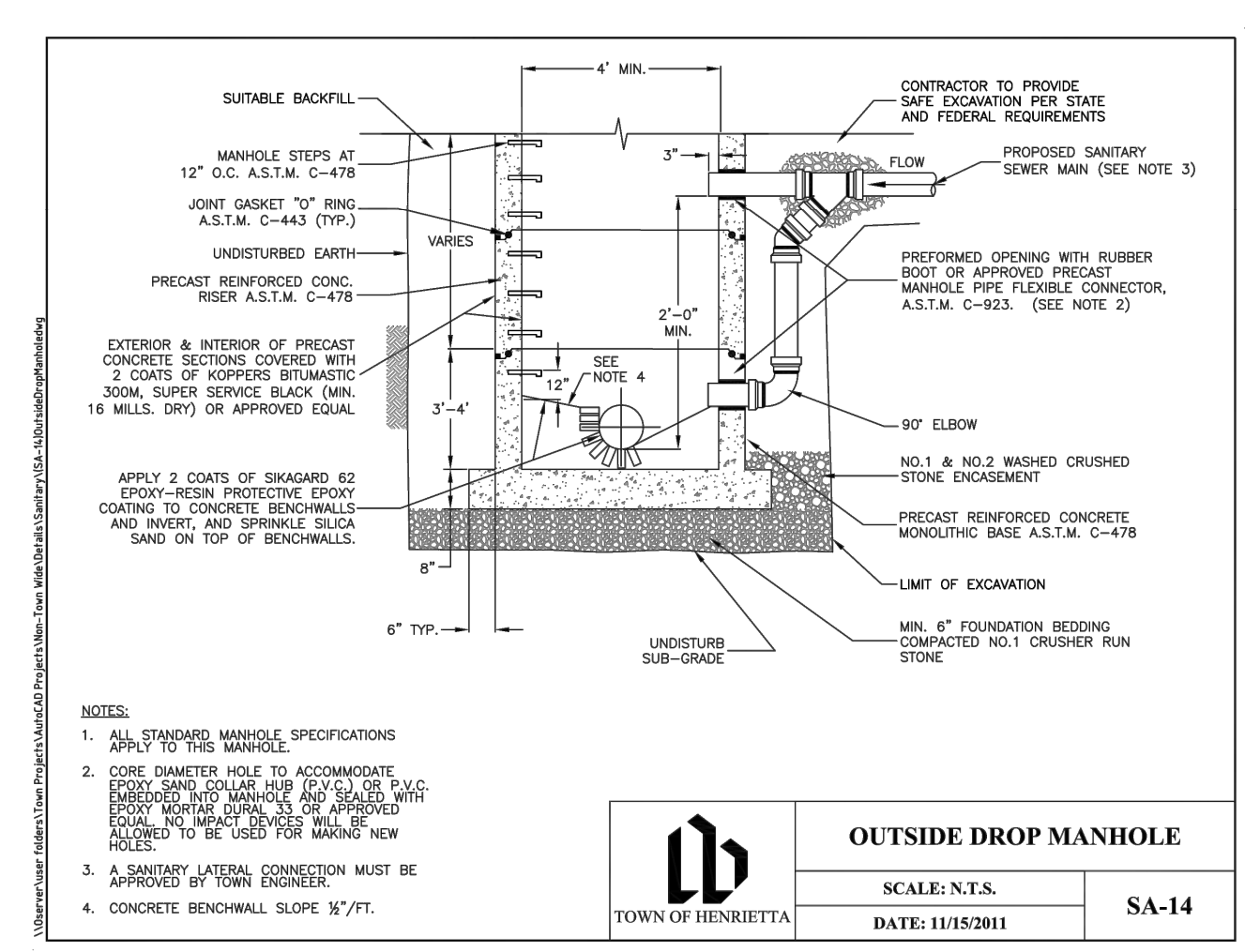
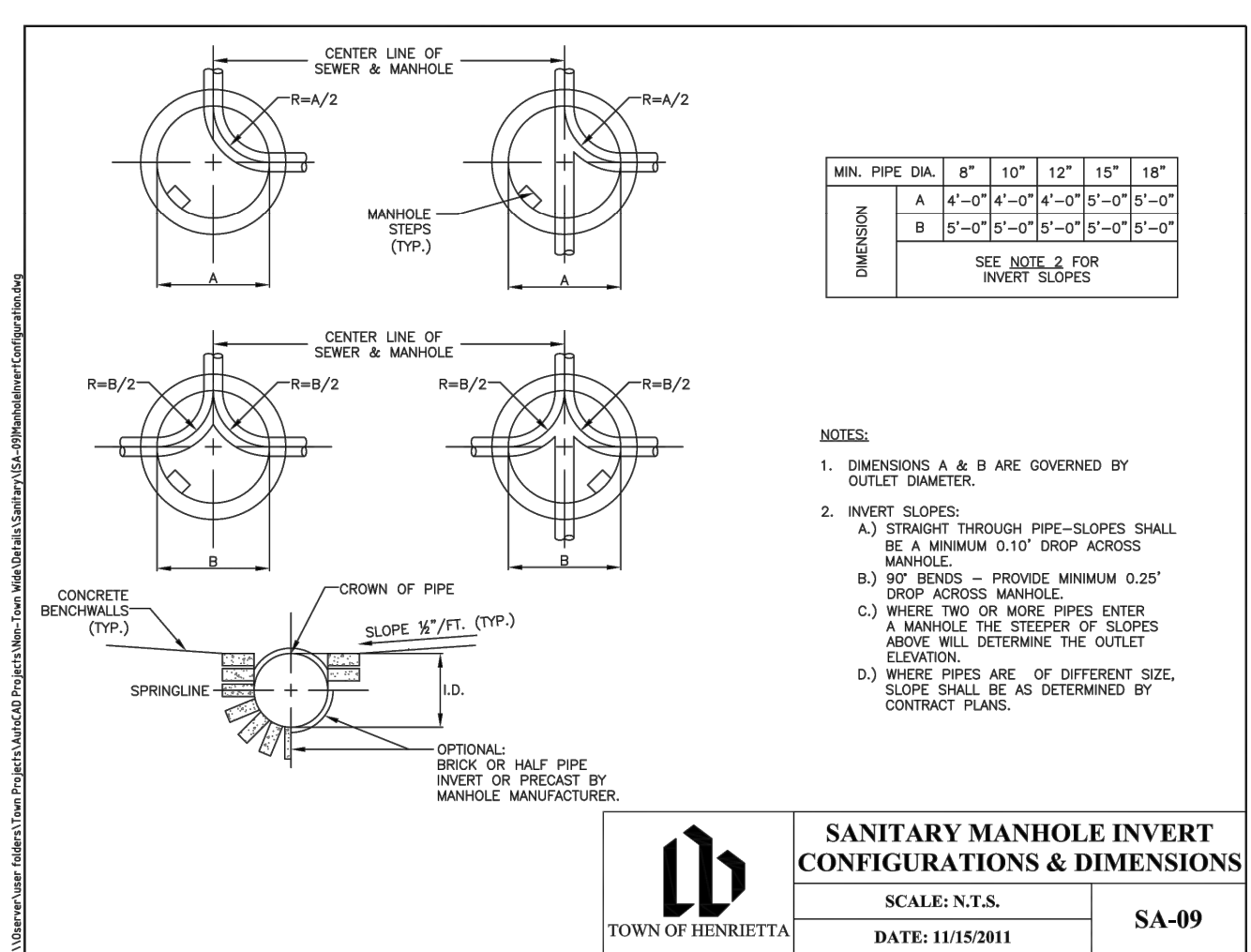
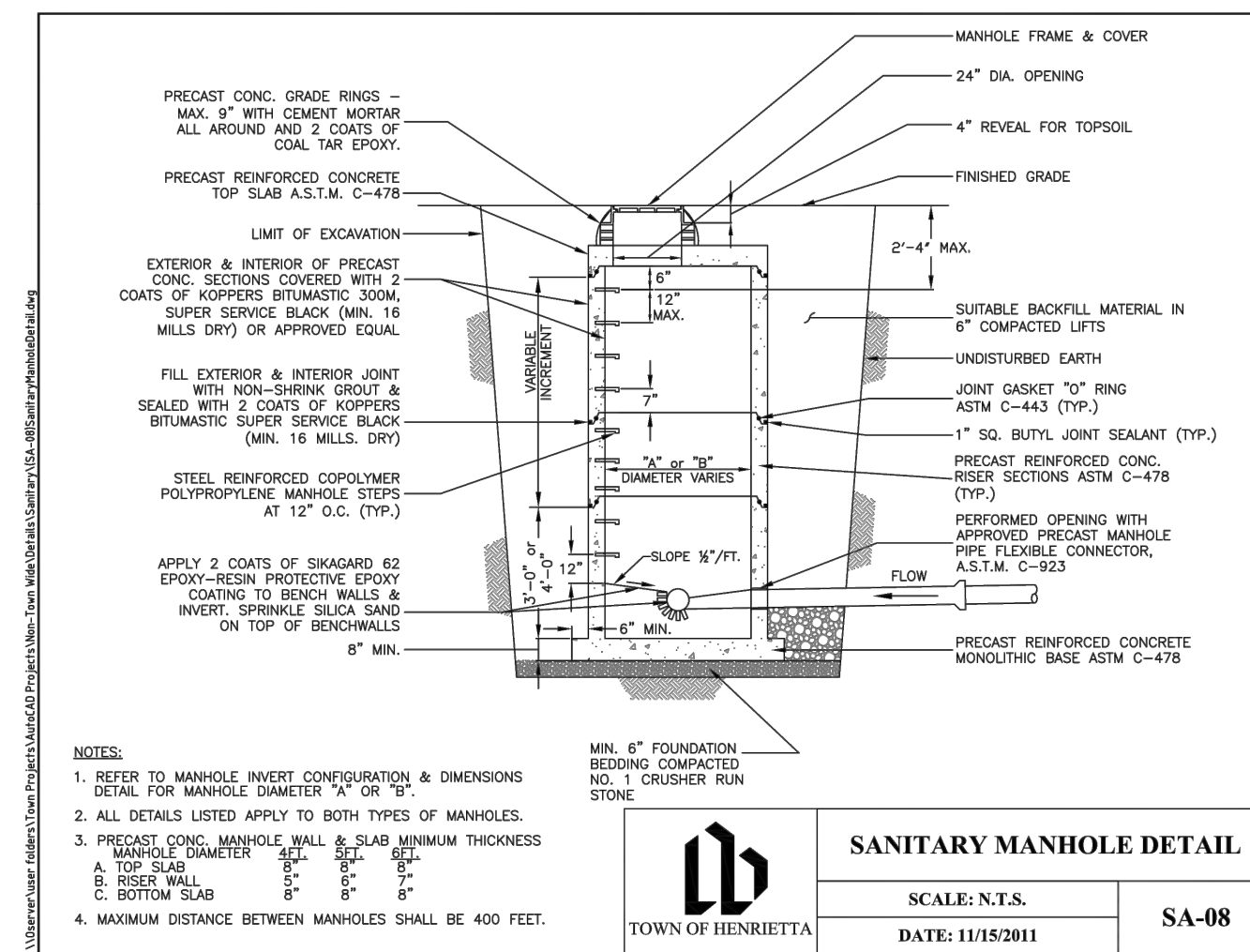
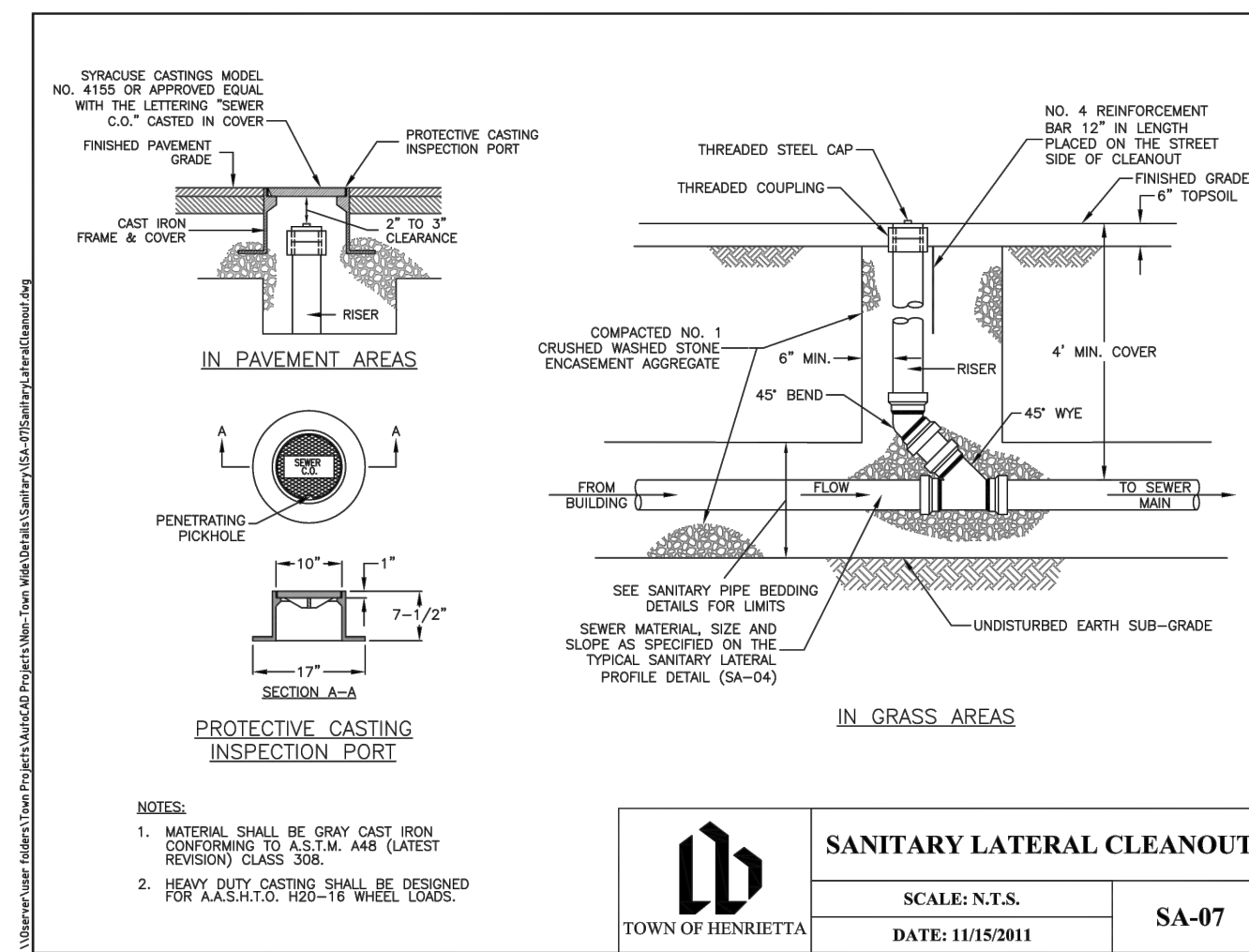
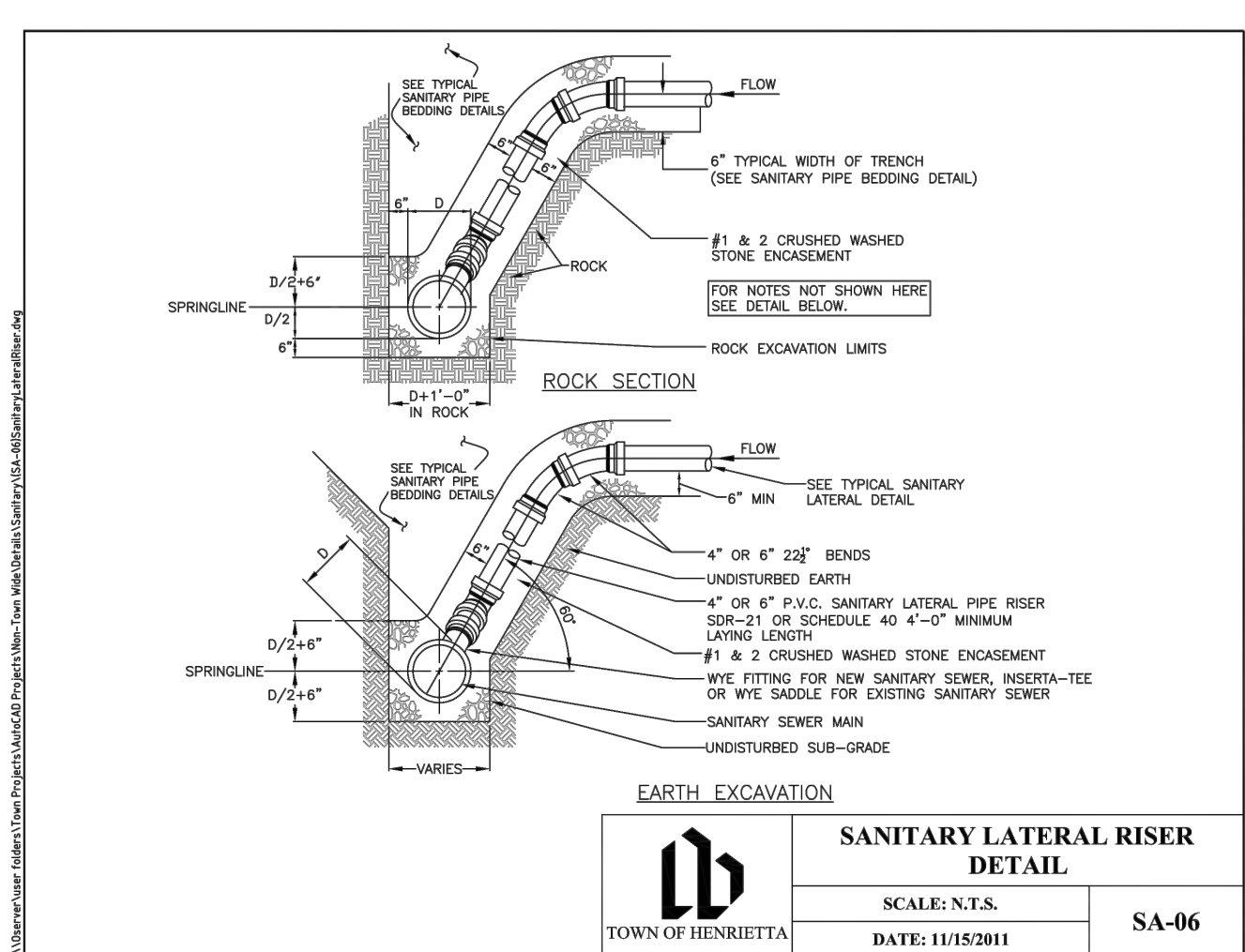
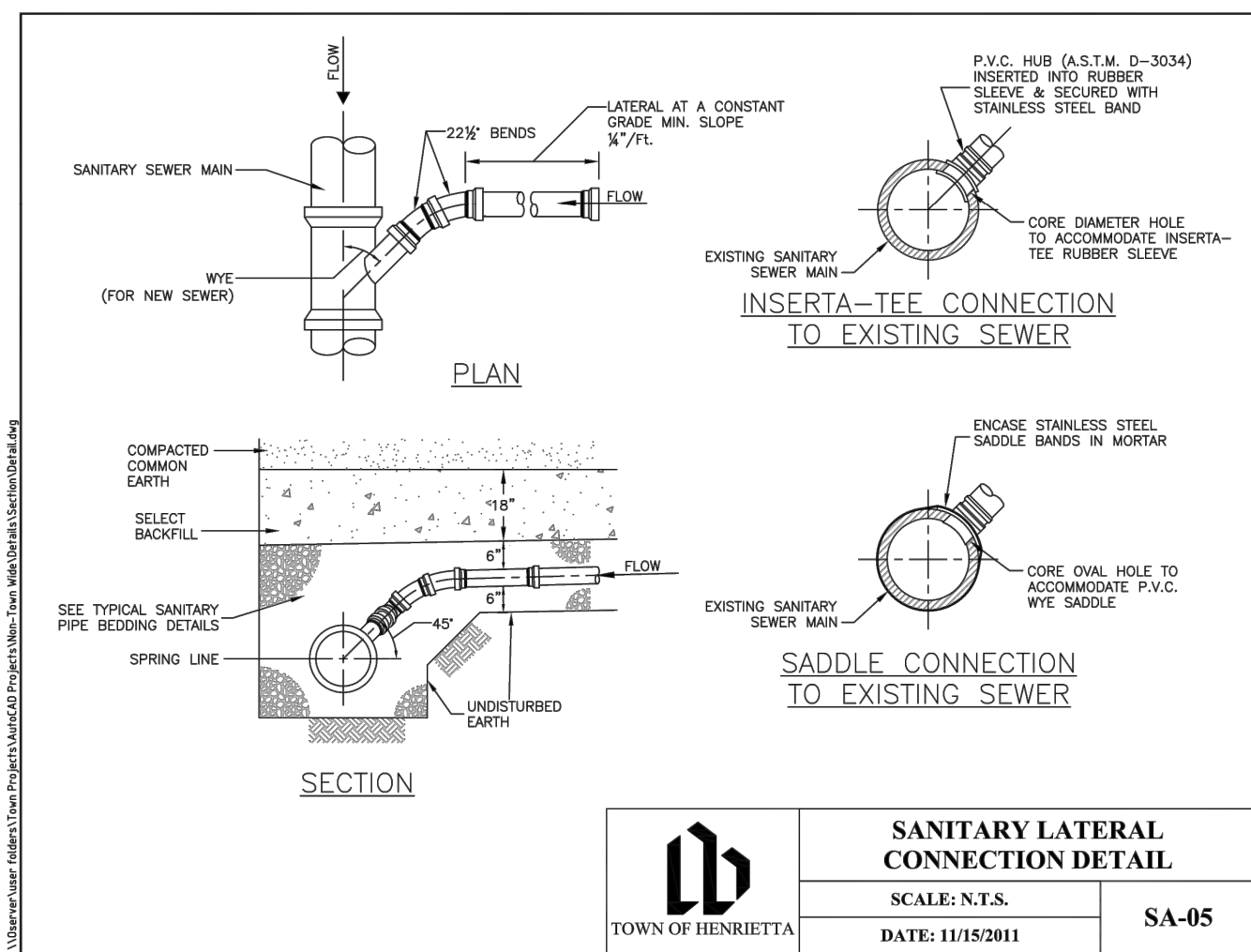
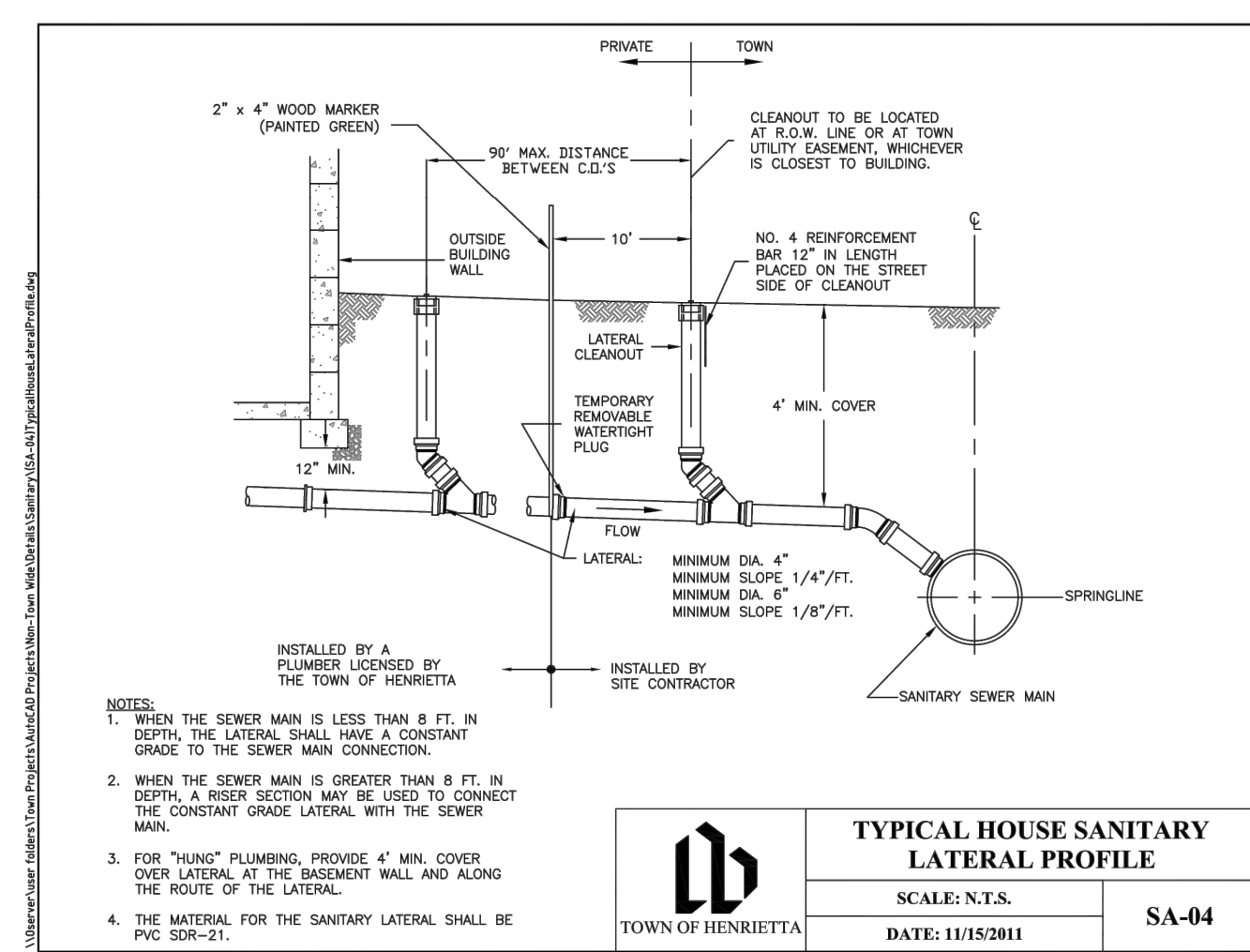
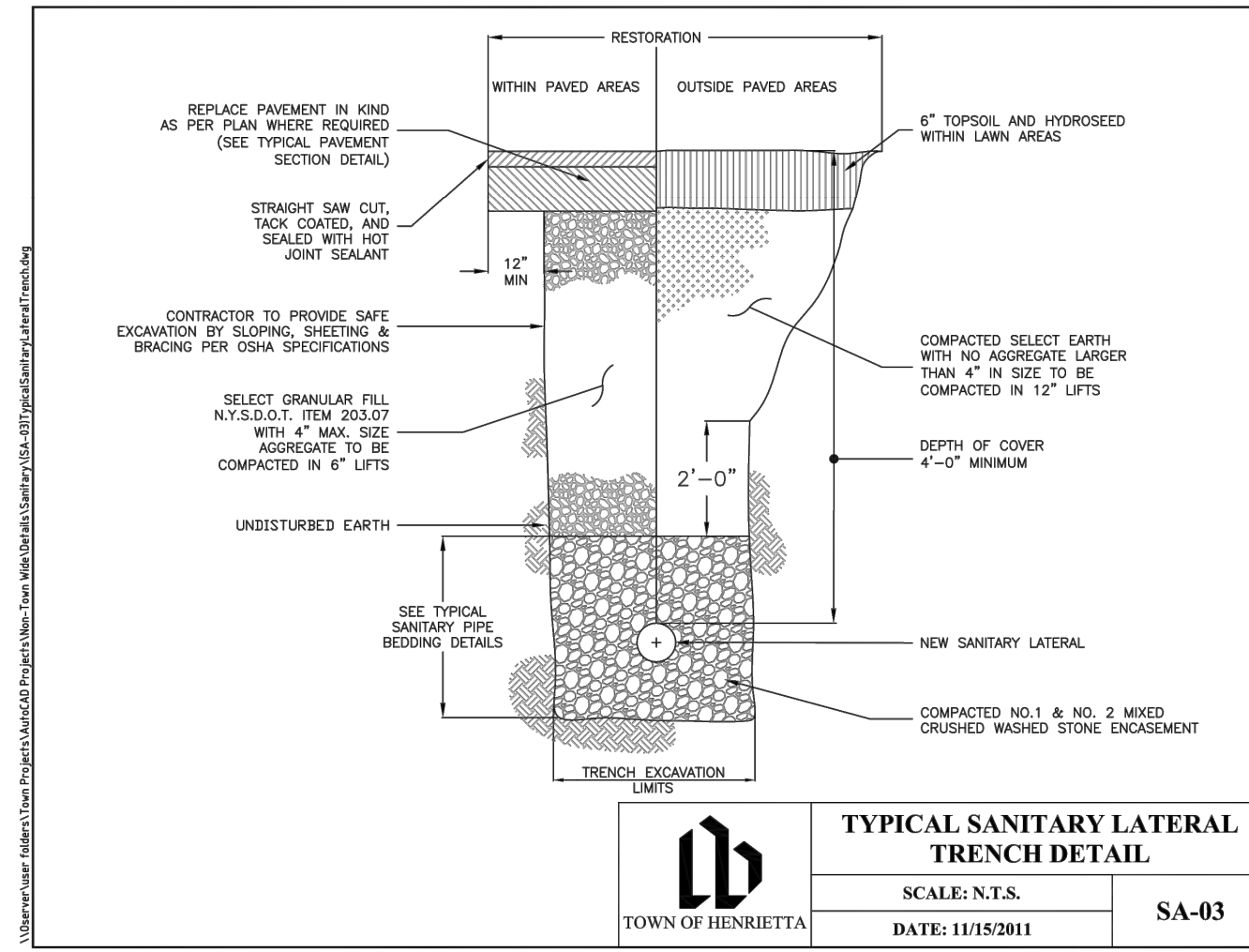
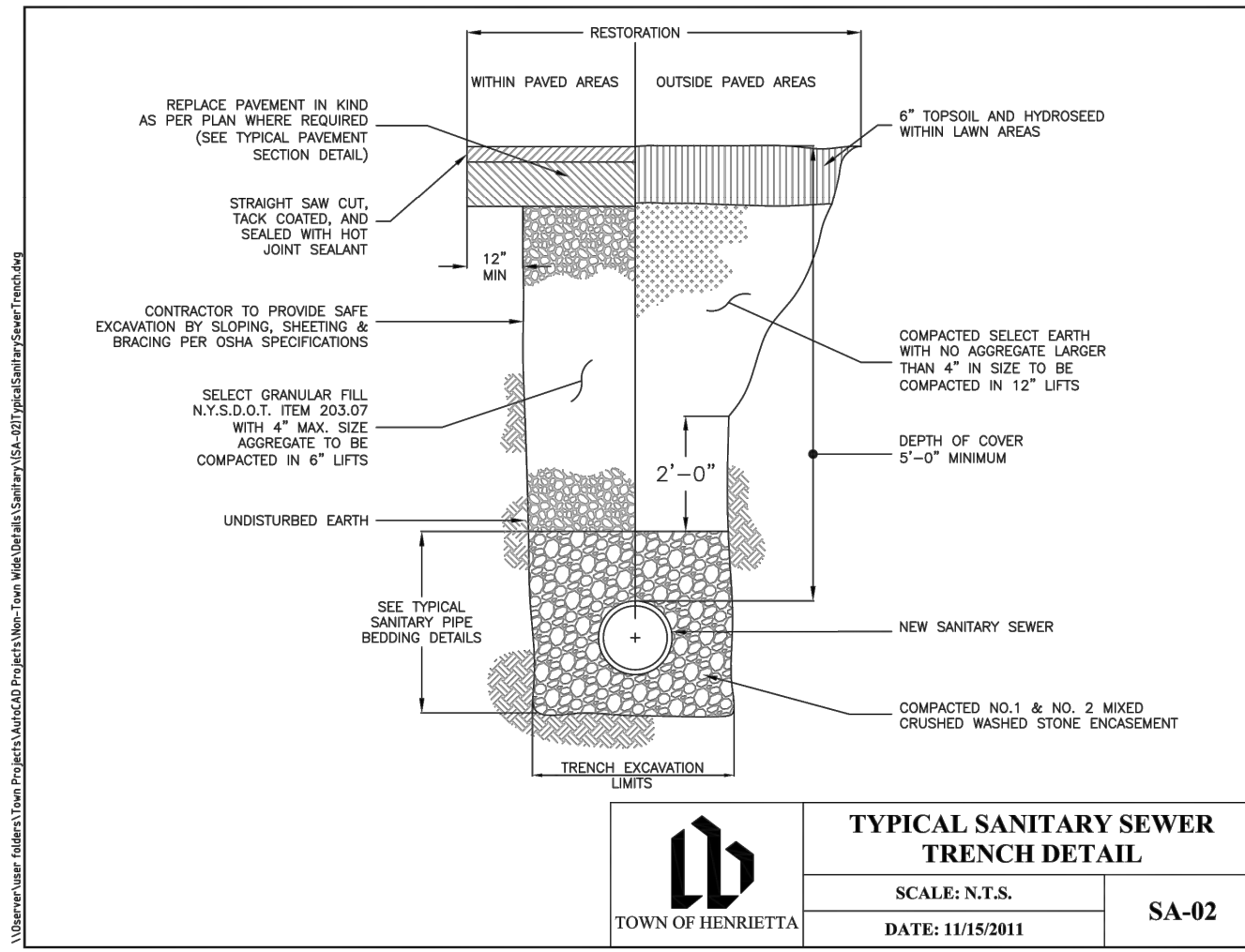
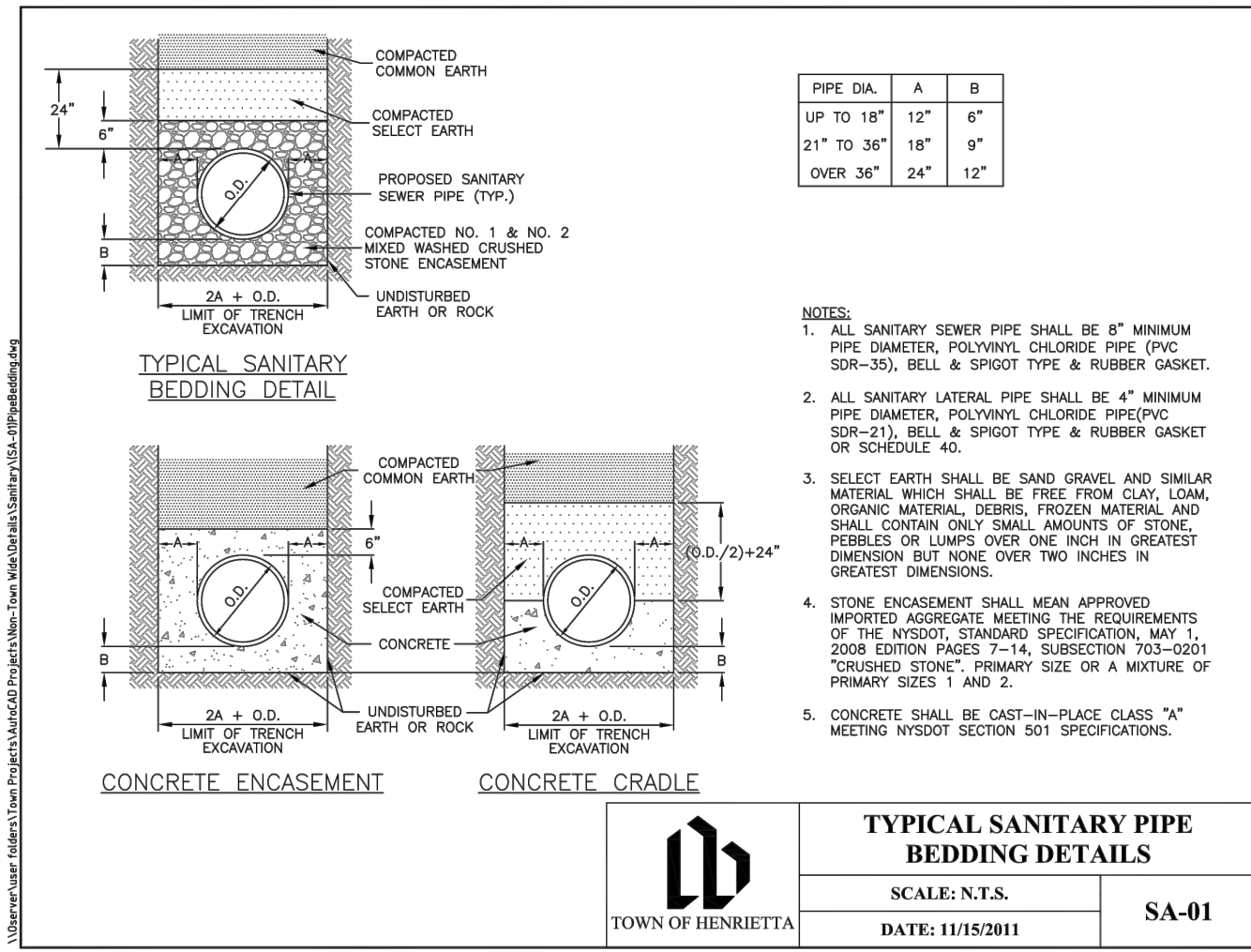
Project No:
20192793.0007

Drawing No. **C 203** Sheet No. **21**

Scale: **AS SHOWN**

Date: **NOVEMBER 2023**

NOT FOR CONSTRUCTION



Client:
EAST RIVER HENRIETTA, LLC
64 COMMERCIAL STREET
SUITE 401
ROCHESTER, NY, 14614

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: **Jess D. Sudol, PE**
Project Manager: **Andrew Burns, PE**
Designed by: **Shari Kleis**



No.	Date	By	Description

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DETAILS
PHASE 1

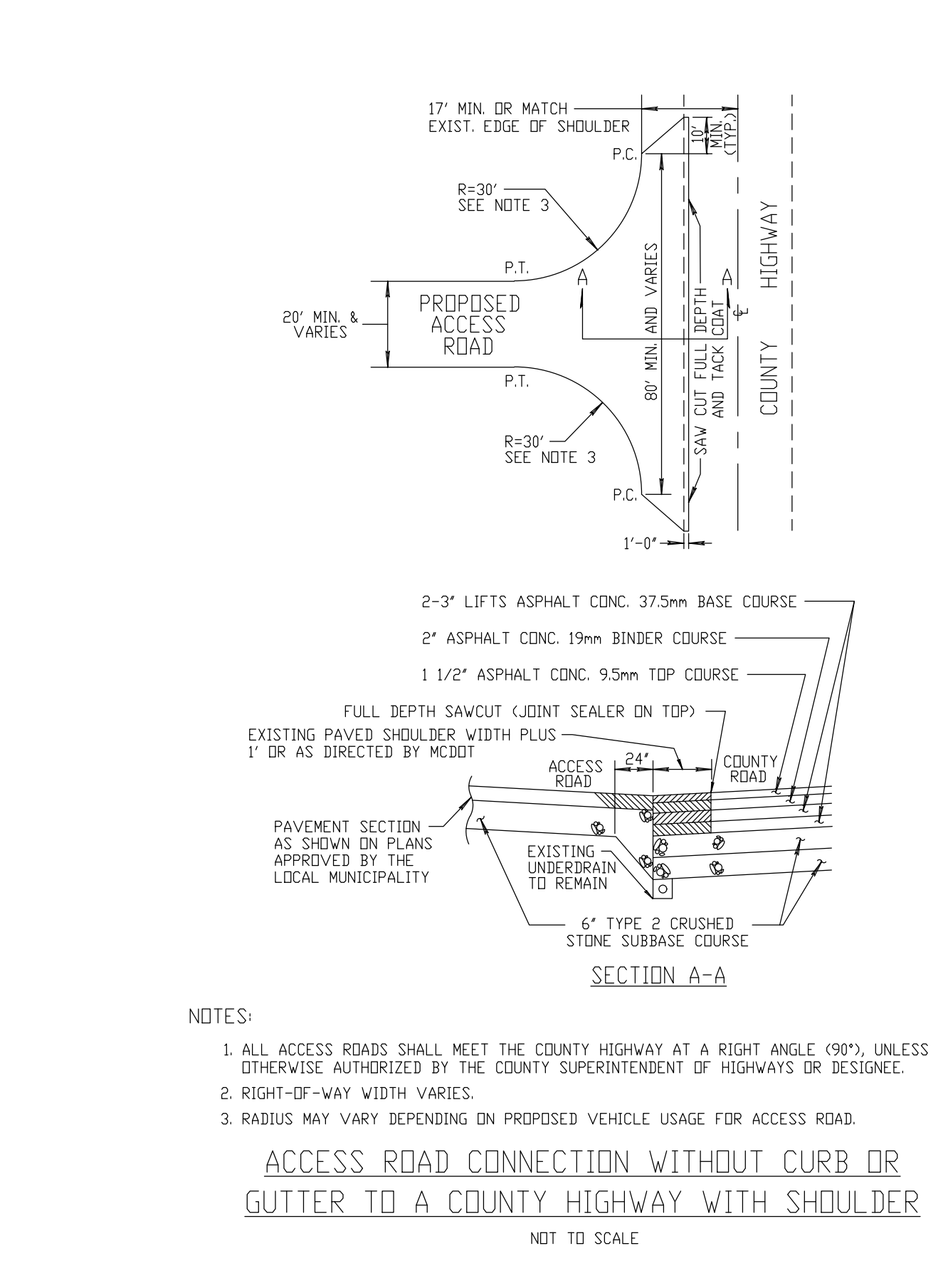
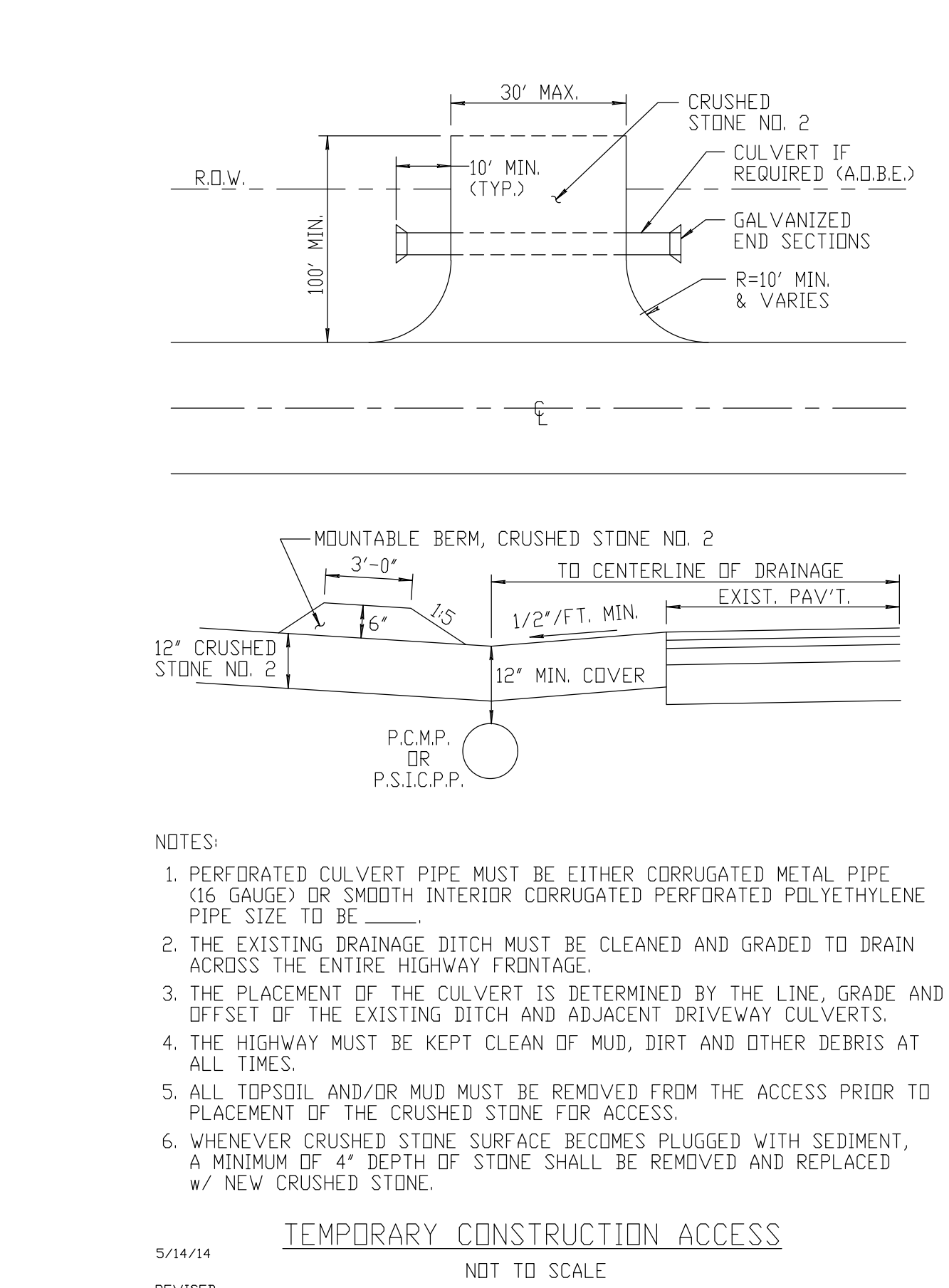
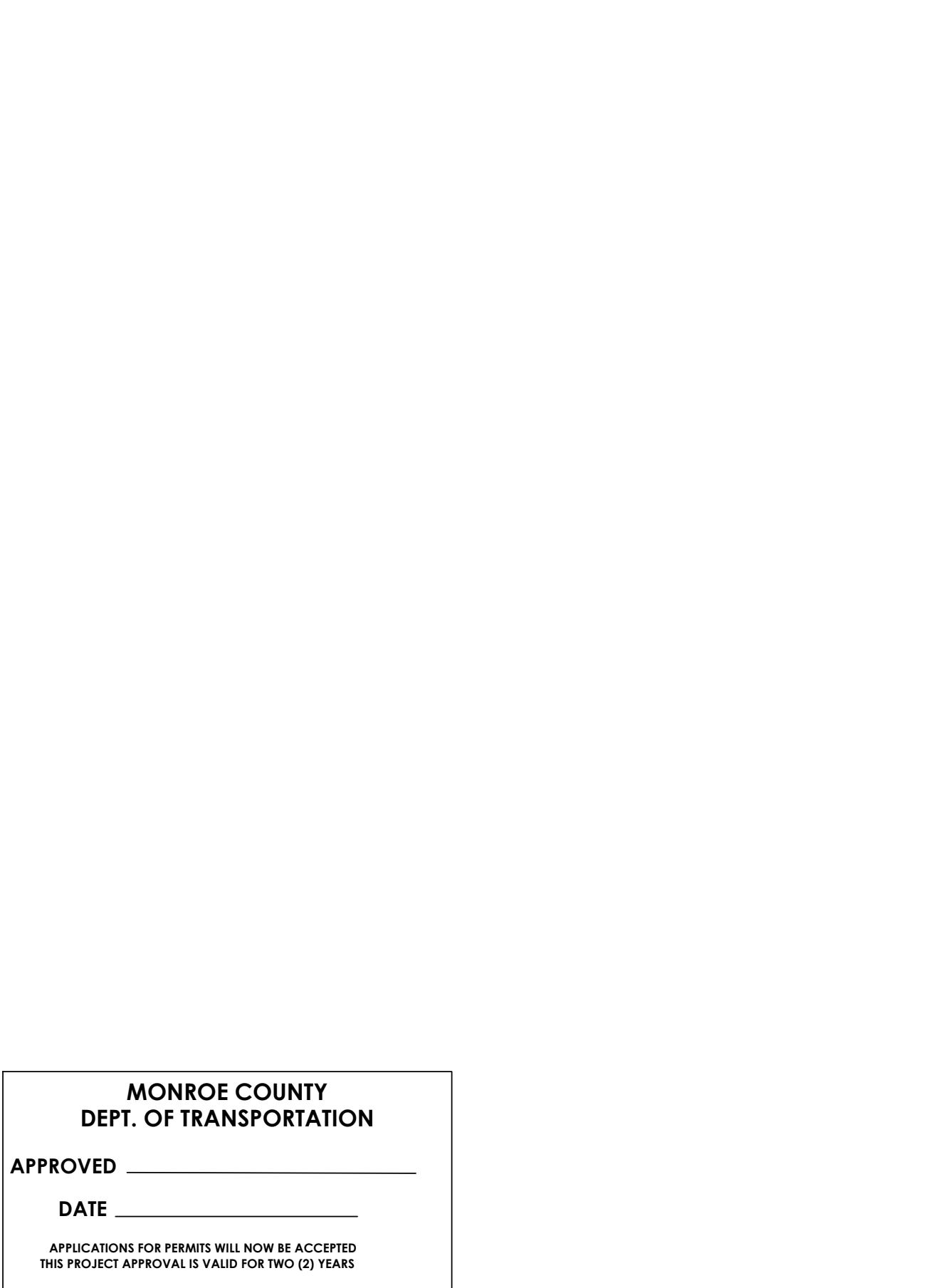
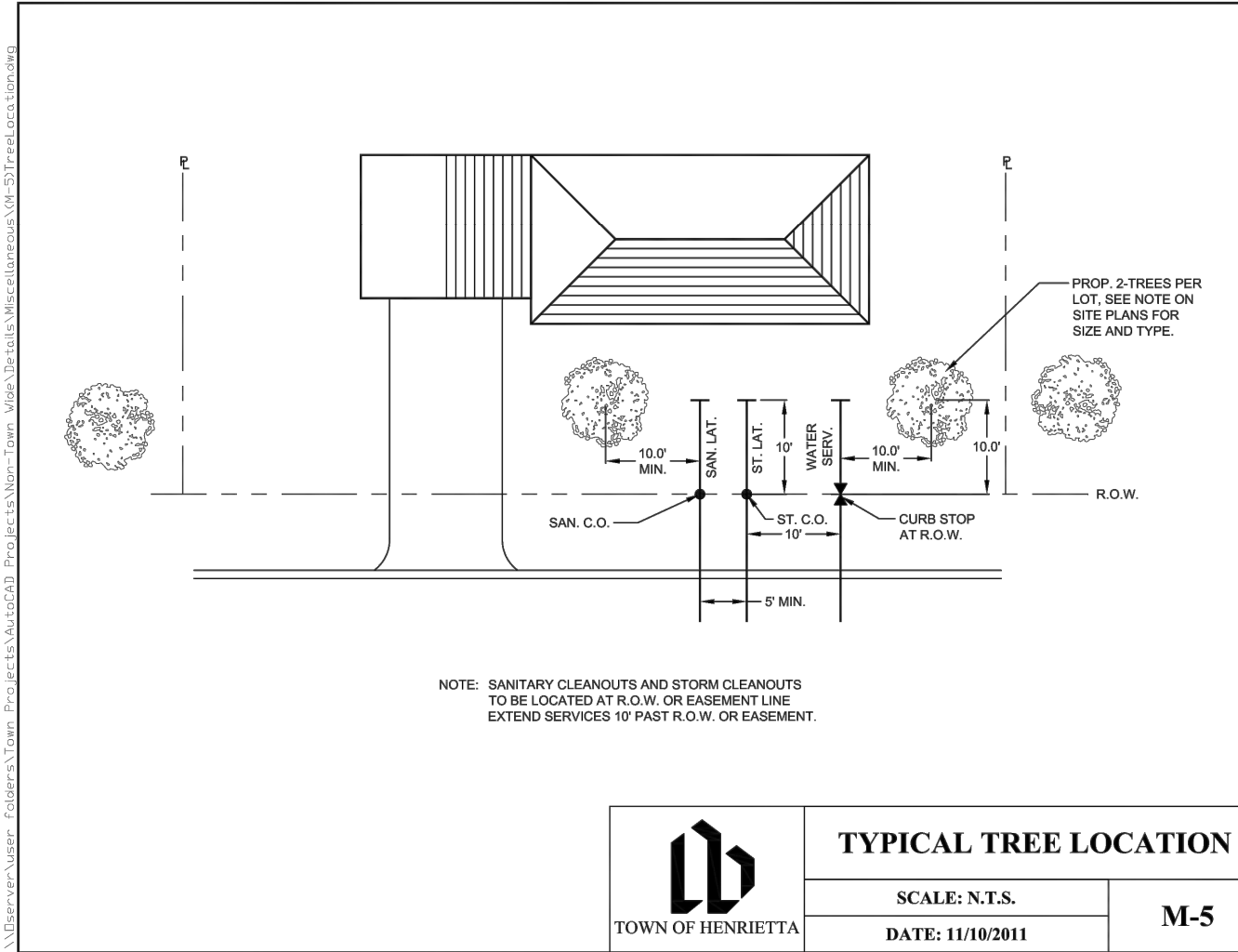
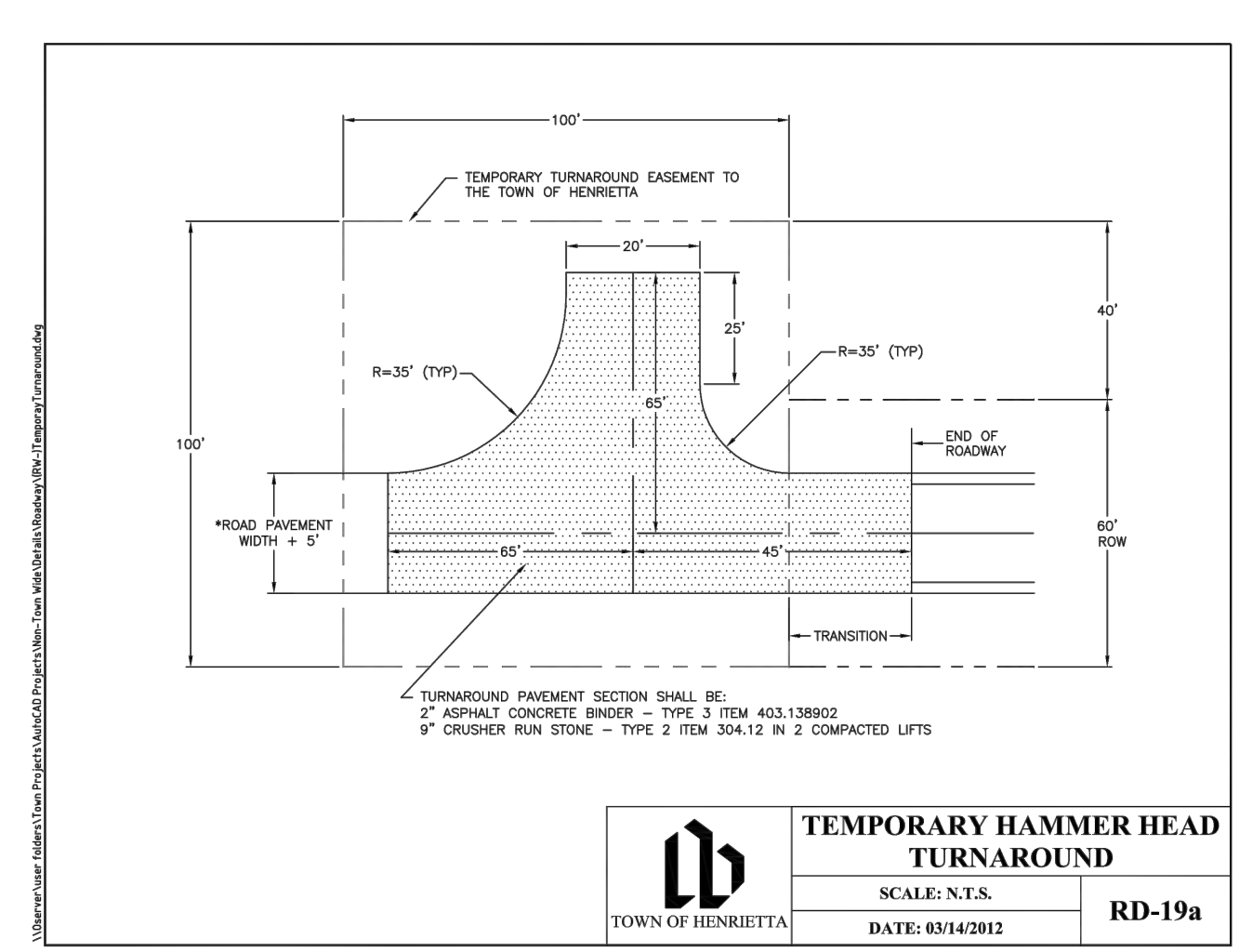
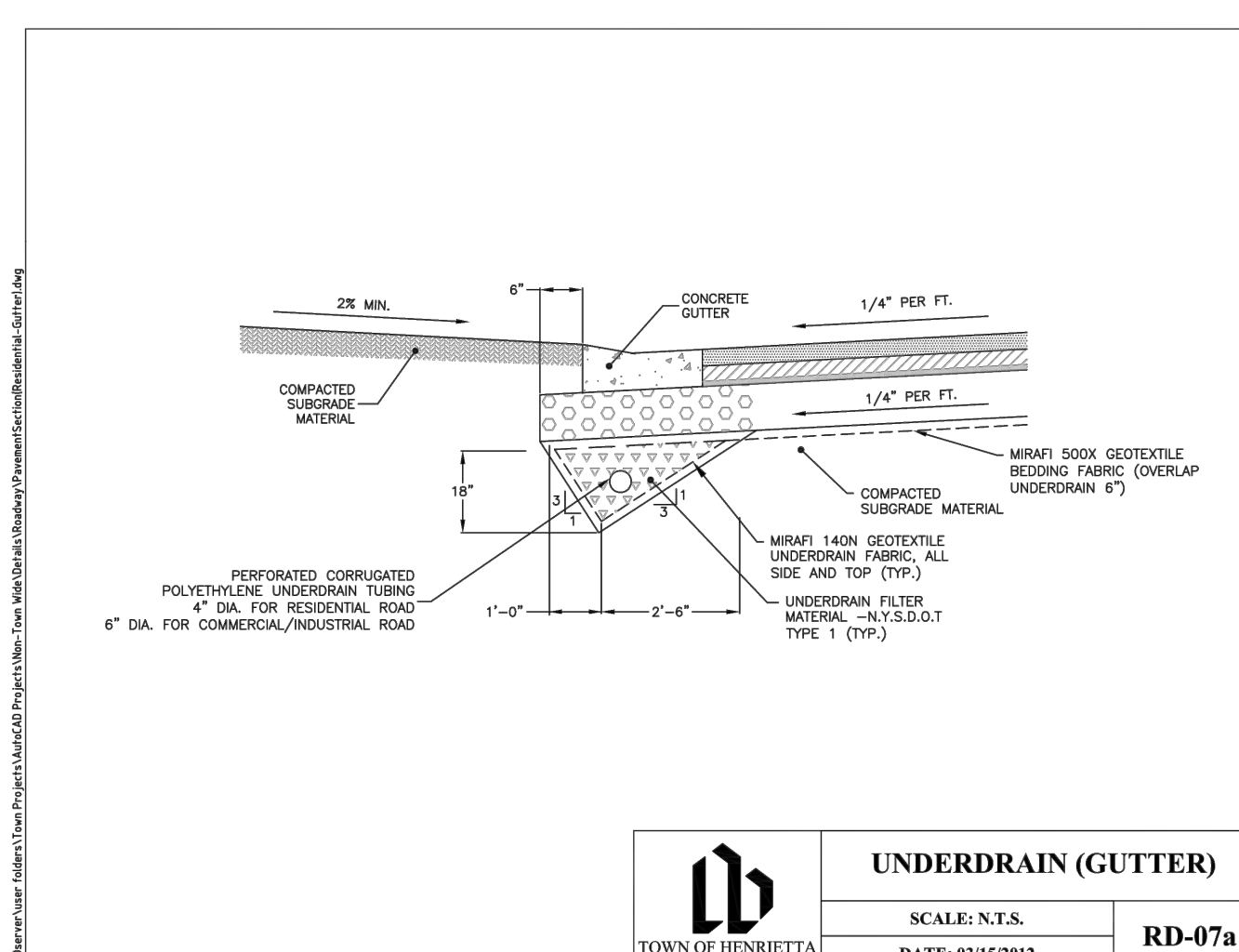
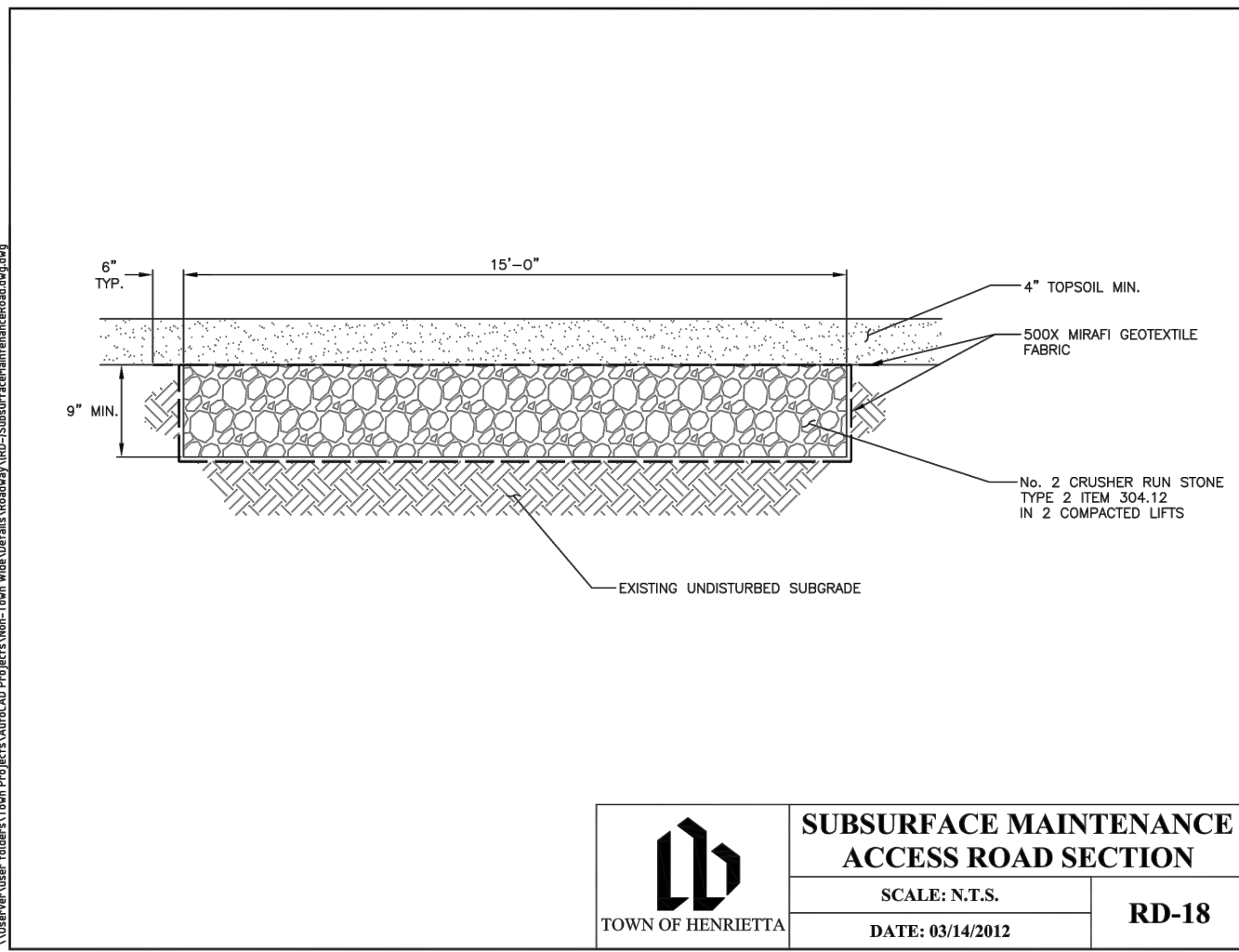
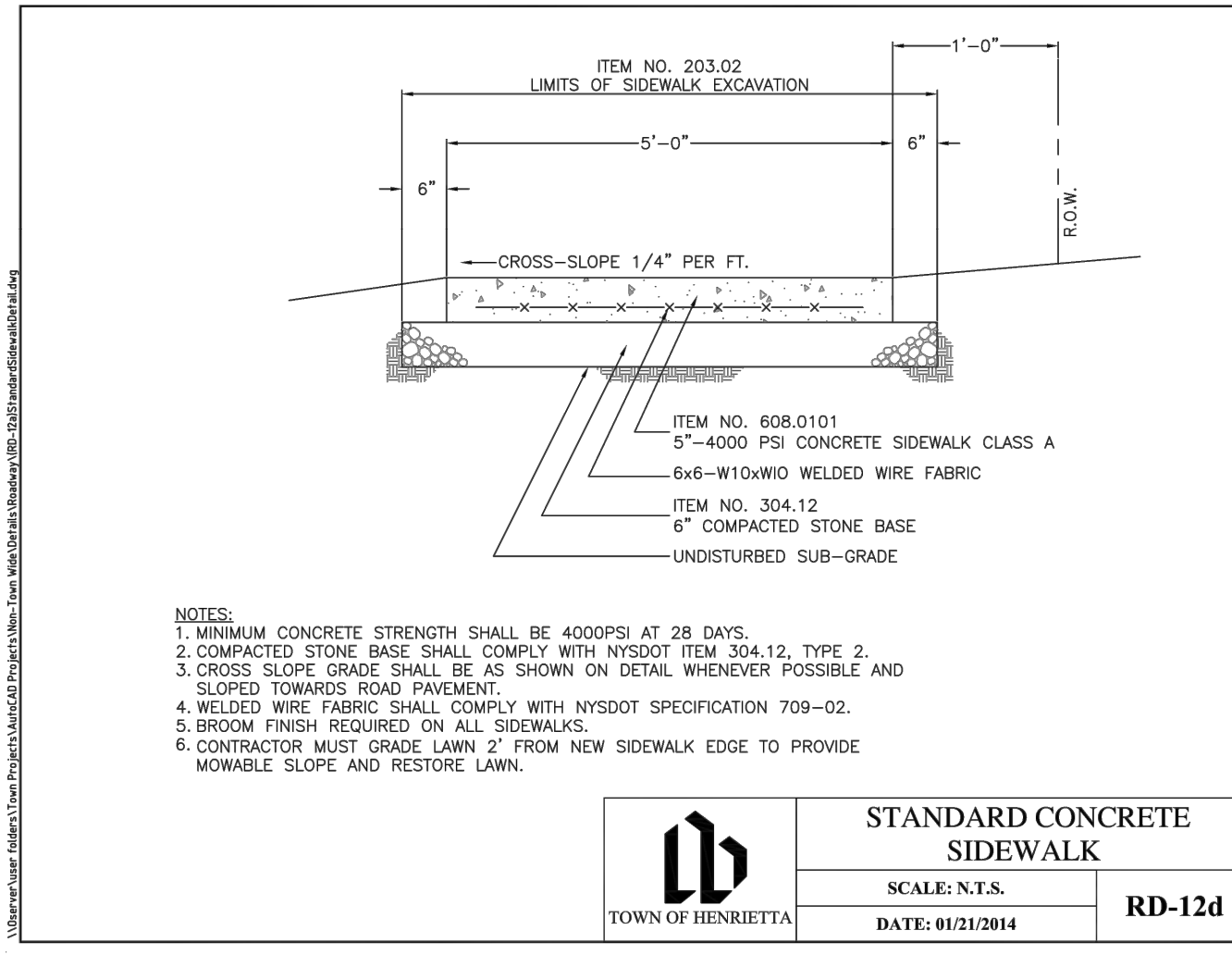
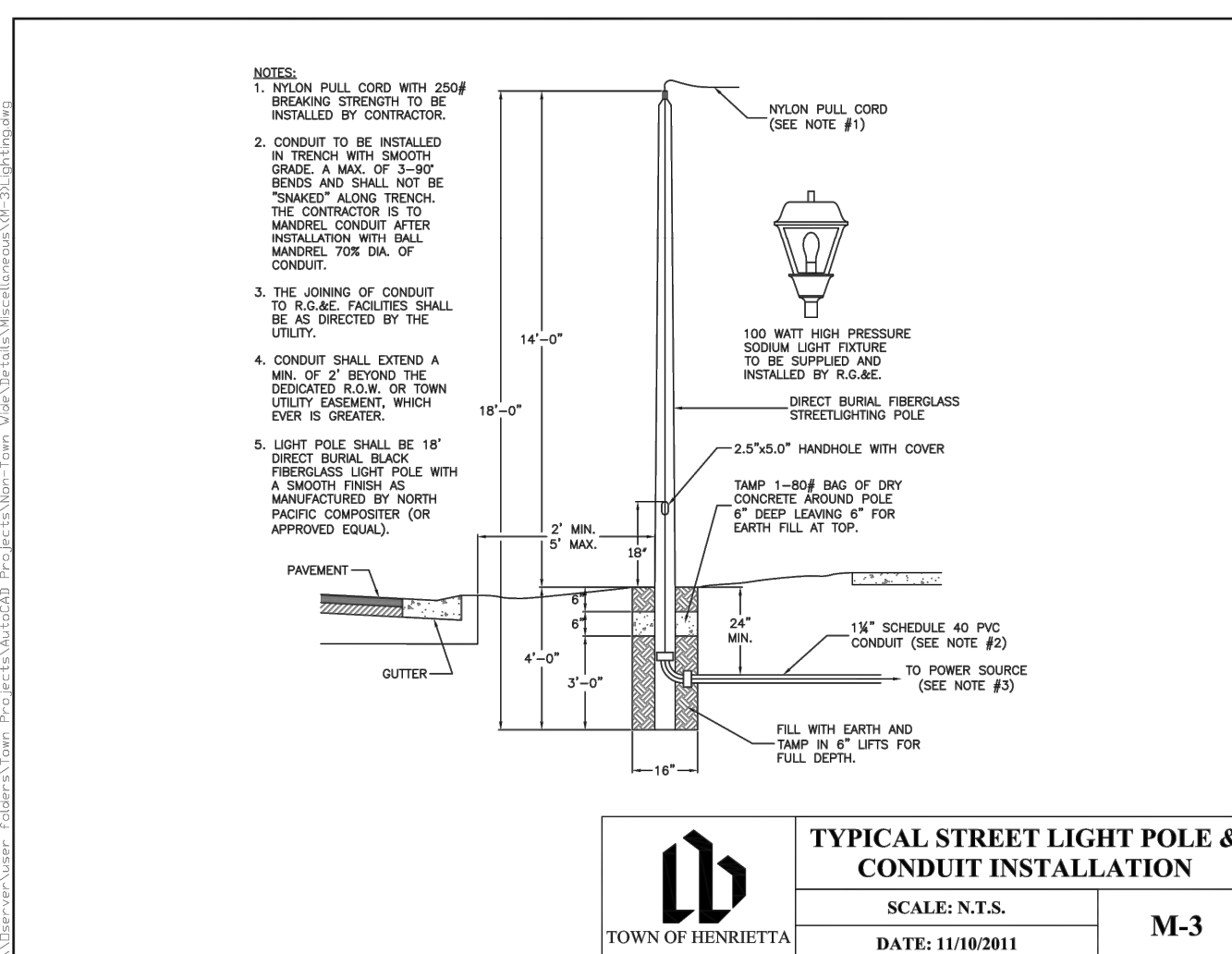
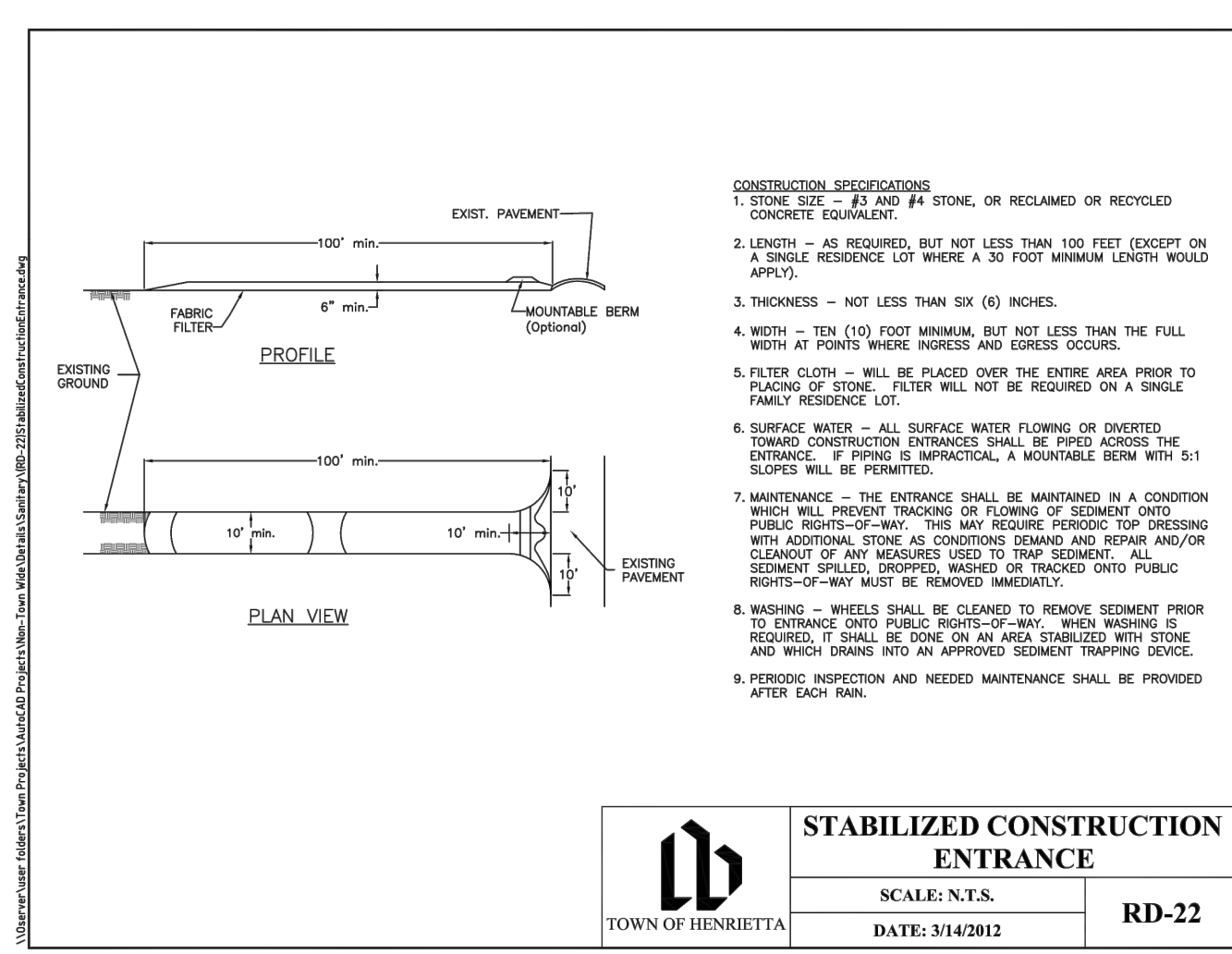
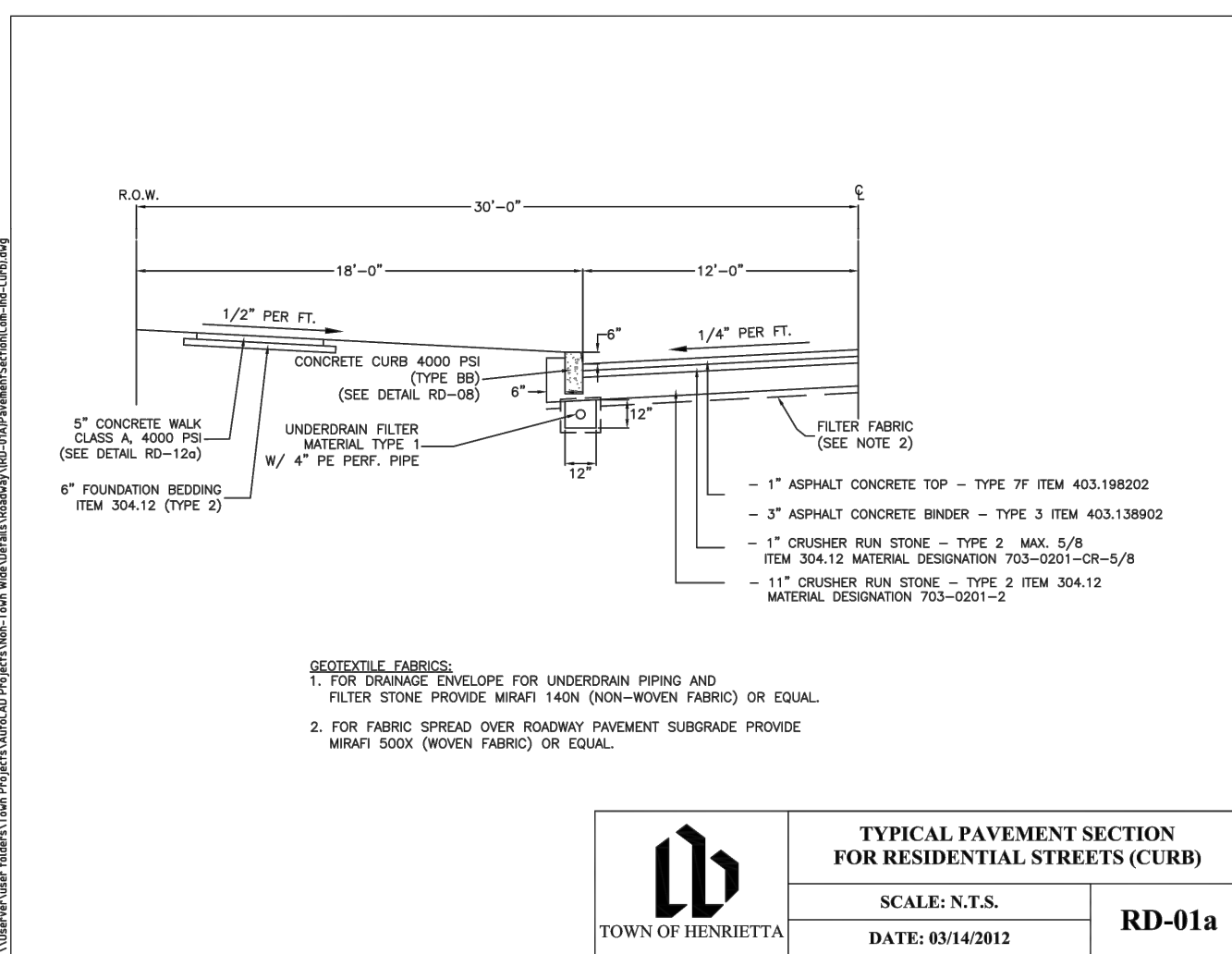
RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, TOWNSHIP 8 & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No.
20192793.0007

Drawing No. **C 204** Sheet No. **22**

Scale: **AS SHOWN**

Date
NOVEMBER 2023



PASSERO engineering architecture

PASSERO ASSOCIATES

242 West Main Street Suite 100 Rochester, New York 14614 (585) 325-1000 Fax: (585) 325-1691

Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis

STATE OF NEW YORK
JESS DANIEL SUDOL
No. 2235
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description

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RIVERS EDGE
BEING PART OF TOWN LOIS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, FRELIP'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

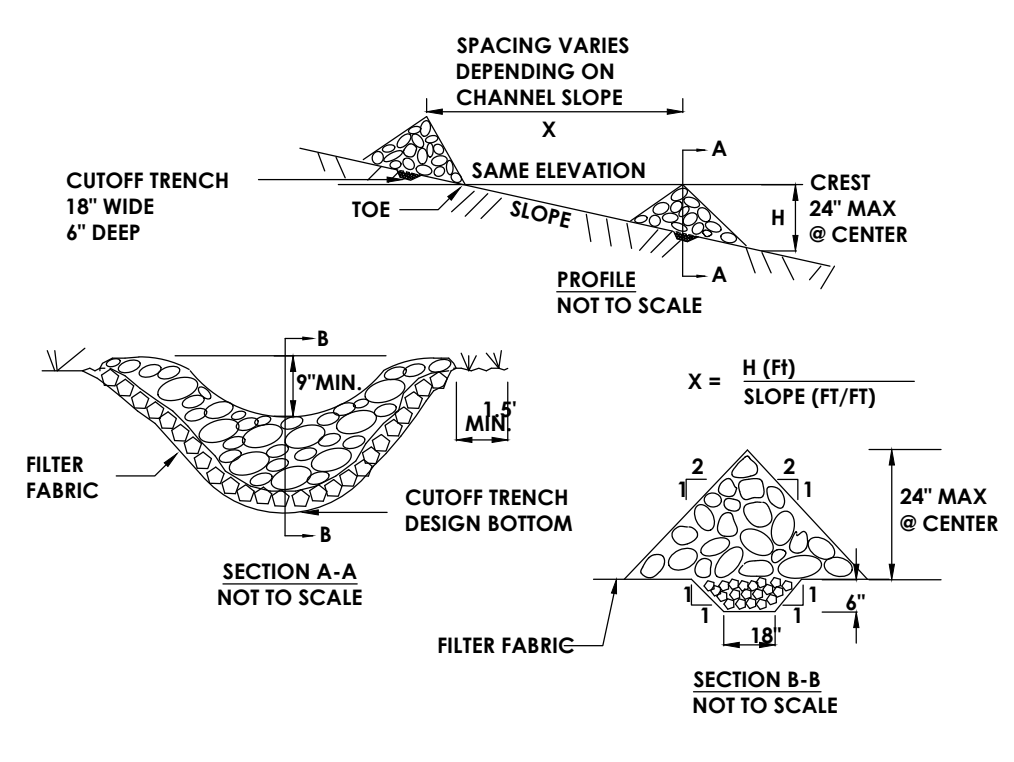
Project No: **20192793.0007**

Drawing No: **C 205** Sheet No: **23**

Scale: **AS SHOWN**

Date: **NOVEMBER 2023**

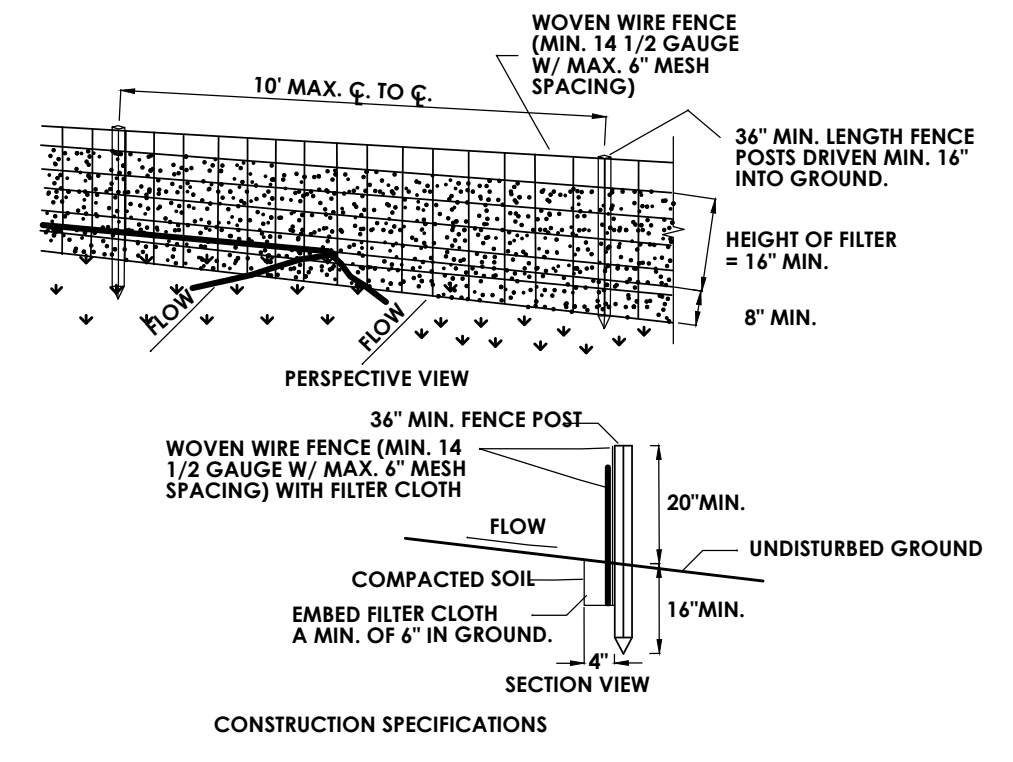
NOT FOR CONSTRUCTION



CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

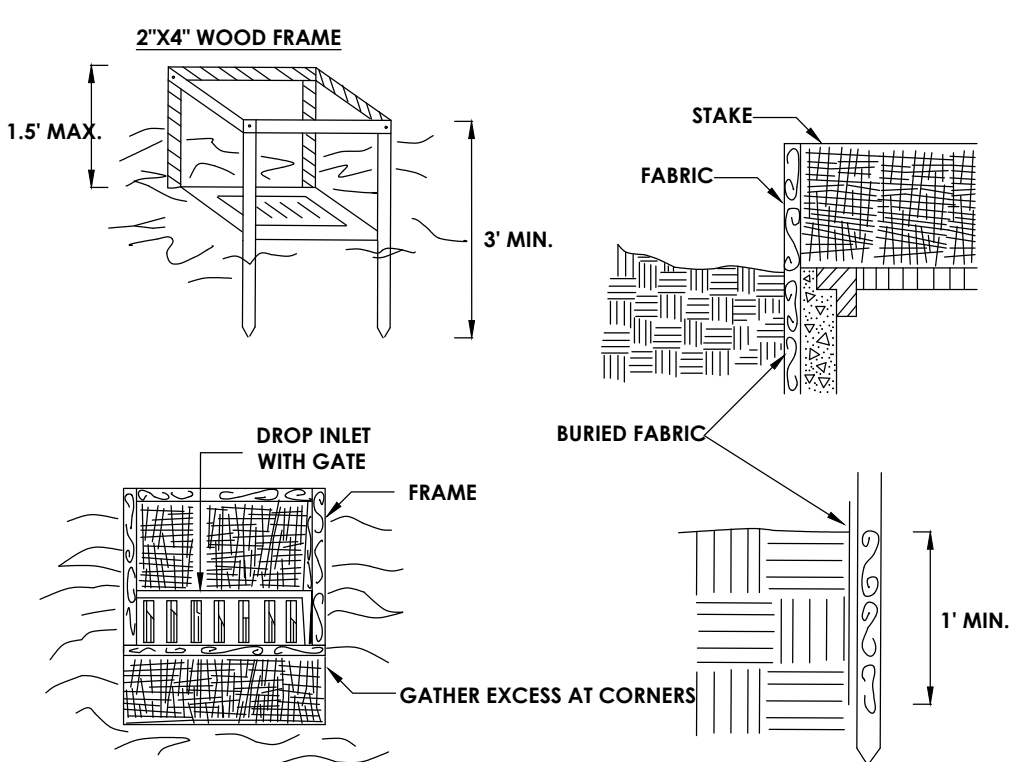
STONE CHECK DAM
N.T.S.



CONSTRUCTION SPECIFICATIONS

- 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.
- 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, 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

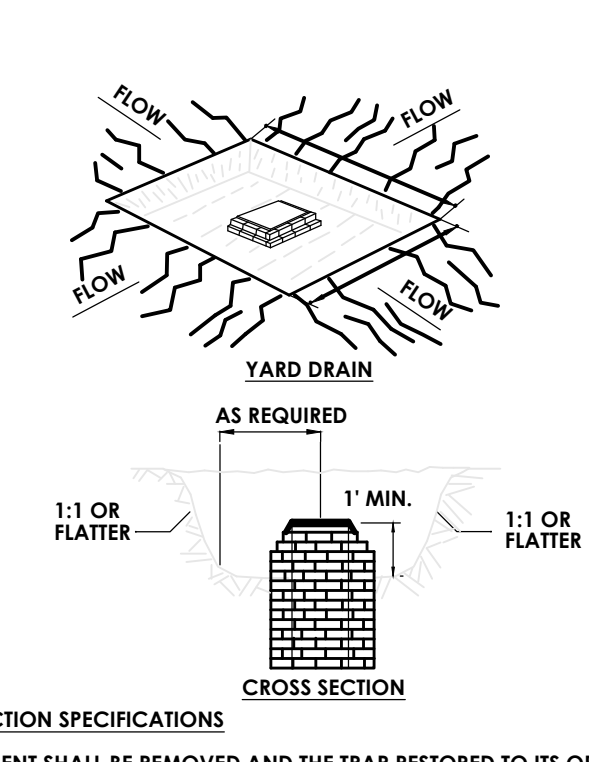
SILT FENCE DETAIL
N.T.S.



CONSTRUCTION SPECIFICATIONS

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
- 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.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

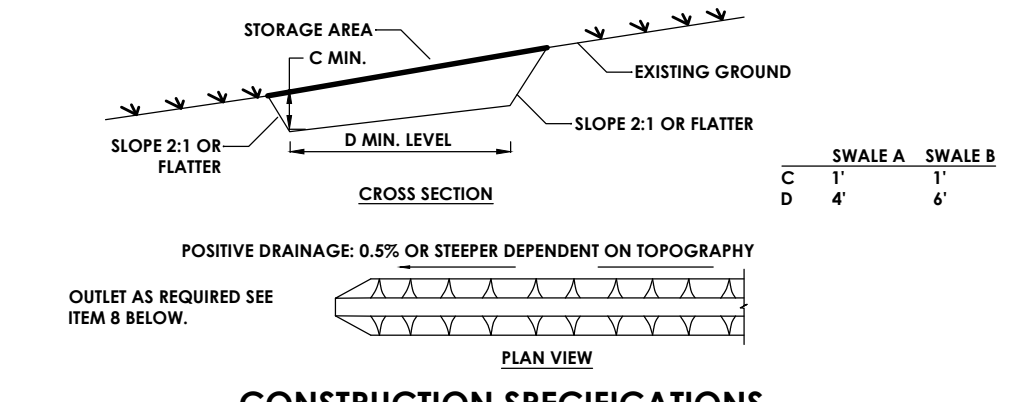
FILTER FABRIC DROP INLET PROTECTION
N.T.S.



CONSTRUCTION SPECIFICATIONS

- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.

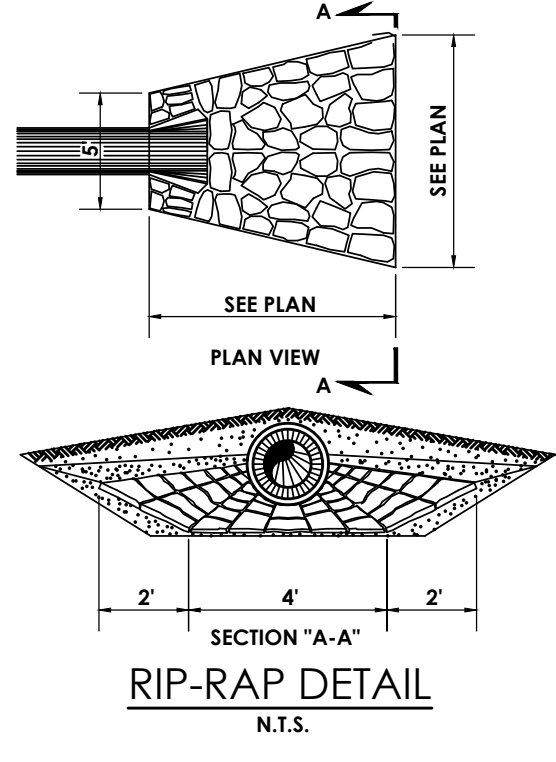
CATCH BASIN SEDIMENT TRAP
N.T.S.



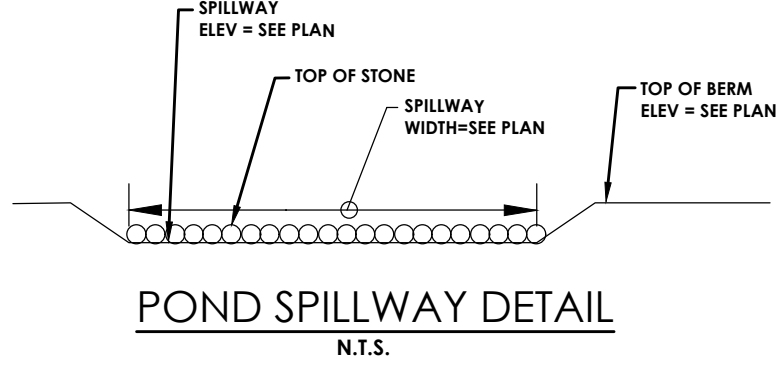
CONSTRUCTION SPECIFICATIONS

- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVERTED TO A SEDIMENT TRAPPING DEVICE.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
- THE SWALE SHALL BE EXCAVATED OR SHARPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
- STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW:

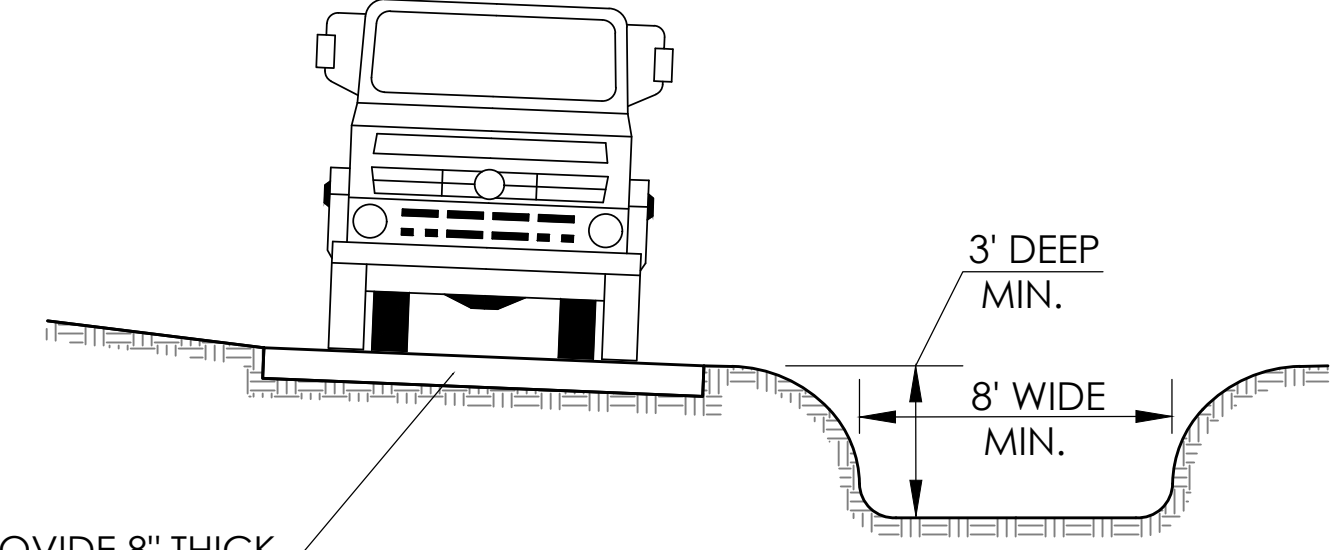
TEMPORARY SWALE DETAIL
N.T.S.



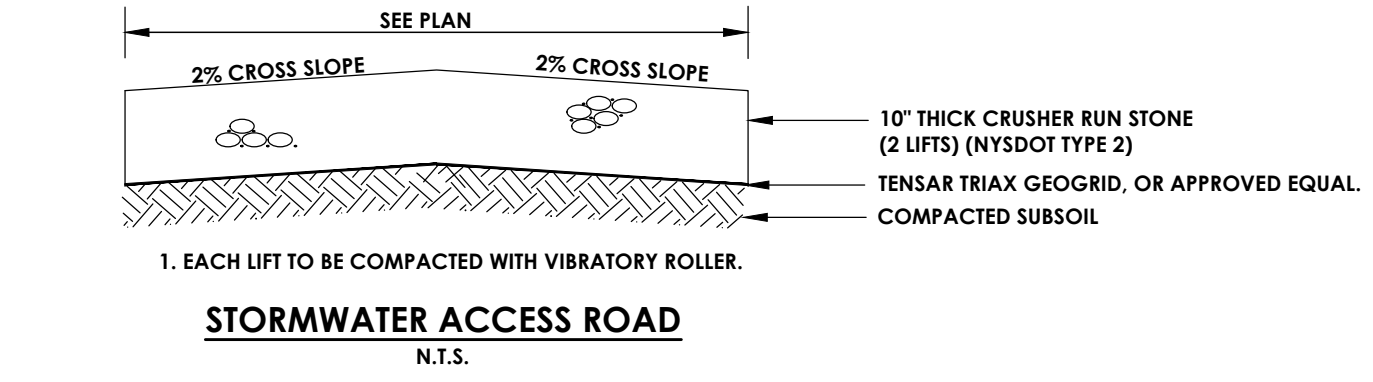
RIP-RAP DETAIL
N.T.S.



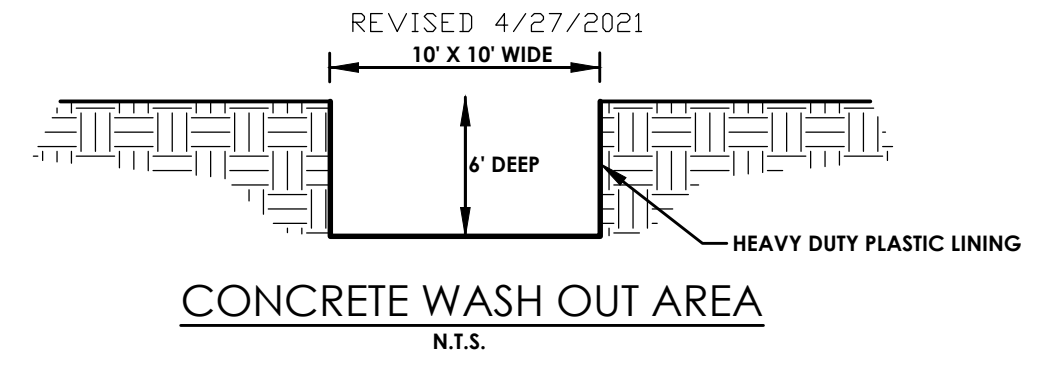
POND SPILLWAY DETAIL
N.T.S.



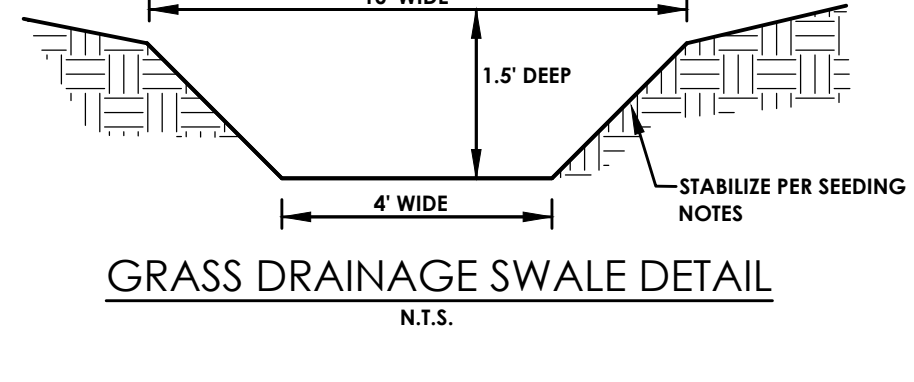
TRUCK WASHDOWN AREA
N.T.S.



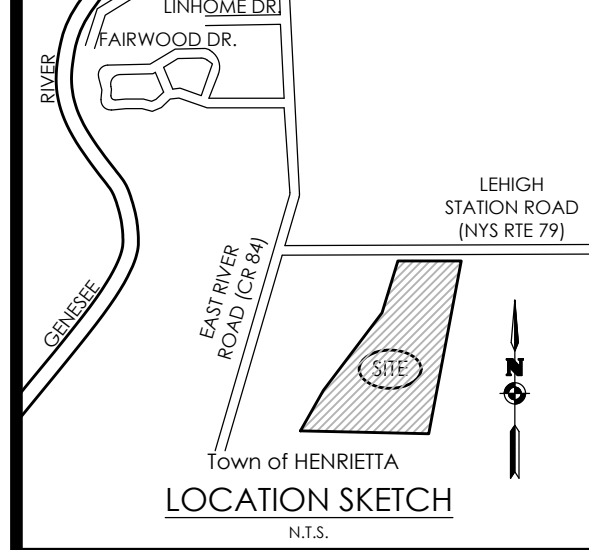
STORMWATER ACCESS ROAD
N.T.S.



CONCRETE WASH OUT AREA
N.T.S.



GRASS DRAINAGE SWALE DETAIL
N.T.S.



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Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

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DETAILS PHASE 1

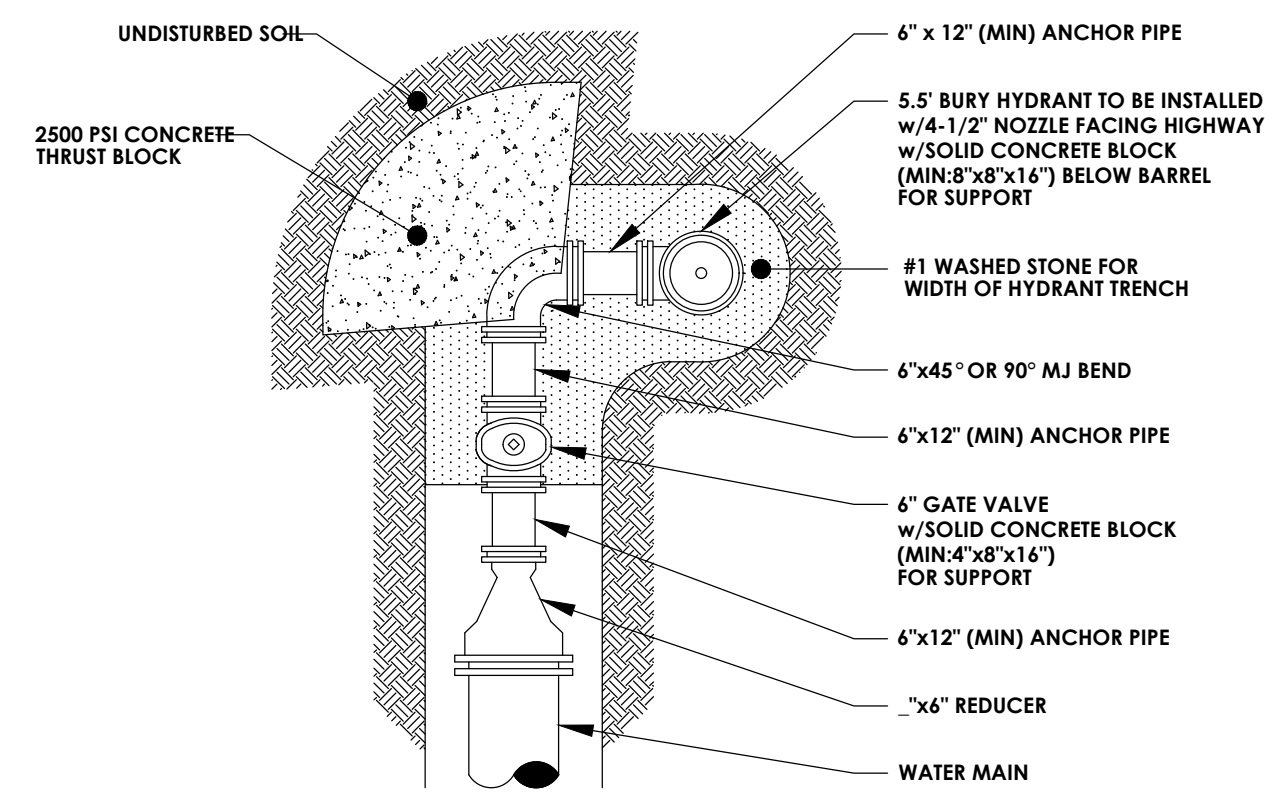
RIVERS EDGE
BEING PART OF TOWN LOIS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, TRENDS & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No.
20192793.0007

Drawing No. **C 206** Sheet No. **24**

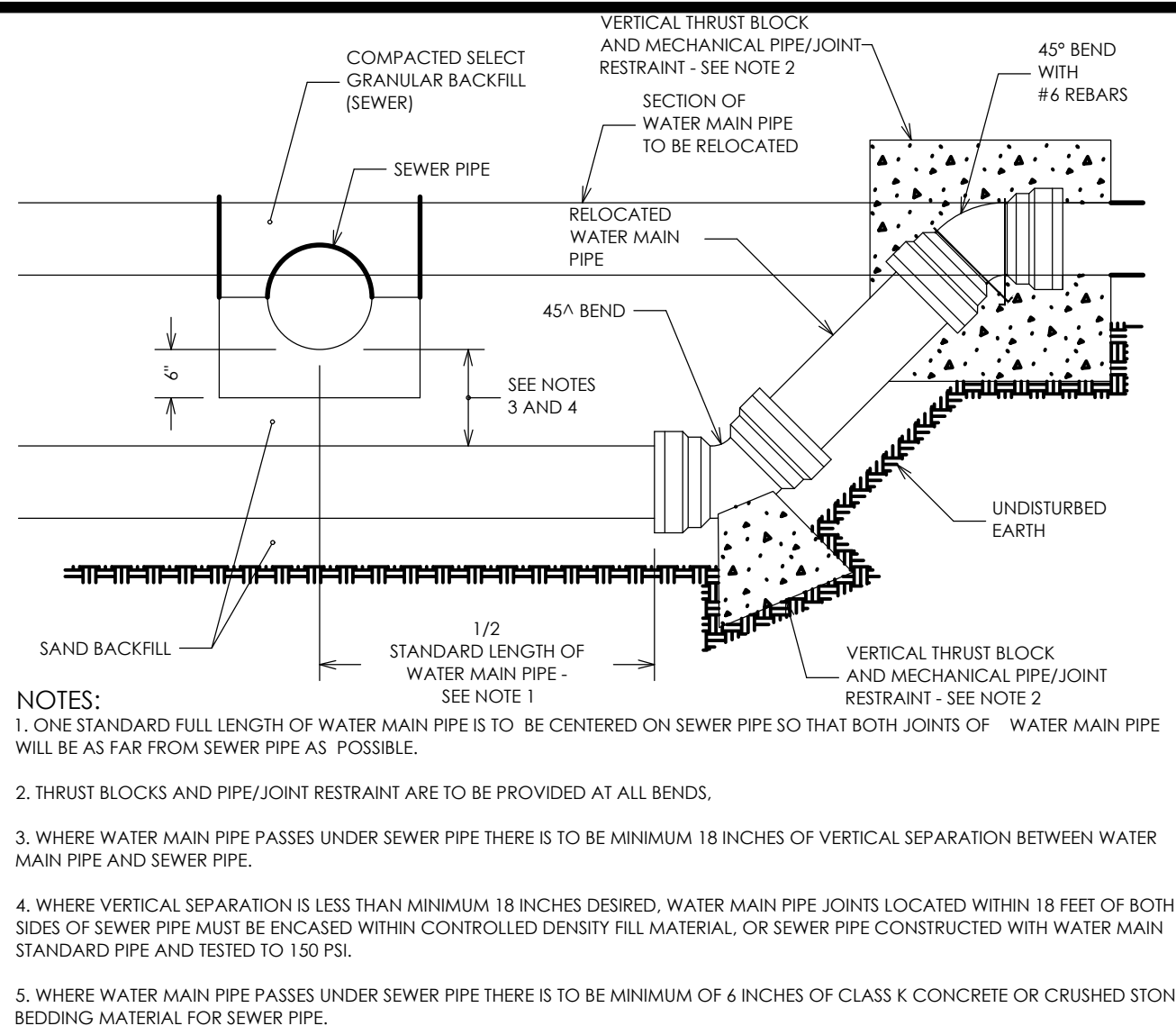
Scale: **AS SHOWN**

Date: **NOVEMBER 2023**



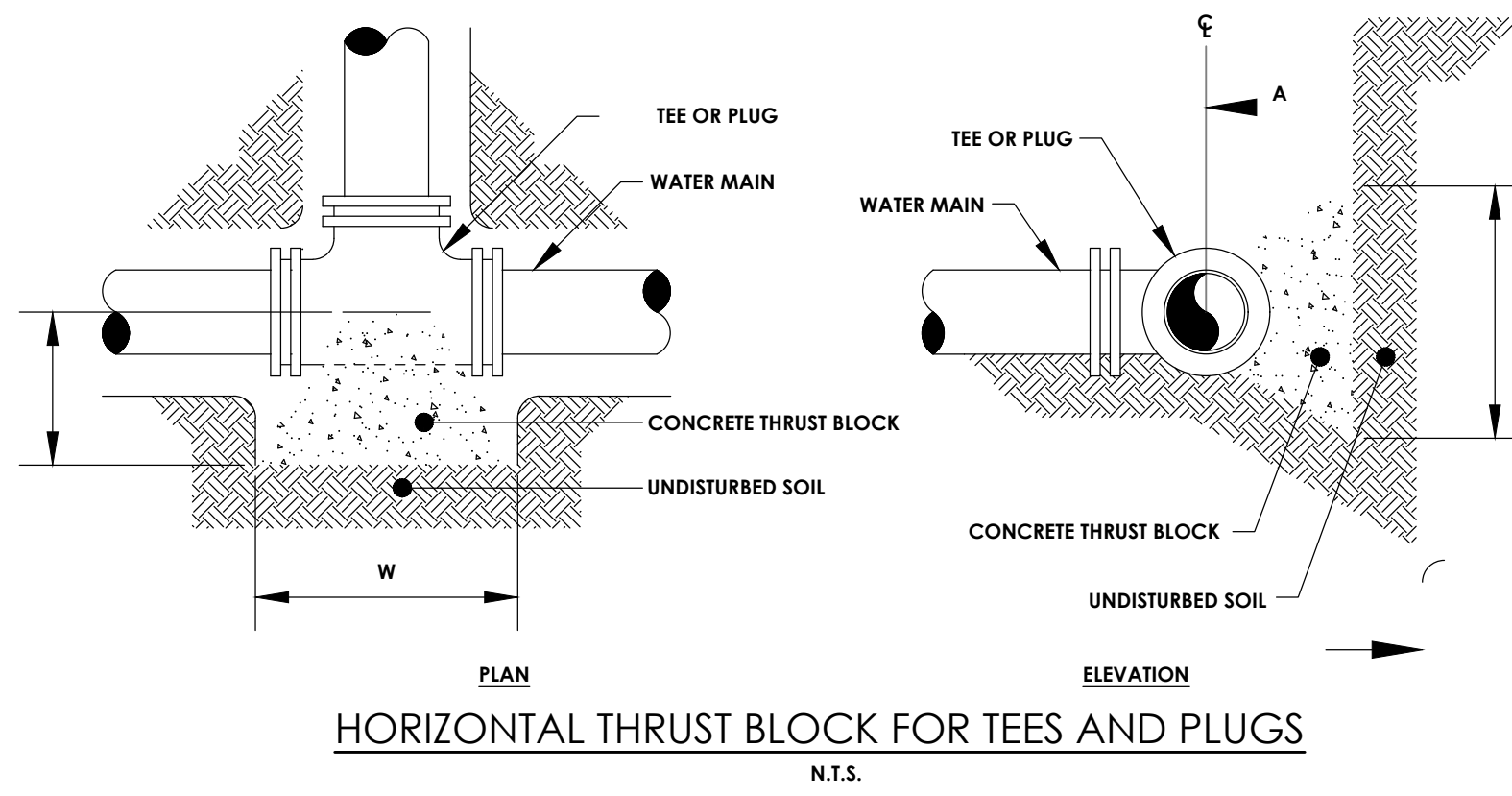
NOTE: TO BE USED WHEN WATER MAIN WILL NOT BE EXTENDED.

DEAD END PERPENDICULAR HYDRANT ASSEMBLY
N.T.S.

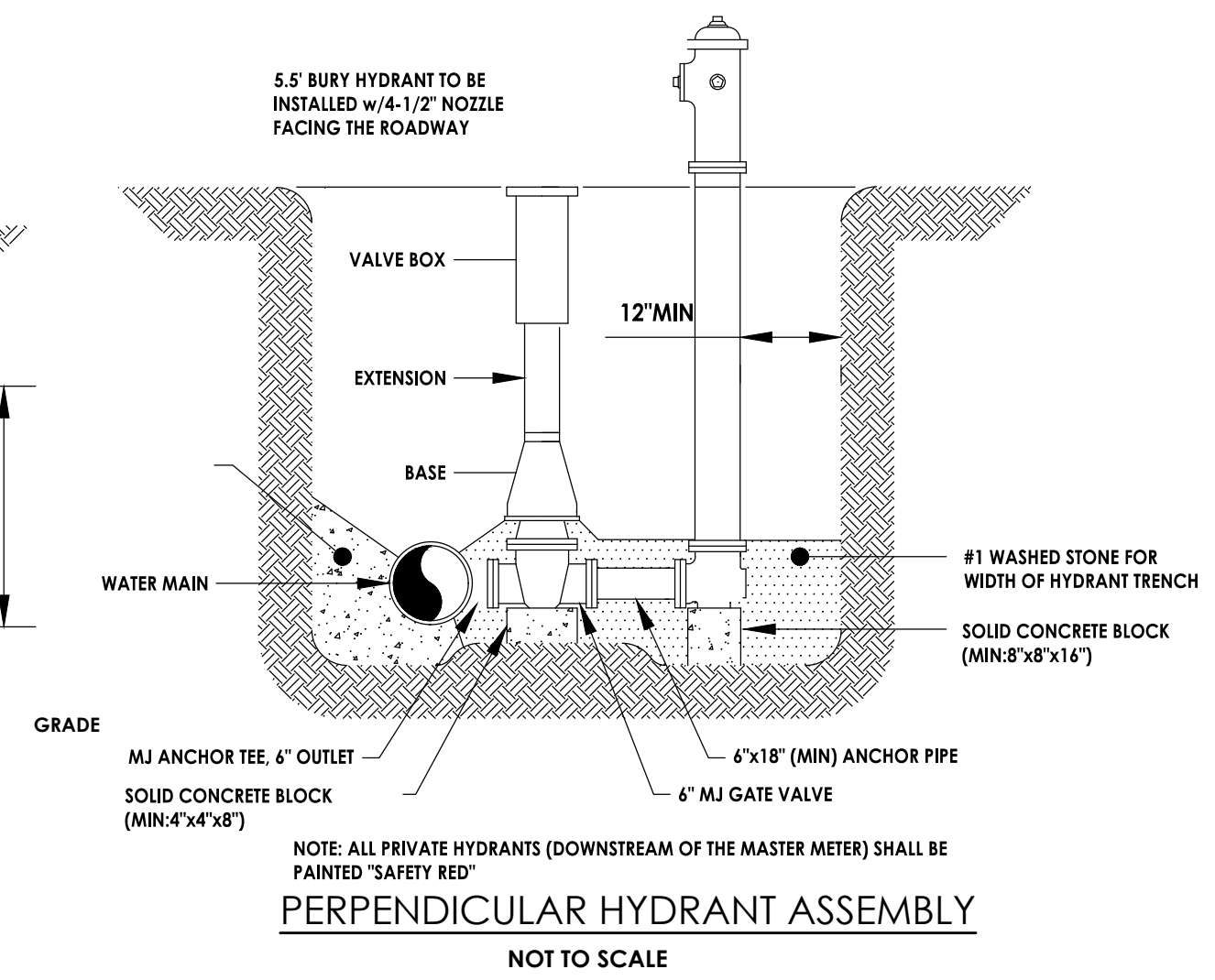


- NOTES:**
- ONE STANDARD FULL LENGTH OF WATER MAIN PIPE IS TO BE CENTERED ON SEWER PIPE SO THAT BOTH JOINTS OF WATER MAIN PIPE WILL BE AS FAR FROM SEWER PIPE AS POSSIBLE.
 - THRUST BLOCKS AND PIPE/Joint RESTRAINT ARE TO BE PROVIDED AT ALL BENDS.
 - WHERE WATER MAIN PIPE PASSES UNDER SEWER PIPE THERE IS TO BE MINIMUM 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER MAIN PIPE AND SEWER PIPE.
 - WHERE VERTICAL SEPARATION IS LESS THAN MINIMUM 18 INCHES DESIRED, WATER MAIN PIPE JOINTS LOCATED WITHIN 18 FEET OF BOTH SIDES OF SEWER PIPE MUST BE ENCASED WITHIN CONTROLLED DENSITY FILL MATERIAL OR SEWER PIPE CONSTRUCTED WITH WATER MAIN STANDARD PIPE AND TESTED TO 150 PSI.
 - WHERE WATER MAIN PIPE PASSES UNDER SEWER PIPE THERE IS TO BE MINIMUM OF 6 INCHES OF CLASS K CONCRETE OR CRUSHED STONE BEDDING MATERIAL FOR SEWER PIPE.

WATERMAIN/SEWER CROSSING DETAIL
N.T.S.

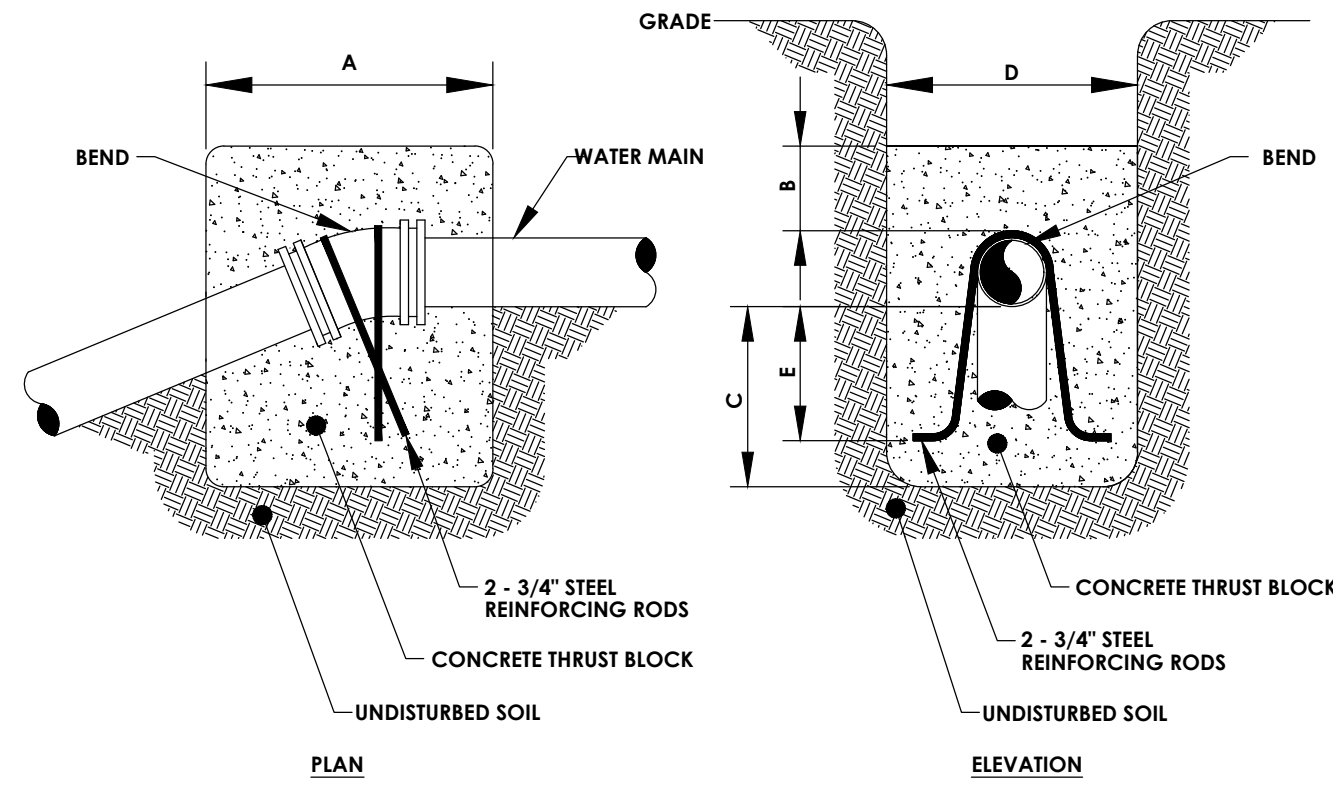


HORIZONTAL THRUST BLOCK FOR TEES AND PLUGS
N.T.S.



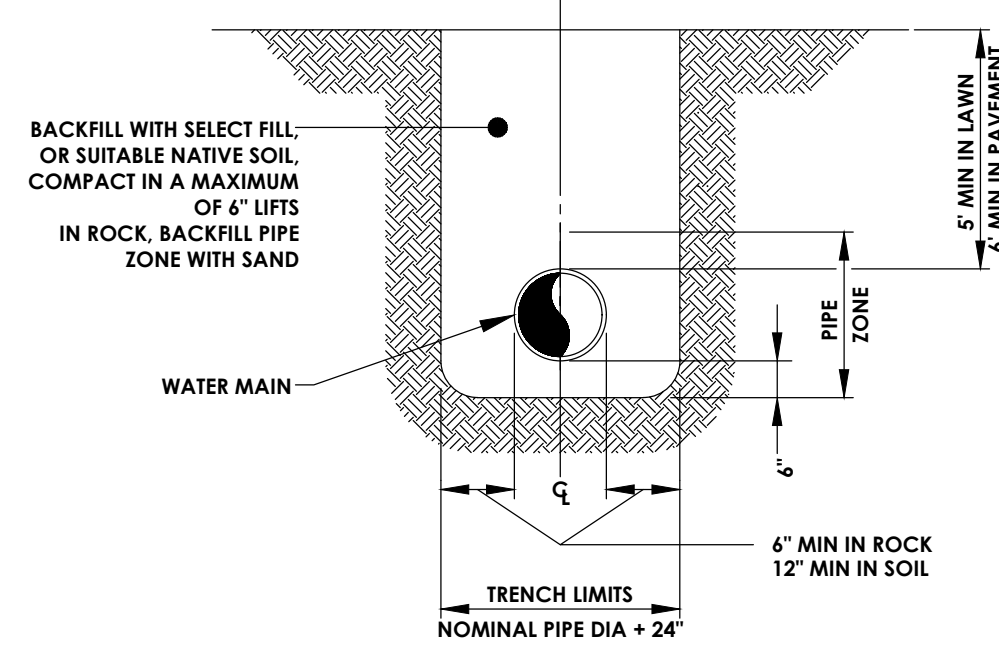
PERPENDICULAR HYDRANT ASSEMBLY
NOT TO SCALE

NOTE: ALL PRIVATE HYDRANTS (DOWNSTREAM OF THE MASTER METER) SHALL BE PAINTED "SAFETY RED"

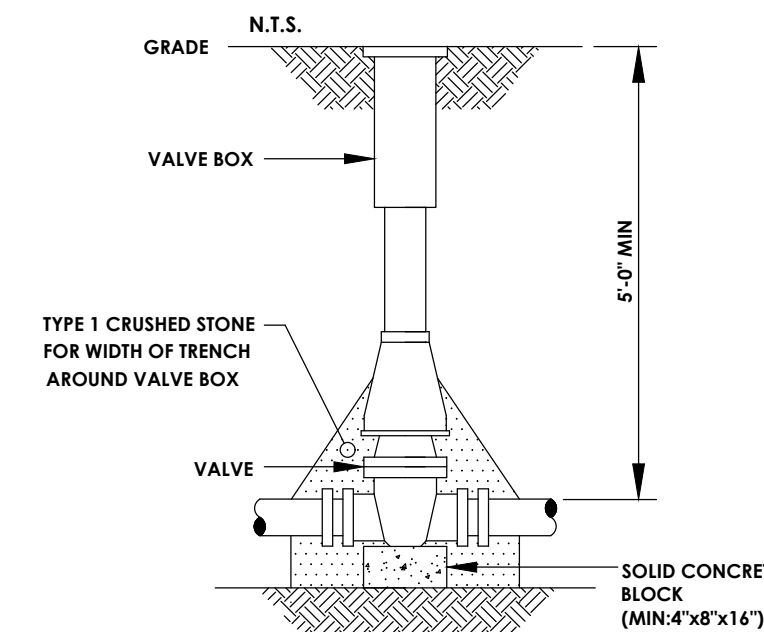


BEND *	MINIMUM VOLUME OF CONCRETE	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
		A	B	C	D	E
8" x 11-1/4"	0.35 C.Y.	1.0	2.5	1.0	2.0	0.5
8" x 22-1/2"	0.70 C.Y.	1.5	2.5	1.5	2.0	1.0
8" x 45"	1.40 C.Y.	1.5	2.5	1.5	2.5	1.5

VERTICAL THRUST BLOCK
N.T.S.

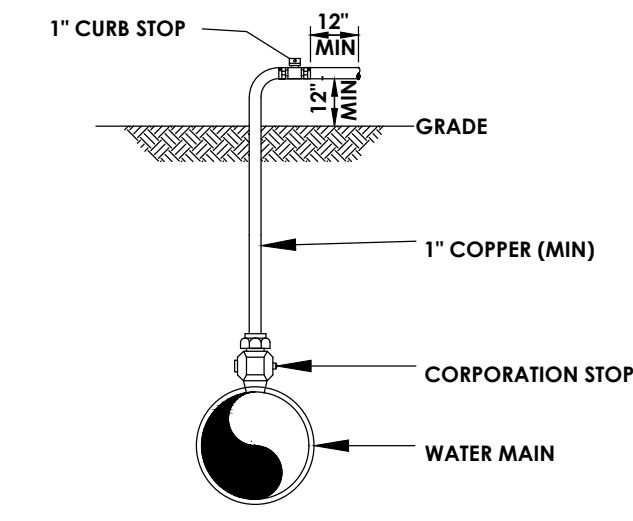


WATERMAIN TRENCH
N.T.S.



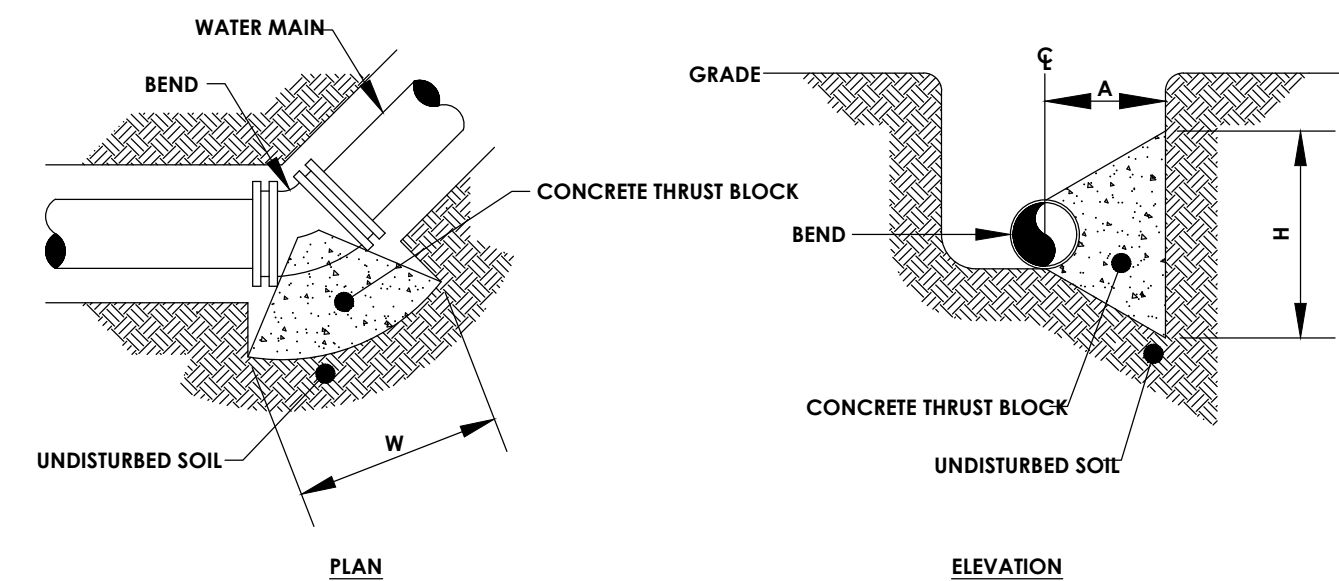
- NOTE:**
- VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
 - VALVE SHALL NOT SUPPORT VALVE BOX.
 - ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL.
 - ALL VALVES SHALL BE OPEN RIGHT.

WATER VALVE
N.T.S.



- NOTE:**
- IMMEDIATELY PRIOR TO THE AUTHORITY PLACING WATER MAIN IN SERVICE CONTRACTOR SHALL REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY FACILITIES (I.E. SAMPLING TAPS, ETC.) AND REPLACE WITH THREADED BRASS PLUGS. PLACEMENT OF THREADED BRASS PLUG MUST BE WITNESSED BY A MCWA REPRESENTATIVE.

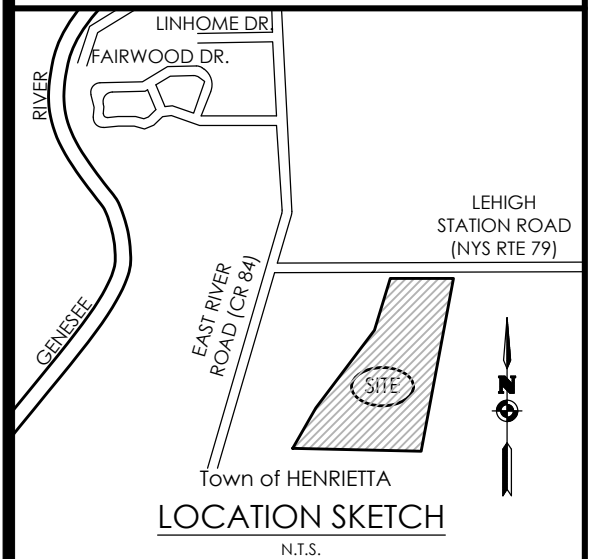
DISINFECTION/BLOW-OFF/SAMPLING TAP
N.T.S.



MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL			
FITTING	H	W	A
8" x 11-1/4" BEND	1.0	2.0	1.5
8" x 22-1/2" BEND	1.5	3.0	1.5
8" x 45" BEND	2.0	4.0	2.0
8" x 90" BEND	3.0	6.0	2.5
8" TEE OR PLUG	2.5	5.0	2.0

NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.



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Principal-in-Charge: Jess D. Sudol, PE
Project Manager: Andrew Burns, PE
Designed by: Shari Kleis



Revisions			
No.	Date	By	Description

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**DETAILS
PHASE 1**

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13,
TOWNSHIP 14, RANGE 4, TIER 1'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

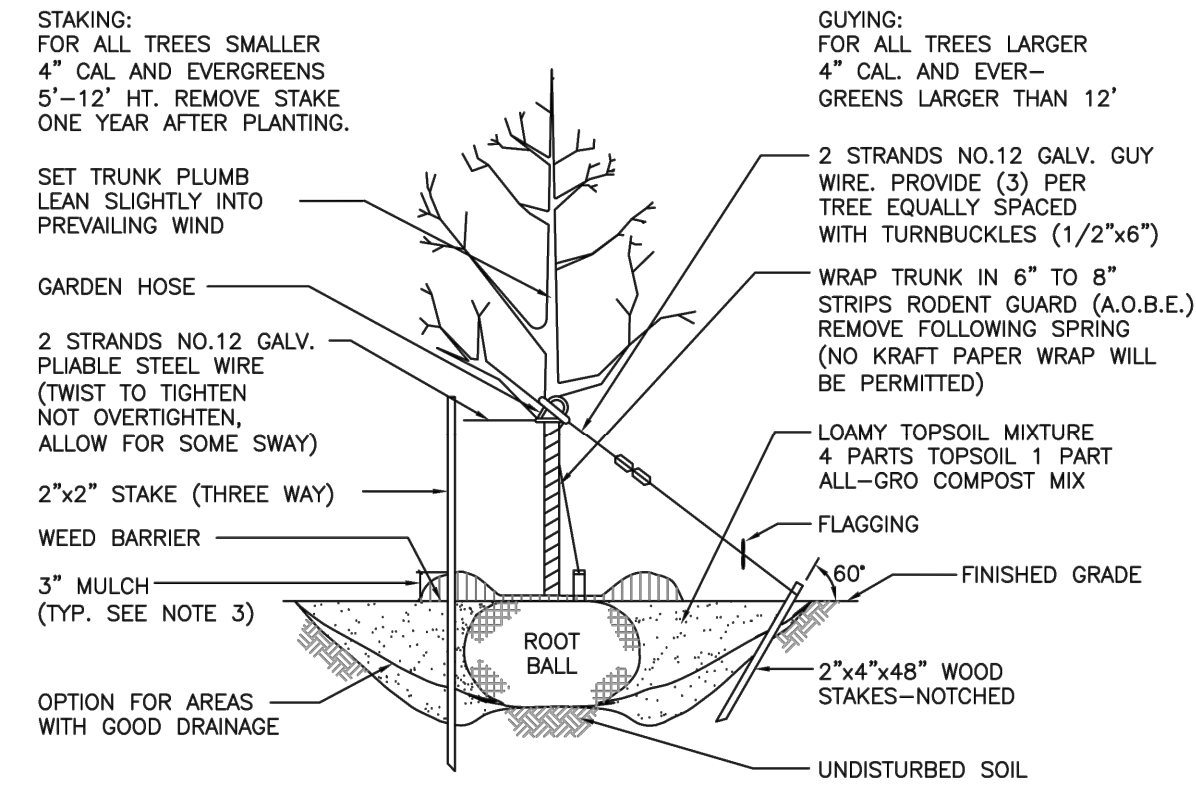
Project No.
20192793.0007

Drawing No. **C 207** Sheet No. **25**

Scale: **AS SHOWN**

Date
NOVEMBER 2023

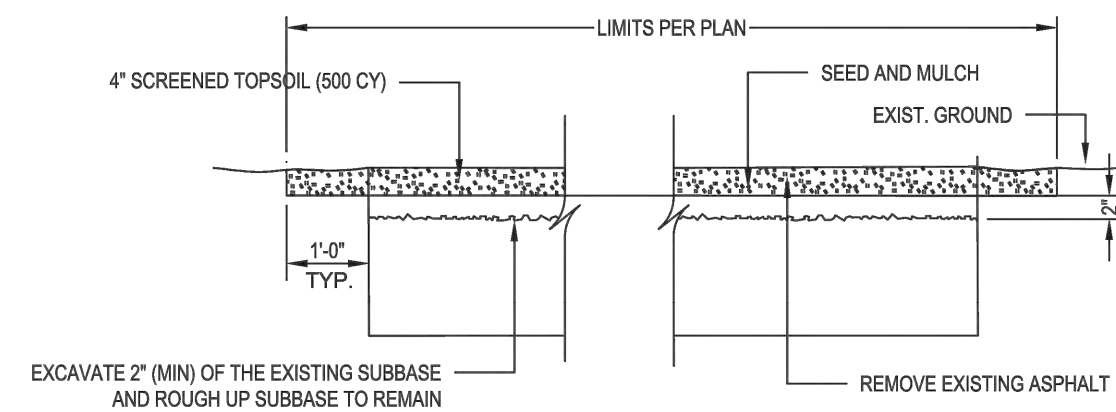
\\barnevuser\user\folders\Town\Projects\AutoCAD\Project\New-Town\Wish\Wish\Sanitary\N14-11\Tree&ShrubPlanting.dwg



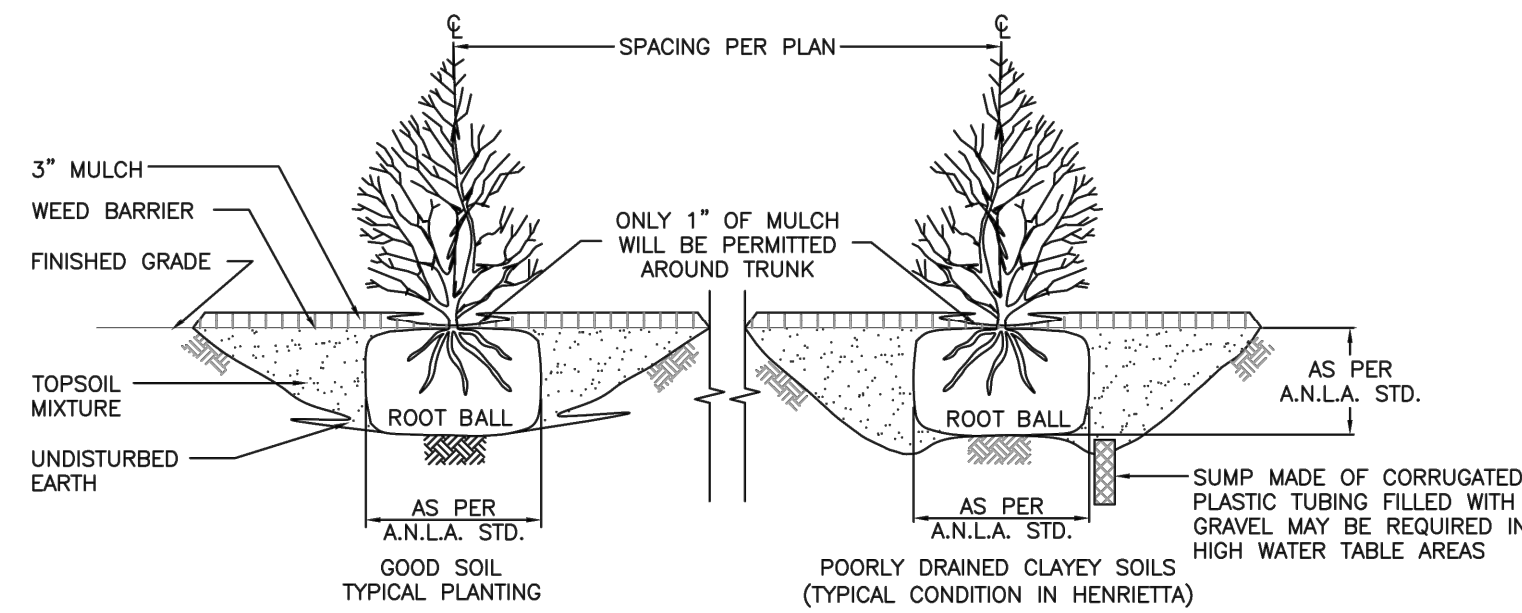
- NOTES:**
1. USE 8" STAKES—DRIVE 48" BELOW GROUND.
 2. ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
 3. MULCH CAN NOT BE MORE THAN 1" THICK AT ROOT COLLAR EXTENDING OUT AT LEAST 6" FROM THE BARK, THEN IT CAN BE THICKENED.
 4. MULCH IS TO BE PLACED 3" TO 6" AWAY FROM THE TRUNK.

TREE PLANTING DETAIL
N.T.S.

<p>TOWN OF HENRIETTA</p>	TYPICAL TREE PLANTING DETAIL	
	SCALE: N.T.S.	DATE: 11/10/2011
	M-4b	



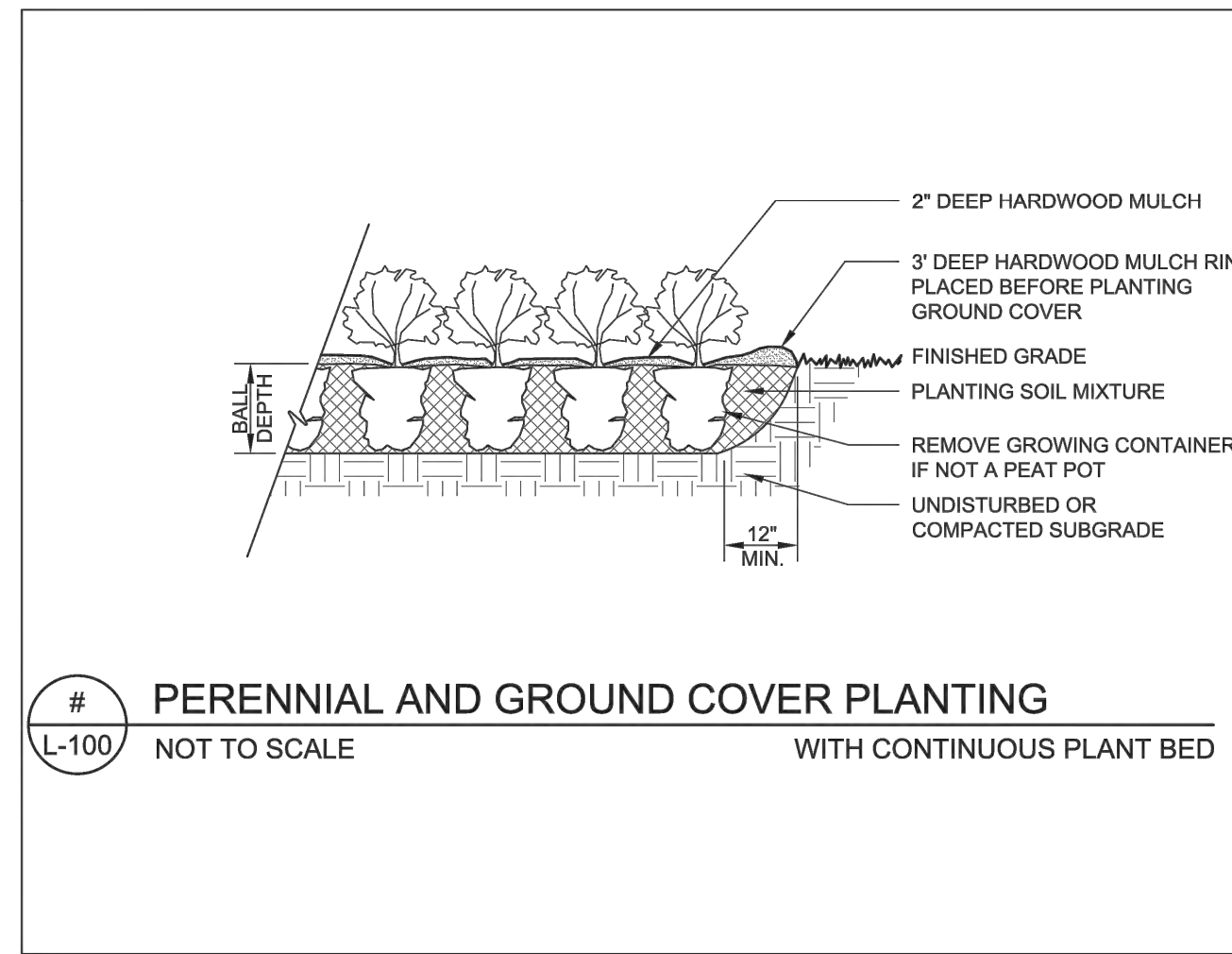
LAWN RESTORATION
L-100 NOT TO SCALE



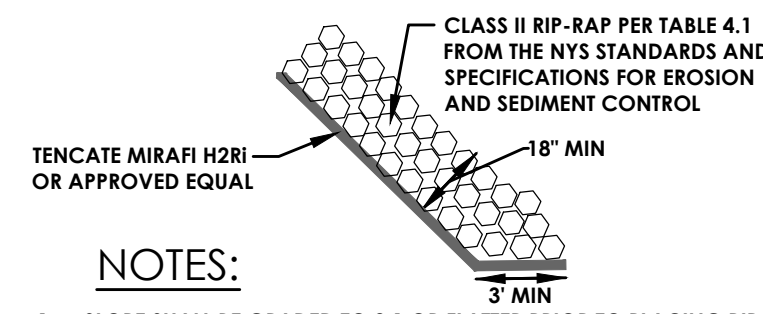
- NOTES:**
1. IF ROOT BALL IS COVERED IN BURLAP, REMOVE TOP 1/3 OF THE BURLAP.
 2. PRUNE BROKEN BRANCHES TO RETAIN NATURAL FORM OF THE SHRUB.

SHRUB PLANTING DETAIL
N.T.S.

<p>TOWN OF HENRIETTA</p>	TYPICAL SHRUB PLANTING DETAIL	
	SCALE: N.T.S.	DATE: 10/9/2012
	M-4a	

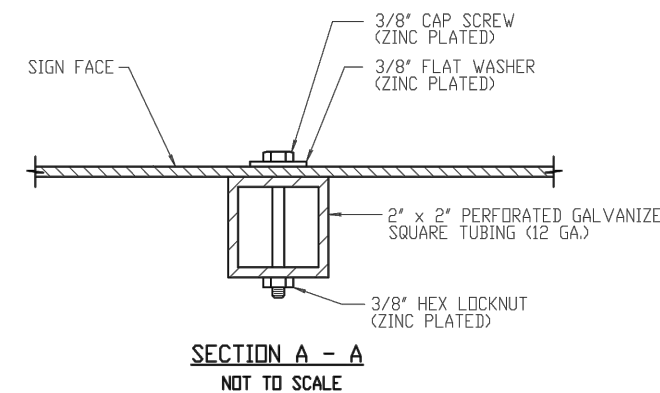


PERENNIAL AND GROUND COVER PLANTING
L-100 NOT TO SCALE WITH CONTINUOUS PLANT BED

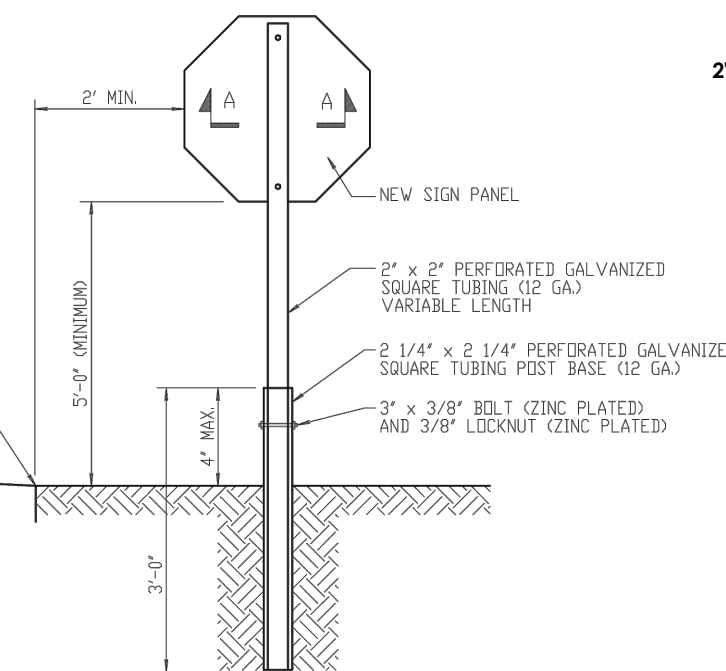


- NOTES:**
1. SLOPE SHALL BE GRADED TO 2:1 OR FLATTER PRIOR TO PLACING RIP RAP.
 2. PLACE THE FABRIC DIRECTLY ON THE PREPARED FOUNDATION. OVERLAP THE EDGES BY AT LEAST 2 FEET. BURY THE UPPER AND LOWER ENDS OF THE FABRIC A MINIMUM OF 12 INCHES BELOW GROUND. TAKE PRECAUTIONS NOT TO DAMAGE THE FABRIC BY DROPPING THE RIPRAP. IF DAMAGE OCCURS, REMOVE THE RIPRAP AND REPAIR THE SHEET BY ADDING ANOTHER LAYER OF FILTER FABRIC WITH A MINIMUM OVERLAP OF 12 INCHES AROUND THE DAMAGED AREA.
 3. PLACEMENT OF THE RIPRAP SHOULD FOLLOW IMMEDIATELY AFTER PLACEMENT OF THE FILTER FABRIC. PLACE RIPRAP SO THAT IT FORMS DENSE, WELL-GRADED MASS OF STONE WITH A MINIMUM OF VOIDS. THE DESIRED DISTRIBUTION OF STONES THROUGHOUT THE MASS MAY BE OBTAINED BY SELECTIVE LOADING AT THE QUARRY AND CONTROLLED DUMPING DURING FINAL PLACEMENT. PLACE RIPRAP TO ITS FULL THICKNESS IN ONE OPERATION. DO NOT PLACE RIPRAP BY DUMPING THROUGH CHUTES OR OTHER METHODS THAT CAUSE SEGREGATION OF STONE SIZES. BE CAREFUL NOT TO DISLodge THE UNDERLYING BASE OR FILTER WHEN PLACING THE STONES.
 4. ENDS OF THE RIP RAP SHALL BE KEYED INTO A STABLE BANK. WHEN TYING INTO OTHER STRUCTURES, LARGER RIPRAP CAN BE LAID IN STEPS OR STACKED AS NEEDED TO FIT STONES LARGER THAN THOSE DESIGNATED FOR FLOW (12") SHALL BE USED FOR THIS PURPOSE.

RIP-RAP SLOPE STABILIZATION
N.T.S.

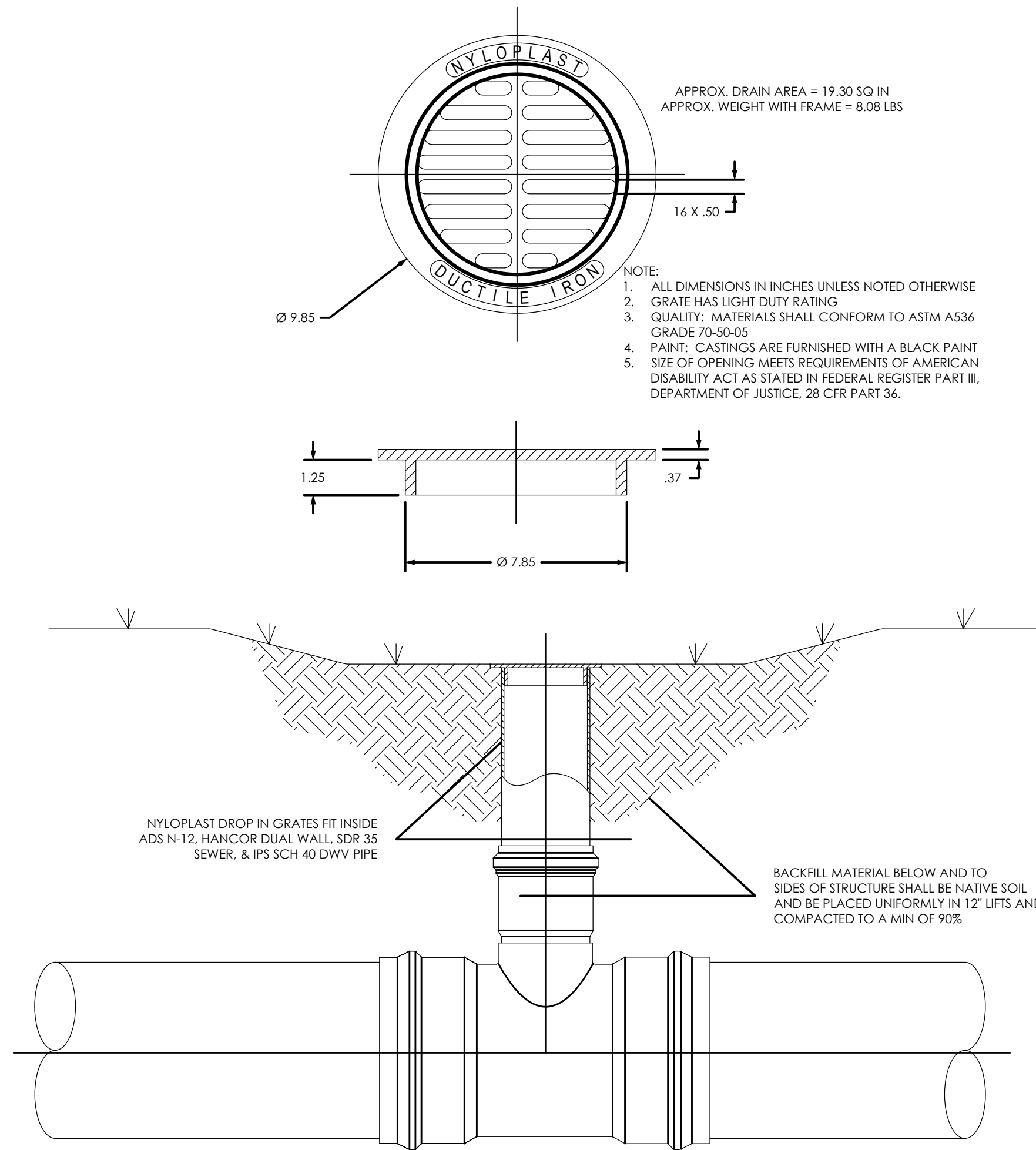


SECTION A - A
NOT TO SCALE

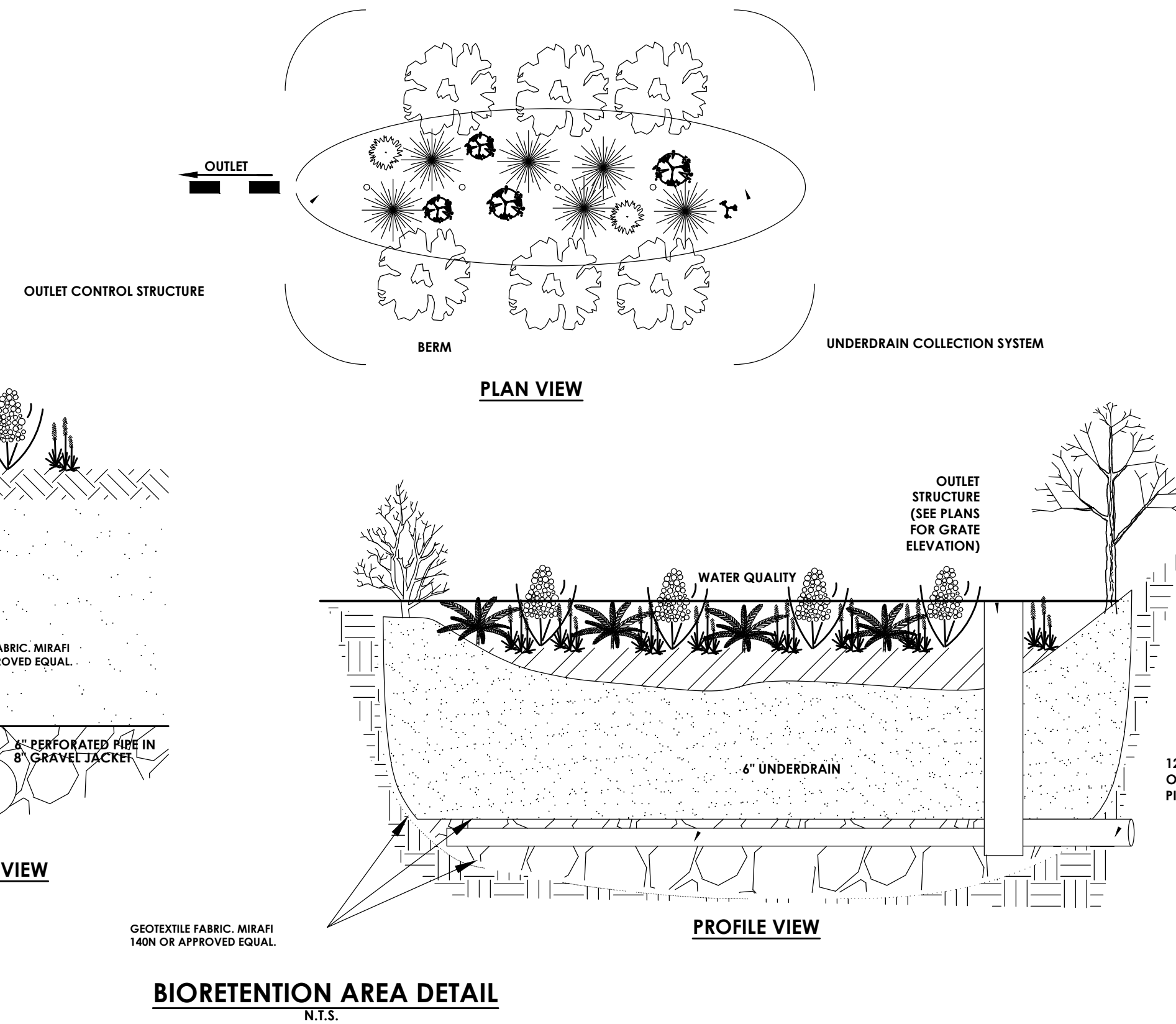


SECTION B - B
NOT TO SCALE

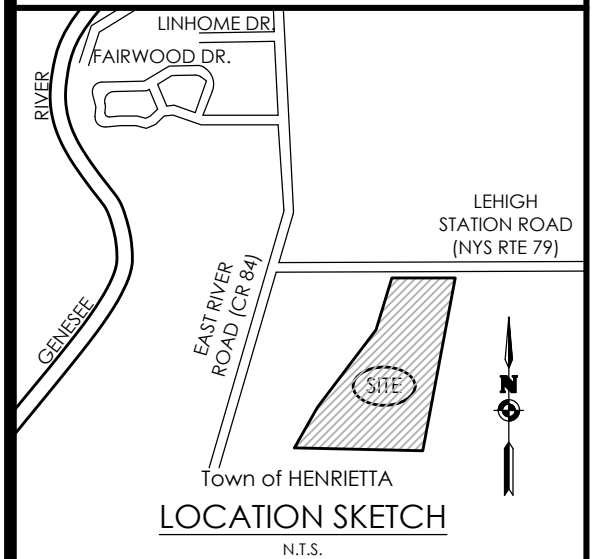
POST MOUNTED SIGN INSTALLATION IN SOIL WITHOUT CURB OR GUTTER
MCDOT SIGN INSTALLATION DETAIL
12/12/13 REVISED



NYLOPLAST DRAIN AND GRATE



BIORETENTION AREA DETAIL
N.T.S.



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Revisions			
No.	Date	By	Description

DETAILS PHASE 1

RIVERS EDGE
BEING PART OF TOWN LOTS 1 & 2, SECTION 13, TOWNSHIP 14, RANGE 4, FRIEL'S & GORHAM PURCHASE
Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No.
20192793.0007

Drawing No. C 208	Sheet No. 26
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Scale: **AS SHOWN**

Date: **NOVEMBER 2023**