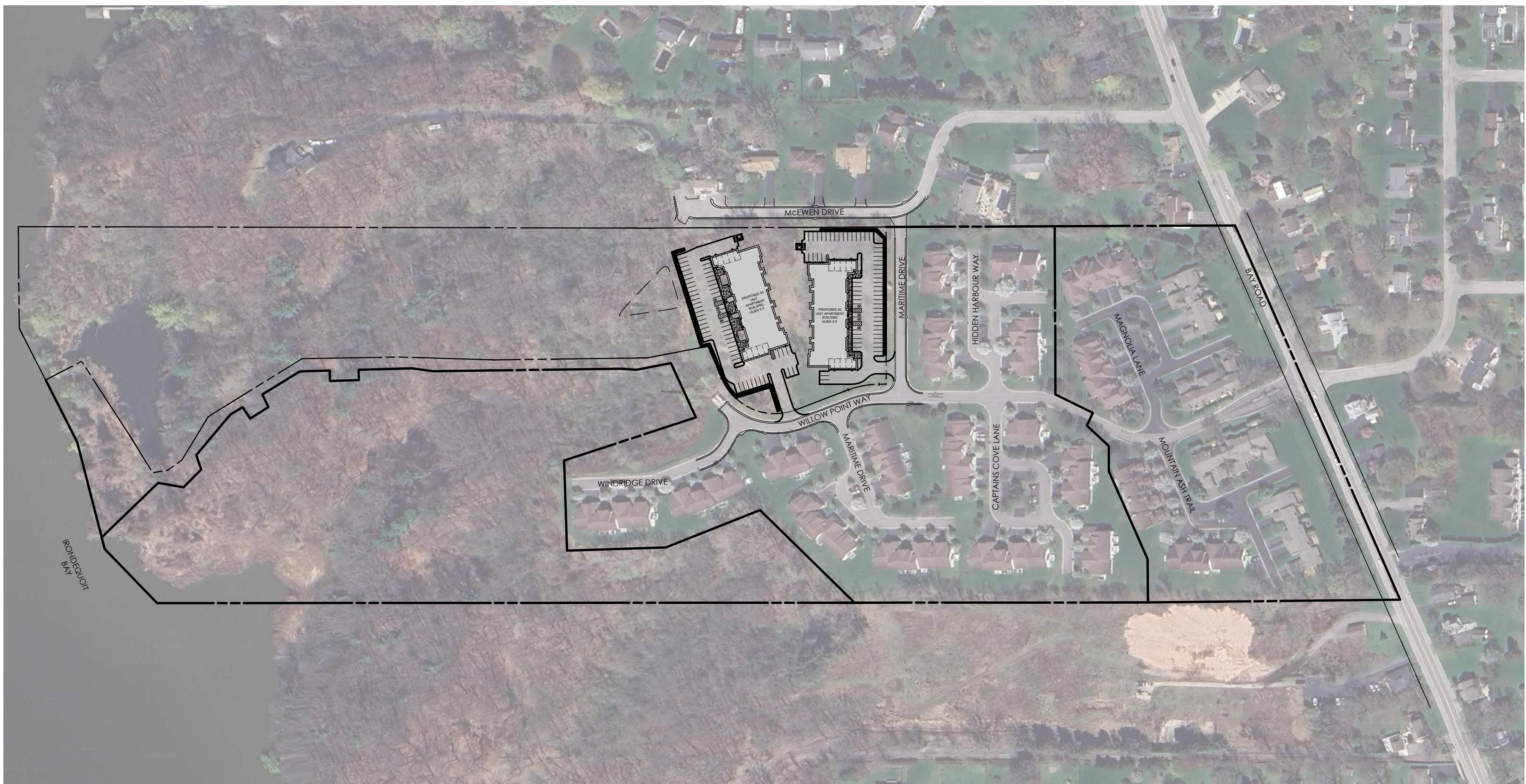


WATERVIEW APARTMENTS PHASE III

SITE DEVELOPMENT PLANS

TOWN OF WEBSTER | MONROE COUNTY | NEW YORK

PN: 20243903.0002



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A horizontal scale diagram with a black line and a white line. The white line has tick marks at 0, 75, 150, and 300. The text "HORIZONTAL SCALE" is above the line, and "SCALE: 1''=150'" is below it.

PASSERO

architecture engineering

DRAWING INDEX

- C 101 COVER
- C 102 SITE PLAN
- C 103 EXISTING CONDITIONS / DEMOLITION PLAN
- C 104 UTILITY PLAN
- C 105 GRADING & EROSION CONTROL PLAN
- C 106 LANDSCAPING & LIGHTING PLAN
- C 201-203 DETAILS

SITE DATA	
TAX ACCOUNT NUMBER:	093.06-3-64.11
PARCEL ADDRESS:	WILLOW POINT WAY WEBSTER, NY 14580
MUNICIPALITY:	TOWN OF WEBSTER
COUNTY:	MONROE
TOTAL PARCEL AREA:	13.152 ACRES OR 572,904 S.F.
AREA OF DISTURBANCE:	3.65 ACRES OR 158,994 S.F.
EXISTING ZONING:	MHR MEDIUM HIGH RESIDENTIAL
PROPOSED ZONING:	MHR MEDIUM HIGH RESIDENTIAL
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL - 90 APARTMENTS

ZONING DATA		REQUIRED	PROPOSED
ZONING DISTRICT: MHR MEDIUM HIGH RESIDENTIAL			
LOT			
WIDTH		N/A	330'
DEPTH		N/A	1805'
AREA		5 ACRES	13.152 ACRES
COVERAGE		25%	19%
BUILDING			
SETBACK - FRONT		75'	35.8'*
SETBACK - SIDE		10'	35'
SETBACK - REAR		35'	N/A
SINGLE FAMILY DISTRICT BUFFER		100'	20'*
BUILDING LENGTH		165'	229.5'*
SEPARATION		40'	40.5
HEIGHT		3 STORIES MEASURED @ FRONT	3 STORIES
DENSITY		8 UNITS PER ACRE	6.8 UNITS PER ACRE
UNIT QTY		105	90
PARKING			
STALLS QTY	2 SPACES PER UNIT UNITS x 2= 180	90	144 SPACES/180* =1.60 SPACES PER UNIT
STALL SIZE - PERPENDICULAR	9' X 20'		9' X 20'
DRIVE AISLE WIDTH - 90/60/45 DEG			25'
NOTES: * VARIANCE REQUIRED			

CLIENT:
MARK IV ENTERPRISES
301 EXCHANGE BOULEVARD
ROCHESTER NY 14608

ENVIRONMENTAL DATA	NO	YES
STATE REGULATED WETLANDS (NYSDEC ERM):		X
FEDERALLY REGULATED WETLANDS (USFWS NWI):		X
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36055C0209G DATED: 8/28/2008		ZONE X AREA OF MINIMAL FLOOD HAZARD
ENDANGERED SPECIES (NYSDEC ERM):	X	

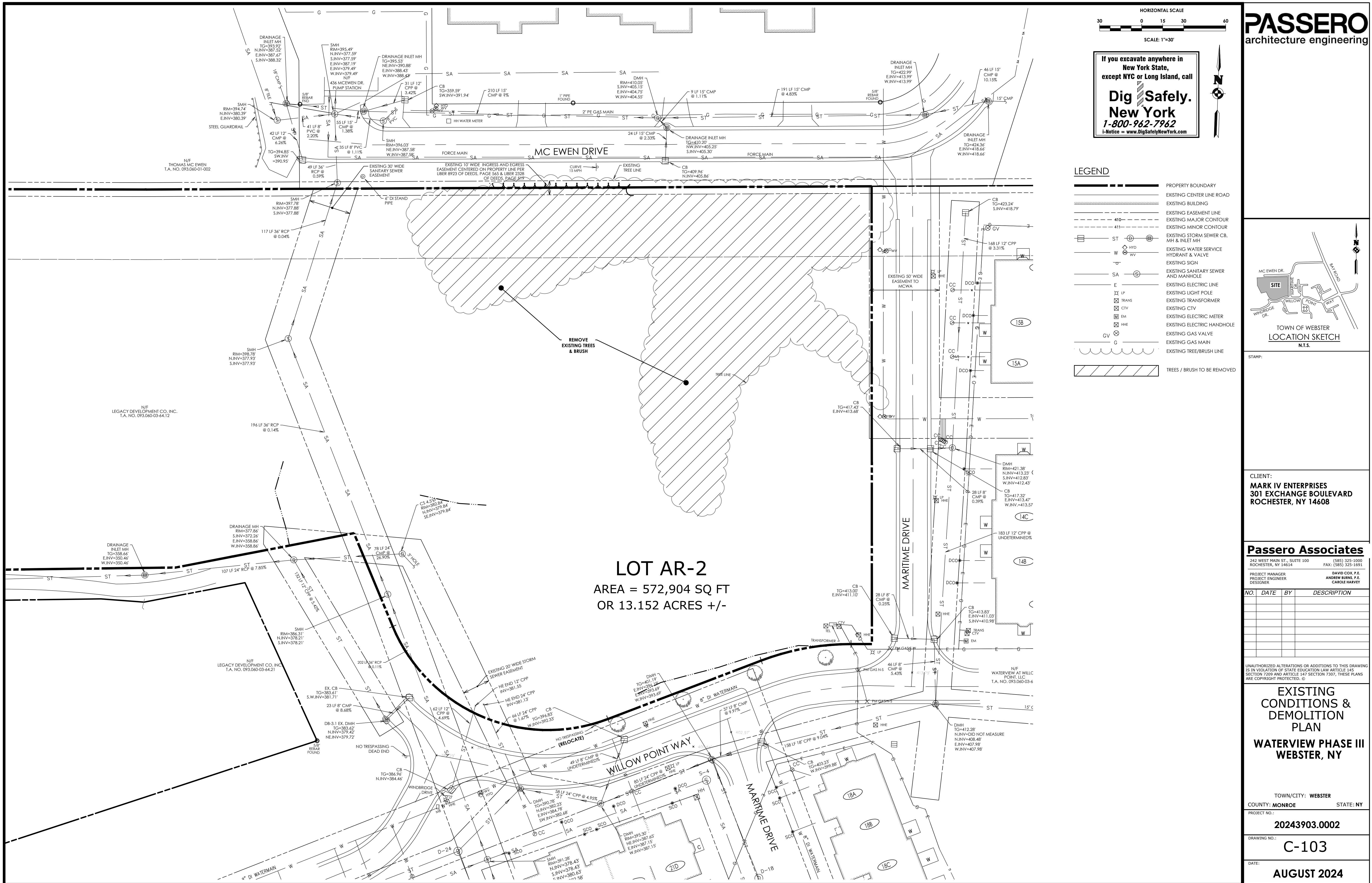
UTILITIES DATA	
PUBLIC WATER PROVIDED BY:	MONROE COUNTY WATER AUTHORITY
ELECTRIC SERVICE PROVIDED BY:	R G & E
GAS SERVICE SUPPLIED BY:	R G & E
SANITARY SEWER PROVIDED BY:	TOWN OF WEBSTER SANITARY SEWER DISTRCIT
STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE AND MAINTAINED AS PART OF THE TOWN OF WEBSTER CONSOLIDATED DRAINAGE DISTRICT
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY	

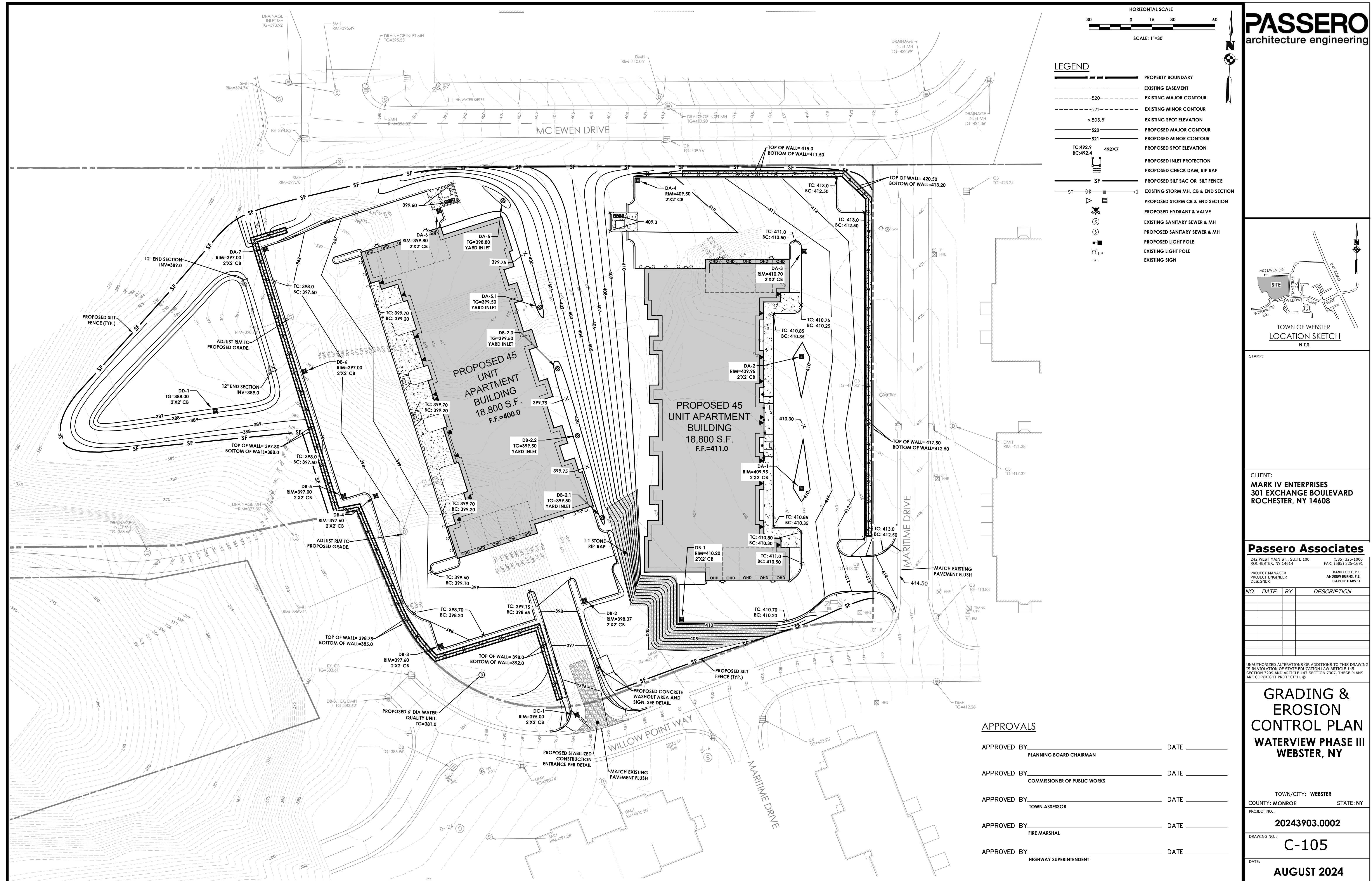
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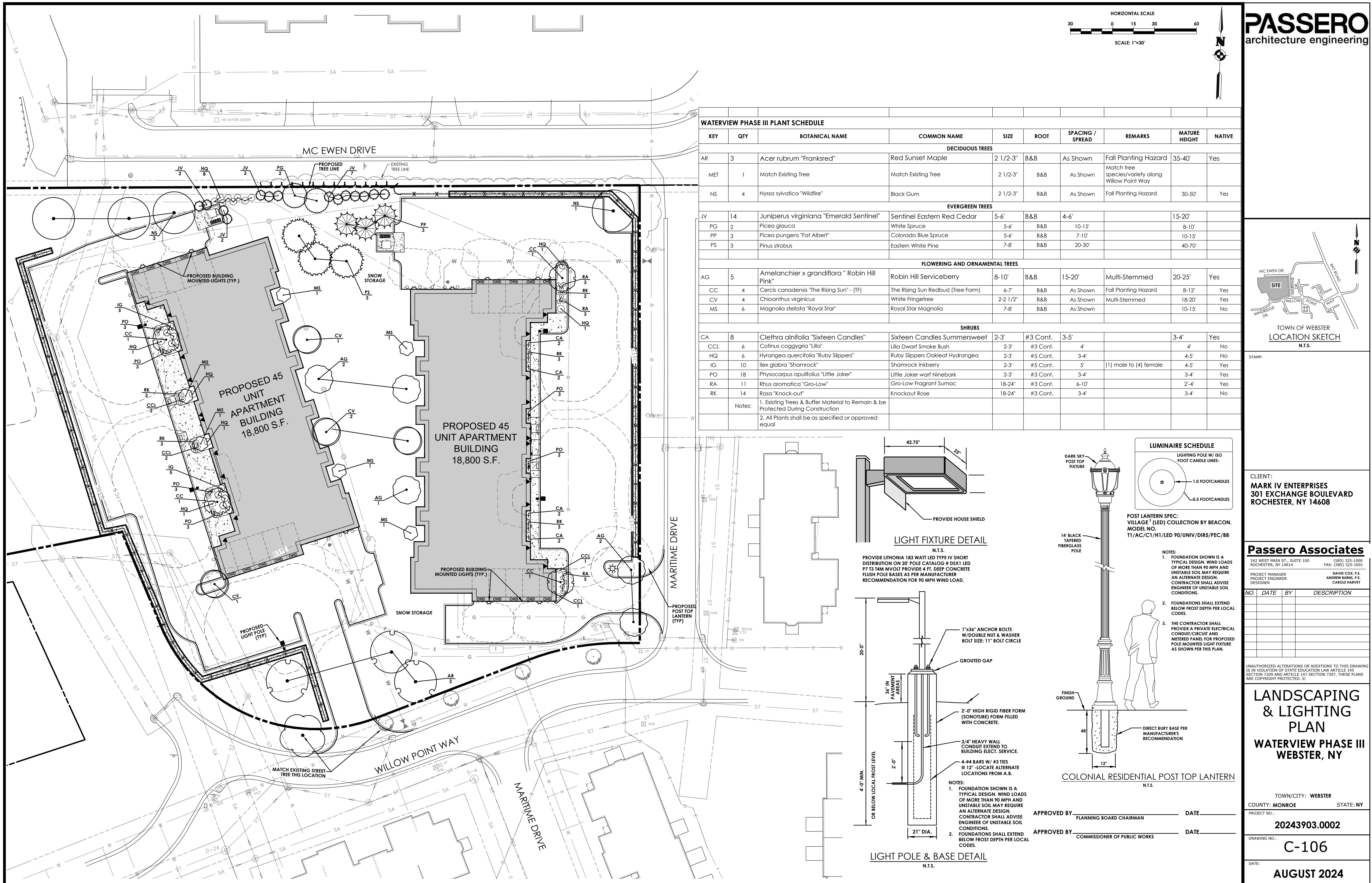
COVER SHEET

WATERVIEW PHASE III WEBSTER NY

TOWN/CITY: WEBSTER
COUNTY: MONROE **STATE: NY**
PROJECT NO.:
20243903.0002
DRAWING NO.:
C-101
DATE:
AUGUST 2024







CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.

2. SET FILTER CLOTH 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.

3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.

5. 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.

SILT FENCE DETAIL
N.T.S.

FILTER FABRIC DROP INLET PROTECTION
N.T.S.

STABILIZED CONSTRUCTION ACCESS
N.T.S.

STANDARD STORM MANHOLE DETAIL
N.T.S.

TEMPORARY SWALE DETAIL
N.T.S.

CATCH BASIN SEDIMENT TRAP
N.T.S.

FRONT VIEW

SAND FILTER CONTROL STRUCTURE
N.T.S.

RIP-RAP DETAIL
N.T.S.

STORM SEWER/SANITARY SEWER BEDDING DETAILS
N.T.S.

CATCH BASIN IN PRIVATE ROADS
N.T.S.

WATERVIEW PHASE III WEBSTER, NY

Passero Associates
240 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1991

PROJECT MANAGER: DAVID COX, P.E.
PROJECT ENGINEER: ANDREW BURNS, P.E.
DESIGNER: CAROLE HARVEY

NO. DATE BY DESCRIPTION

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DETAILS

DUMPSTER ENCLOSURE DETAIL
N.T.S.

ENCLOSURE PLAN

CONCRETE PAD
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 REQUIRED, THEY WILL BE OVERLAPPED BY THE NEXT STAKE.

3. STAKE FABRIC TO THE GROUND. STAKES SHALL BE WOVEN WIRE, 1/2 GAUZE, 6" MAXIMUM MESH OPENING.

4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. IF THE GROUND IS SOFT, THE STAKE 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.

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRAPPING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRICKLED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

LOCATION SKETCH

STAMP:

CLIENT:
MARK IV ENTERPRISES
301 EXCHANGE BOULEVARD
ROCHESTER, NY 14608

DATE: AUGUST 2024

