

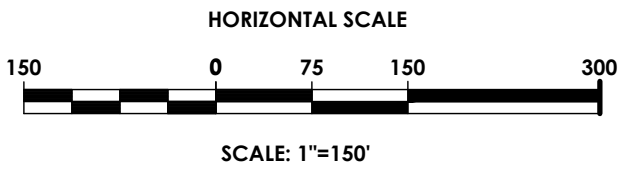
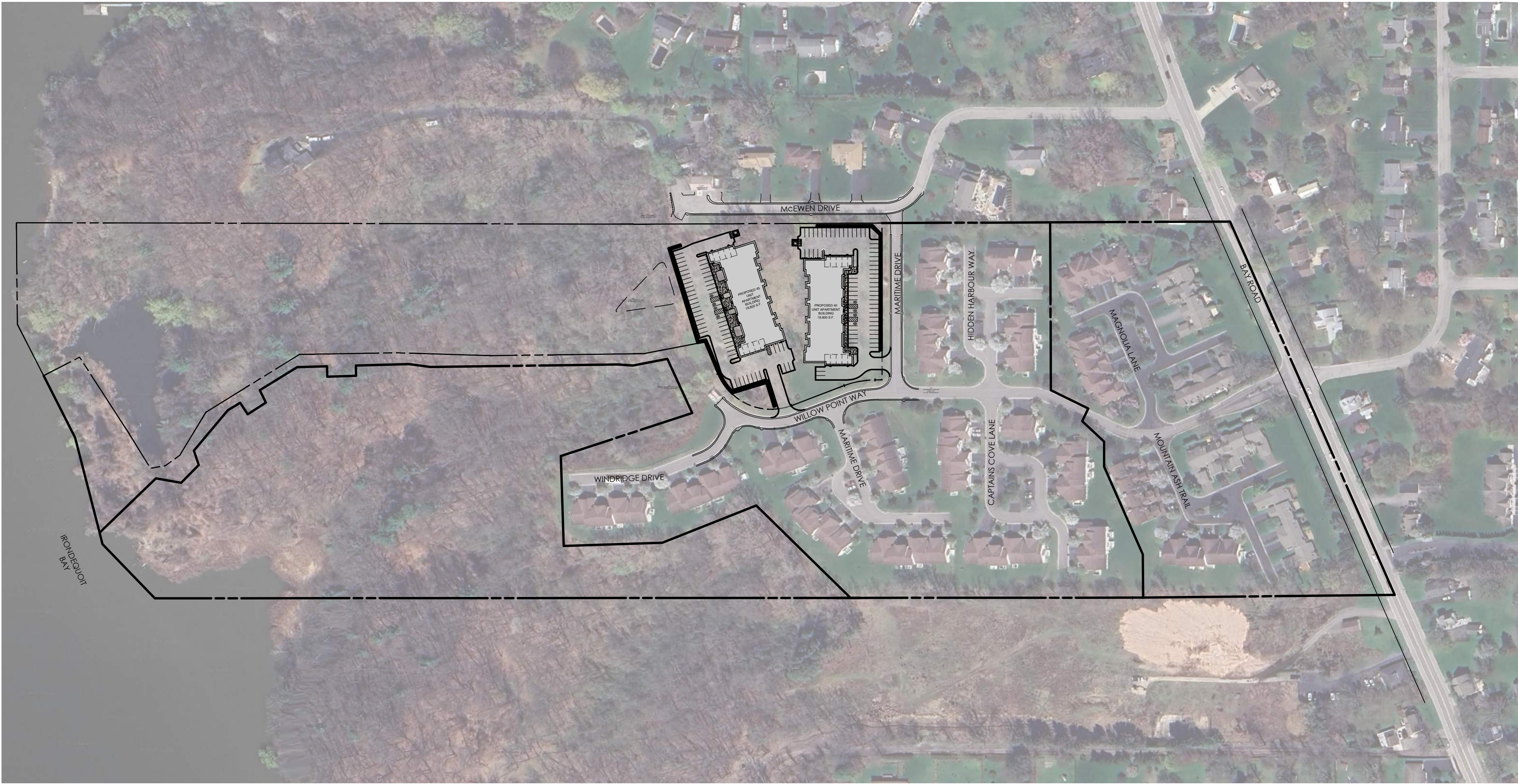
Y:\PROJECTS-NEW\2024\20243903\20243903.0002\01_CAD-BIM-MODELS\CIVIL\20243903.0002_COVER.DWG 8/12/2024 12:55 PM Shari Kleis

WATERVIEW APARTMENTS PHASE III

SITE DEVELOPMENT PLANS

TOWN OF WEBSTER | MONROE COUNTY | NEW YORK

PN: 20243903.0002



| 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 90 UNITS x 2= 180 | 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 | | |

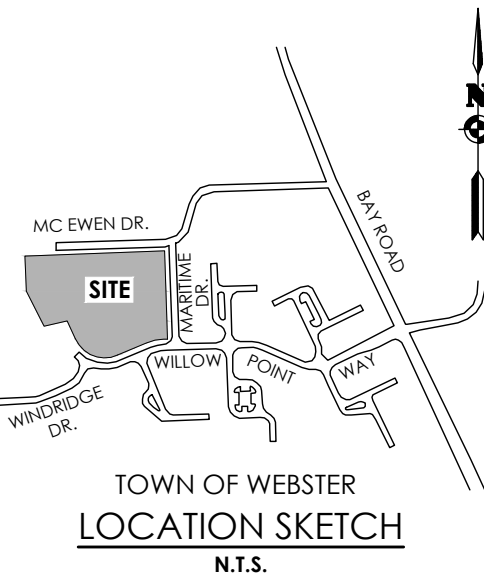
| ENVIRONMENTAL DATA | NO | YES |
|---|----|-------------------------------------|
| STATE REGULATED WETLANDS (NYSDEC ERM): | | X |
| FEDERALLY REGULATED WETLANDS (USFWS NWI): | | X |
| FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36055C0209G DATED: 8/28/2008 | | ZONE X AREA OF MINIMAL FLOOD HAZARD |
| ENDANGERED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

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



STAMP:

CLIENT:

MARK IV ENTERPRISES
301 EXCHANGE BOULEVARD
ROCHESTER, NY 14608

Passero Associates

242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691

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

| 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. ©

COVER SHEET

WATERVIEW PHASE III
WEBSTER, NY

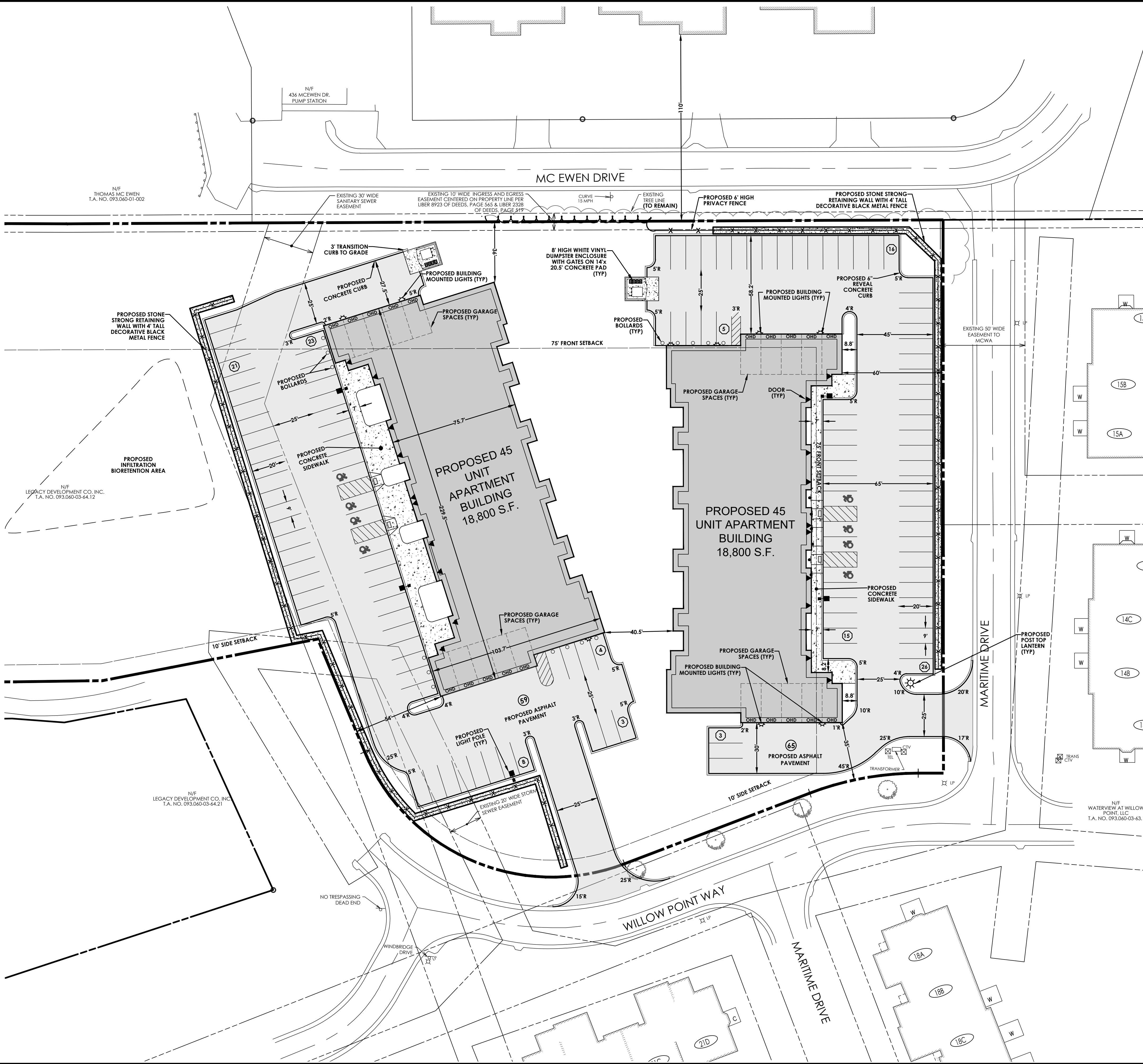
TOWN/CITY: WEBSTER
COUNTY: MONROE STATE: NY

PROJECT NO.:
20243903.0002

DRAWING NO.:
C-101

DATE:
AUGUST 2024

Y:\PROJECTS-NEW\2024\20243903\20243903.0002\01_CAD-BIM-MODELS\CIVIL\20243903.0002_SITE.DWG 8/12/2024 12:55 PM Shari Kleis



- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING CENTER LINE ROAD
 - SETBACK
 - EXISTING EASEMENT LINE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED PARKING COUNT
 - PROPOSED ACCESS RAMP WITH DETECTABLE WARNING
 - PROPOSED PAVEMENT STRIPING
 - PROPOSED CURB
 - PROPOSED SIGN
 - EXISTING SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED BUILDING MOUNTED LIGHT

APPROVALS

APPROVED BY _____ DATE _____
 PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
 COMMISSIONER OF PUBLIC WORKS

APPROVED BY _____ DATE _____
 TOWN ASSESSOR

APPROVED BY _____ DATE _____
 FIRE MARSHAL

APPROVED BY _____ DATE _____
 HIGHWAY SUPERINTENDENT

PASSERO

architecture engineering

TOWN OF WEBSTER
LOCATION SKETCH
N.T.S.

STAMP:

CLIENT:

MARK IV ENTERPRISES
301 EXCHANGE BOULEVARD
ROCHESTER, NY 14608

Passero Associates

242 WEST MAIN ST., SUITE 100 (585) 325-1000
 ROCHESTER, NY 14614 FAX: (585) 325-1691

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

| 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

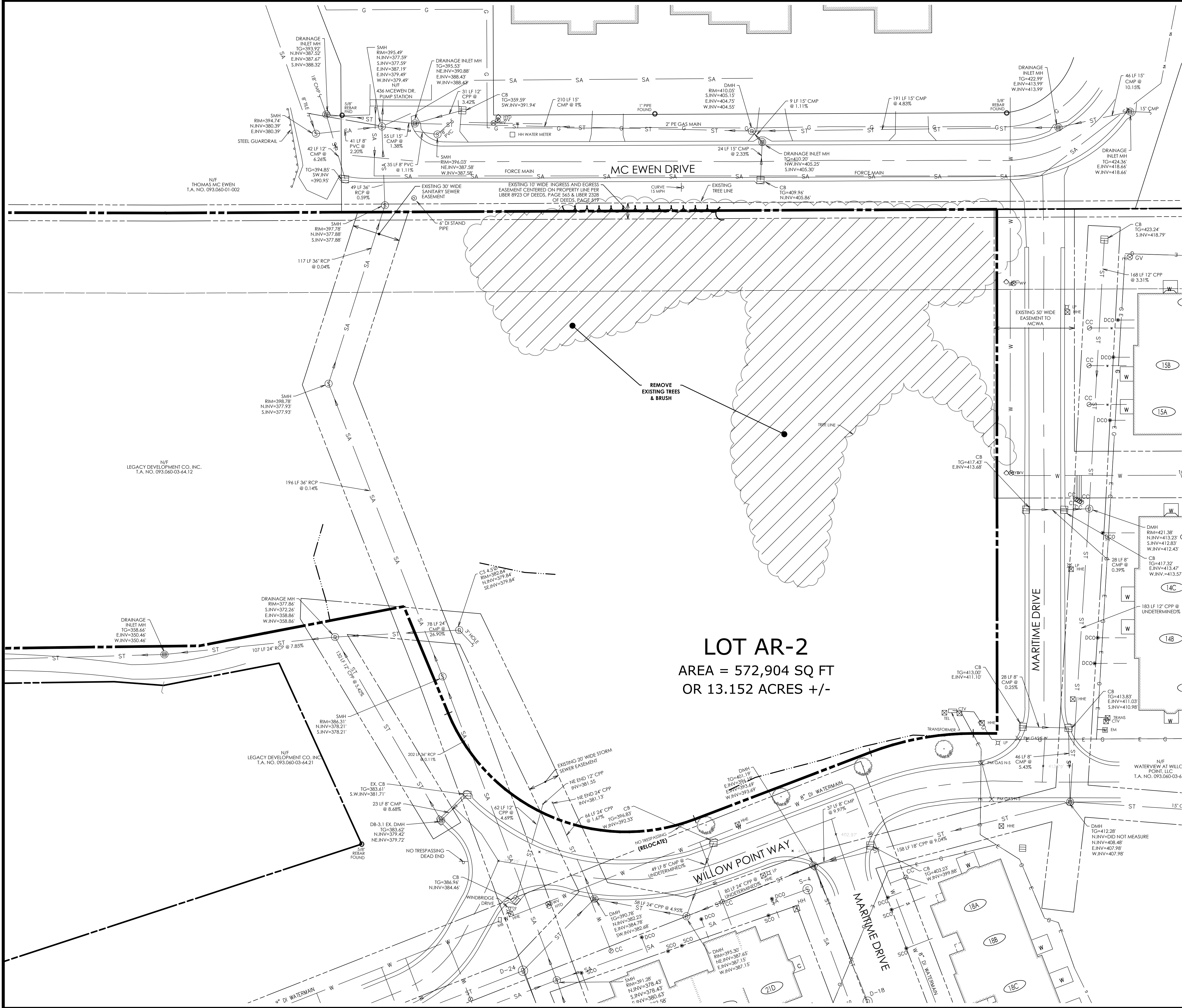
WATERVIEW PHASE III
WEBSTER, NY

TOWN/CITY: WEBSTER
 COUNTY: MONROE STATE: NY

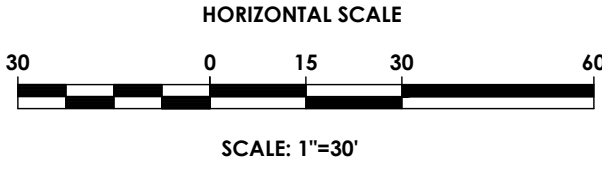
PROJECT NO.: **20243903.0002**

DRAWING NO.: **C-102**

DATE: **AUGUST 2024**



LOT AR-2
AREA = 572,904 SQ FT
OR 13.152 ACRES +/-



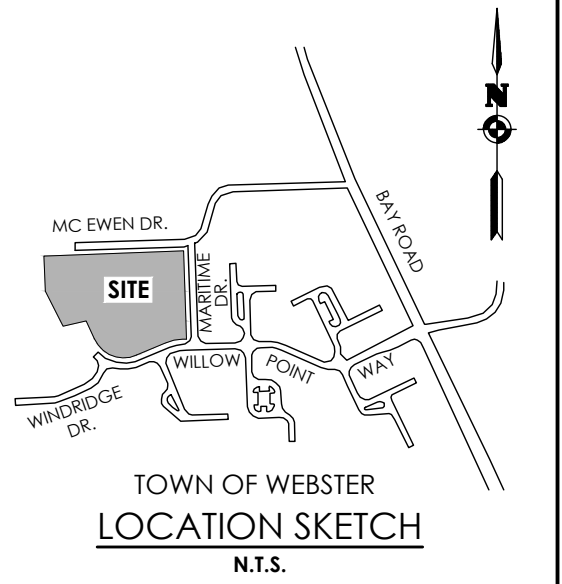
If you excavate anywhere in
New York State,
except NYC or Long Island, call
Dig Safely.
New York
1-800-962-7962
i-Notice = www.DigSafelyNewYork.com



LEGEND

- PROPERTY BOUNDARY
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM SEWER CB, MH & INLET MH
- EXISTING WATER SERVICE HYDRANT & VALVE
- EXISTING SIGN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING CTV
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC HANDHOLE
- EXISTING GAS VALVE
- EXISTING GAS MAIN
- EXISTING TREE/BRUSH LINE
- TREES / BRUSH TO BE REMOVED

PASSERO
architecture engineering



STAMP:

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

Passero Associates

242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691
PROJECT MANAGER: DAVID COX, P.E.
PROJECT ENGINEER: ANDREW BURNS, P.E.
DESIGNER: CAROLE HARVEY

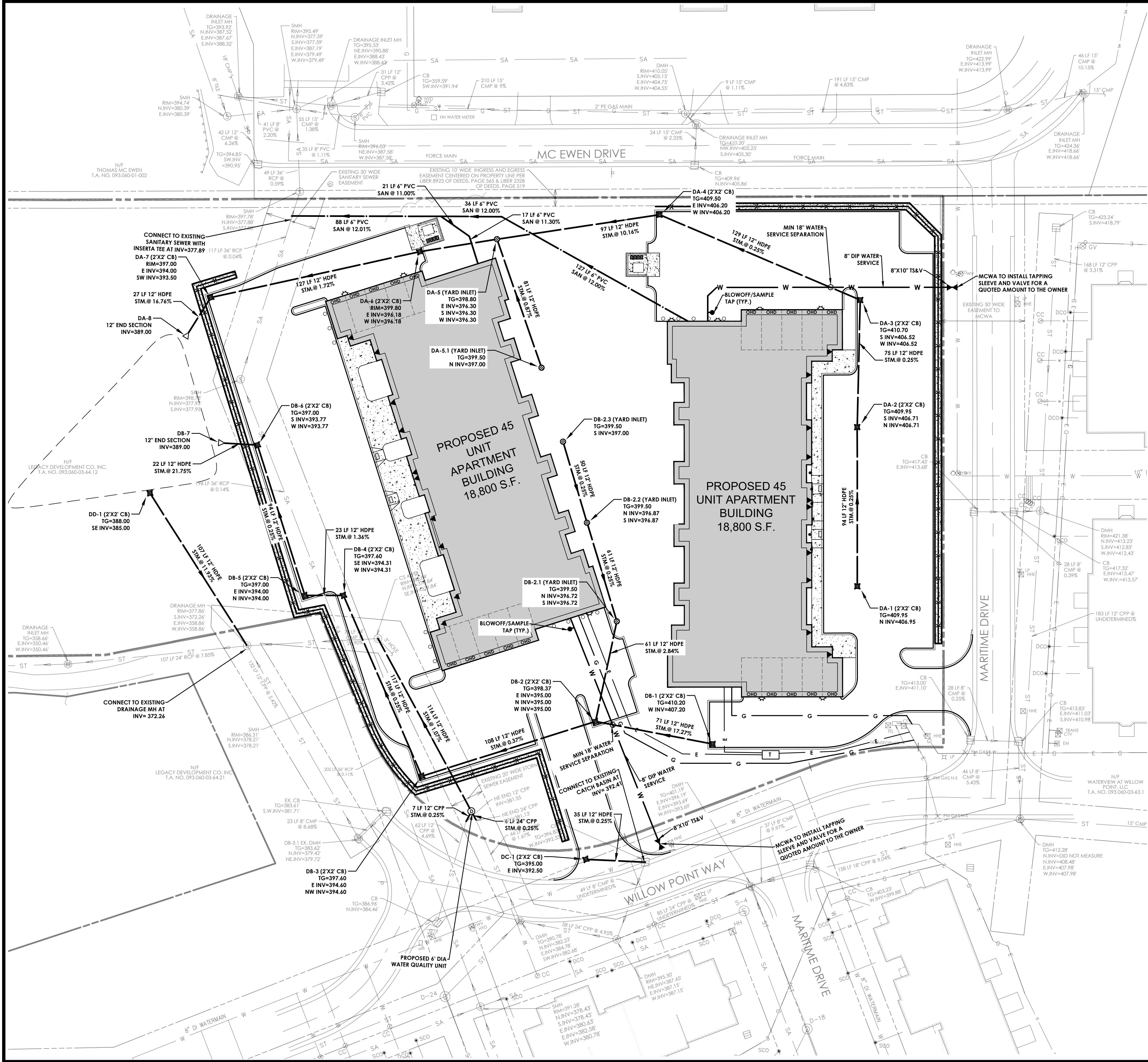
| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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. ©

**EXISTING
CONDITIONS &
DEMOLITION
PLAN**
**WATERVIEW PHASE III
WEBSTER, NY**

TOWN/CITY: **WEBSTER**
COUNTY: **MONROE** STATE: **NY**
PROJECT NO.:
20243903.0002
DRAWING NO.:
C-103
DATE:
AUGUST 2024

Y:\PROJECTS-NEW 2024\3903_2024\3903_0002_01_CAD-BIM-MODELS\CIVIL_2024\3903_0002_UTIL_GRAB.DWG 8/12/2024 12:55 PM Shari Kleis



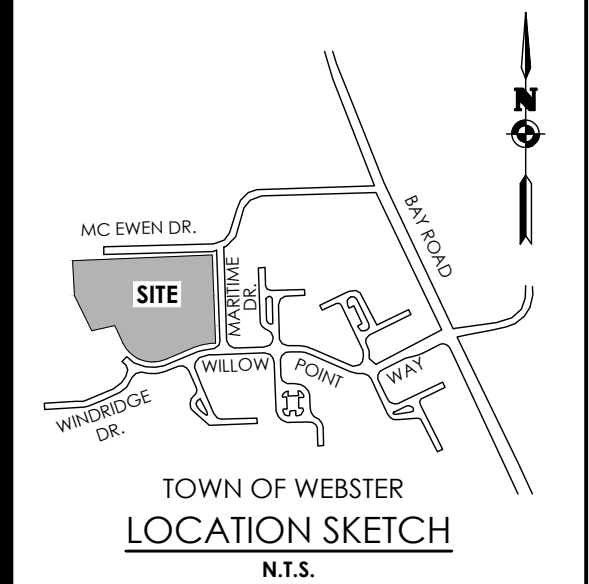
HORIZONTAL SCALE
30 0 15 30 60
SCALE: 1"=30'

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING STORM SEWER, CB & MH
- PROPOSED STORM SEWER, CB & MH
- EXISTING WATER SERVICE & VALVE
- PROPOSED WATER SERVICE HYDRANT AND VALVE
- PROPOSED WATER LATERAL
- EXISTING SANITARY SEWER & MH
- PROPOSED SANITARY SEWER & MH
- EXISTING ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING GAS MAIN
- EXISTING SIGN

PASSERO
architecture engineering



STAMP:

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

Passero Associates
242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691

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

| 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. ©

UTILITY PLAN

WATERVIEW PHASE III WEBSTER, NY

TOWN/CITY: WEBSTER
COUNTY: MONROE STATE: NY

PROJECT NO.:
20243903.0002

DRAWING NO.:
C-104

DATE:
AUGUST 2024

MONROE COUNTY HEALTH DEPT.

APPROVALS

APPROVED BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN

APPROVED BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

APPROVED BY: _____ DATE: _____
TOWN ASSESSOR

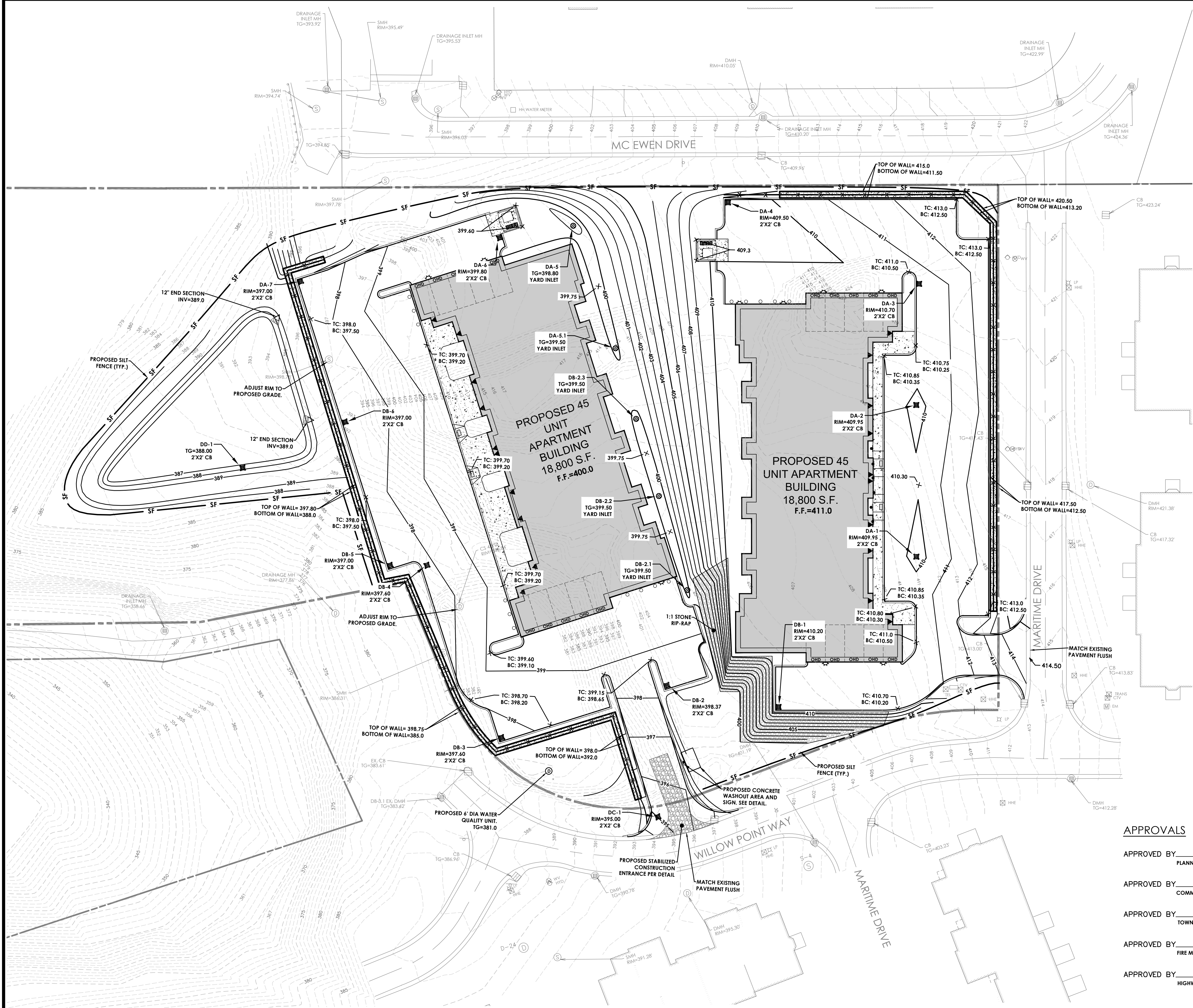
APPROVED BY: _____ DATE: _____
FIRE MARSHAL

APPROVED BY: _____ DATE: _____
WEBSTER SEWER DISTRICT

APPROVED BY: _____ DATE: _____
HIGHWAY SUPERINTENDENT

APPROVED BY: _____ DATE: _____
MONROE COUNTY WATER AUTHORITY

Y:\PROJECTS-NEW, 2024\20243903\20243903.0002\01_CAD-BIM-MODELS\CIVIL\20243903.0002 UTIL GRAD.DWG 8/12/2024 12:55 PM Shari Kleis

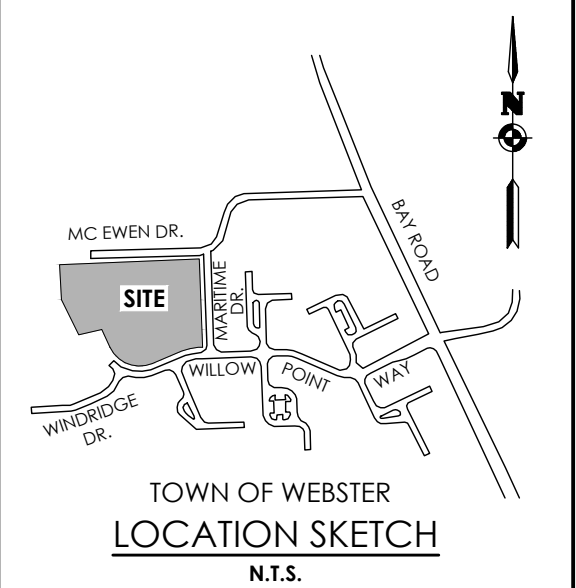


HORIZONTAL SCALE
30 0 15 30 60
SCALE: 1"=30'

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED INLET PROTECTION
- PROPOSED CHECK DAM, RIP RAP
- PROPOSED SILT SAC OR SILT FENCE
- EXISTING STORM MH, CB & END SECTION
- PROPOSED STORM CB & END SECTION
- PROPOSED HYDRANT & VALVE
- EXISTING SANITARY SEWER & MH
- PROPOSED SANITARY SEWER & MH
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING SIGN

PASSERO
architecture engineering



STAMP:

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

Passero Associates

242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691

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

| 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. ©

GRADING & EROSION CONTROL PLAN
WATERVIEW PHASE III
WEBSTER, NY

TOWN/CITY: WEBSTER
COUNTY: MONROE STATE: NY

PROJECT NO.: **20243903.0002**

DRAWING NO.: **C-105**

DATE: **AUGUST 2024**

APPROVALS

APPROVED BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN

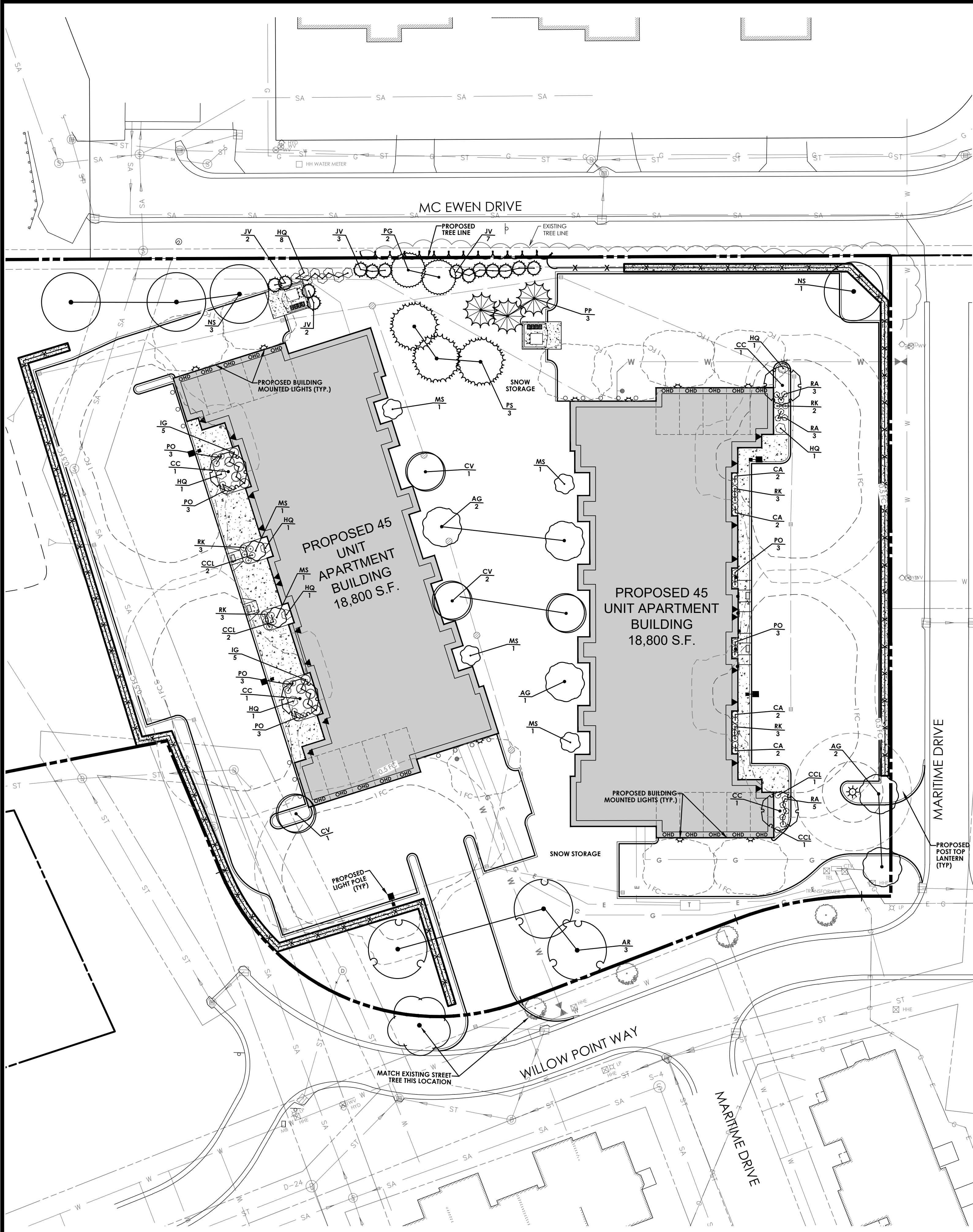
APPROVED BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

APPROVED BY: _____ DATE: _____
TOWN ASSESSOR

APPROVED BY: _____ DATE: _____
FIRE MARSHAL

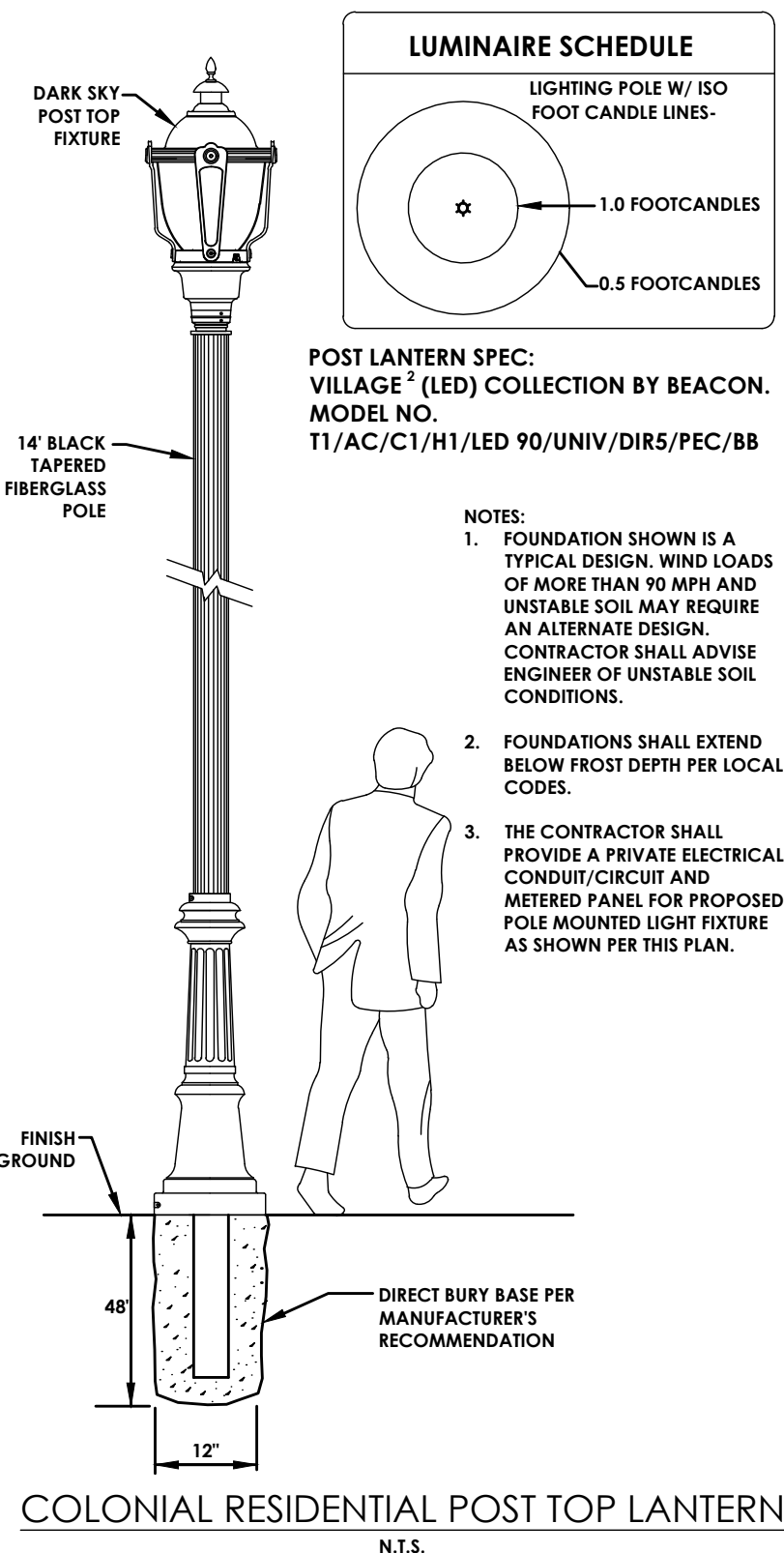
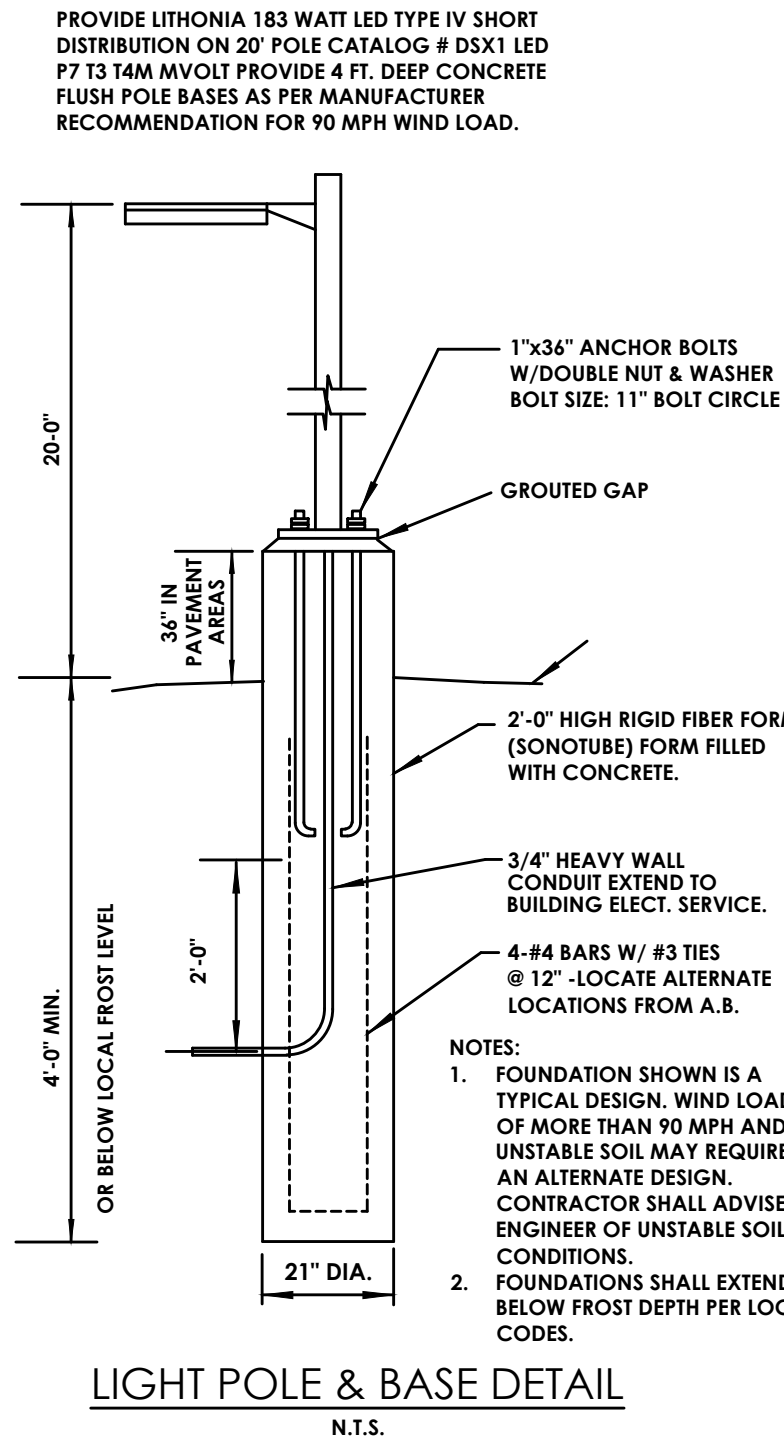
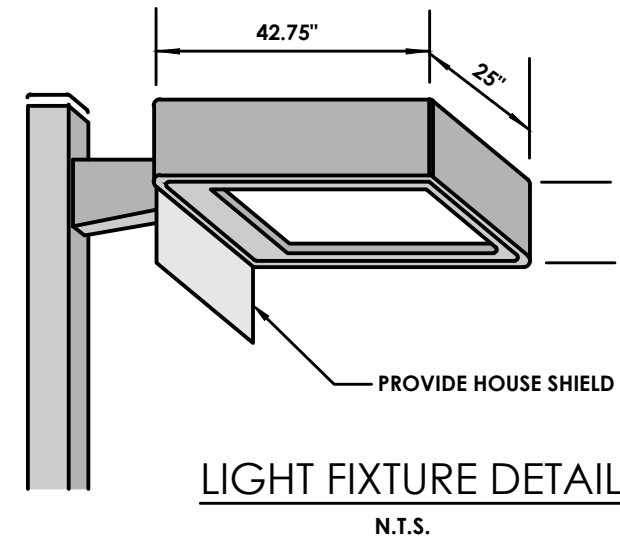
APPROVED BY: _____ DATE: _____
HIGHWAY SUPERINTENDENT

Y:\PROJECTS-NEW, 2024\20243903\20243903.0002\01_CAD-BIM-MODELS\CIVIL_2024\3903.0002_LAND_LIGHT.DWG 8/12/2024 12:56 PM Shari Meis



WATERVIEW PHASE III PLANT SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING / SPREAD | REMARKS | MATURE HEIGHT | NATIVE |
|--|-----|---|-----------------------------------|----------|----------|------------------|---|---------------|--------|
| DECIDUOUS TREES | | | | | | | | | |
| AR | 3 | Acer rubrum "Franksred" | Red Sunset Maple | 2 1/2-3" | B&B | As Shown | Fall Planting Hazard | 35-40' | Yes |
| MEI | 1 | Match Existing Tree | Match Existing Tree | 2 1/2-3" | B&B | As Shown | Match tree species/variety along Willow Point Way | | |
| NS | 4 | Nyssa sylvatica "Wildfire" | Black Gum | 2 1/2-3" | B&B | As Shown | Fall Planting Hazard | 30-50' | Yes |
| EVERGREEN TREES | | | | | | | | | |
| JV | 14 | Juniperus virginiana "Emerald Sentinel" | Sentinel Eastern Red Cedar | 5-6' | B&B | 4-6' | | 15-20' | |
| PG | 2 | Picea glauca | White Spruce | 5-6' | B&B | 10-15' | | 8-10' | |
| PP | 3 | Picea pungens "Fat Albert" | Colorado Blue Spruce | 5-6' | B&B | 7-10' | | 10-15' | |
| PS | 3 | Pinus strobus | Eastern White Pine | 7-8' | B&B | 20-30' | | 40-70' | |
| FLOWERING AND ORNAMENTAL TREES | | | | | | | | | |
| AG | 5 | Amelanchier x grandiflora "Robin Hill Pink" | Robin Hill Serviceberry | 8-10' | B&B | 15-20' | Multi-Stemmed | 20-25' | Yes |
| CC | 4 | Cercis canadensis "The Rising Sun" - (TF) | The Rising Sun Redbud (Tree Form) | 6-7' | B&B | As Shown | Fall Planting Hazard | 8-12' | Yes |
| CV | 4 | Chioanthus virginicus | White Fringetree | 2-2 1/2" | B&B | As Shown | Multi-Stemmed | 18-20' | Yes |
| MS | 6 | Magnolia stellata "Royal Star" | Royal Star Magnolia | 7-8' | B&B | As Shown | | 10-15' | No |
| SHRUBS | | | | | | | | | |
| CA | 8 | Clethra alnifolia "Sixteen Candles" | Sixteen Candles Summersweet | 2-3' | #3 Cont. | 3-5' | | 3-4' | Yes |
| CCL | 6 | Cotinus coggygia "Lila" | Lila Dwarf Smoke Bush | 2-3' | #3 Cont. | 4' | | 4' | No |
| HQ | 6 | Hydrangea quercifolia "Ruby Slippers" | Ruby Slippers Oakleaf Hydrangea | 2-3' | #5 Cont. | 3-4' | | 4-5' | No |
| IG | 10 | Ilex glabra "Shamrock" | Shamrock Inkberry | 2-3' | #5 Cont. | 5' | (1) male to (4) female | 4-5' | Yes |
| PO | 18 | Physocarpus opulifolius "Little Joker" | Little Joker warf Ninebark | 2-3' | #3 Cont. | 3-4' | | 3-4' | Yes |
| RA | 11 | Rhus aromatica "Gro-Low" | Gro-Low Fragrant Sumac | 18-24" | #3 Cont. | 6-10' | | 2'-4' | Yes |
| RK | 14 | Rosa "Knock-out" | Knockout Rose | 18-24" | #3 Cont. | 3-4' | | 3-4' | No |
| Notes: | | | | | | | | | |
| 1. Existing Trees & Buffer Material to Remain & be Protected During Construction | | | | | | | | | |
| 2. All Plants shall be as specified or approved equal | | | | | | | | | |



APPROVED BY: PLANNING BOARD CHAIRMAN DATE
APPROVED BY: COMMISSIONER OF PUBLIC WORKS DATE

PASSERO
architecture engineering

STAMP:

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

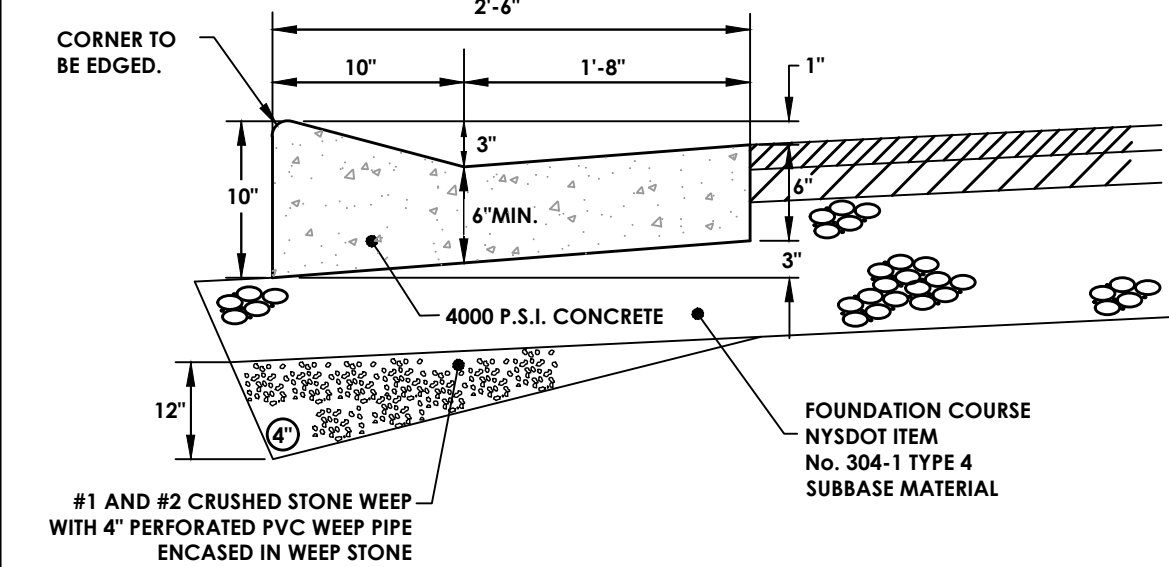
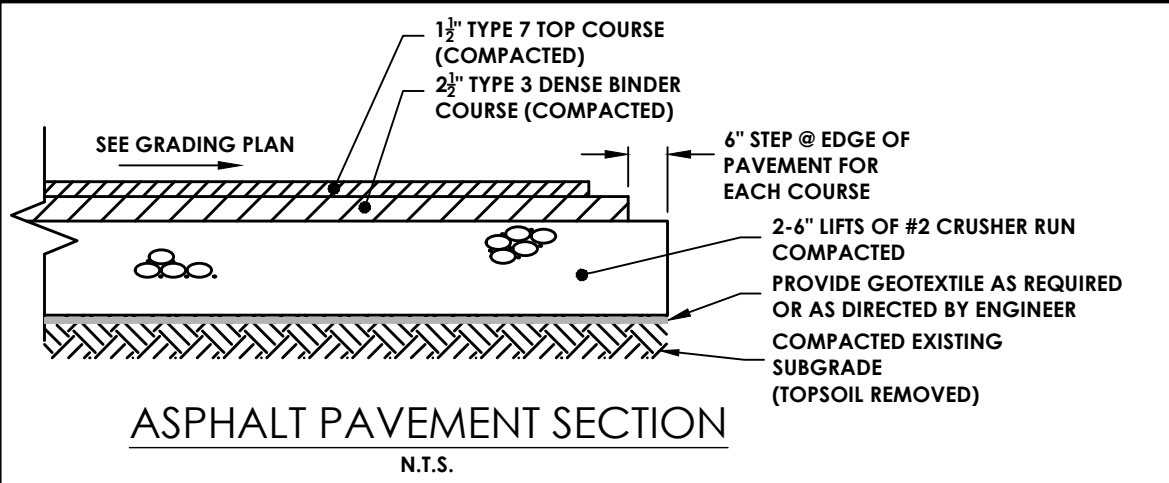
Passero Associates
242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691
PROJECT MANAGER: DAVID COX, P.E.
PROJECT ENGINEER: ANDREW BURNS, P.E.
DESIGNER: CAROLE HARVEY

| 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. ©

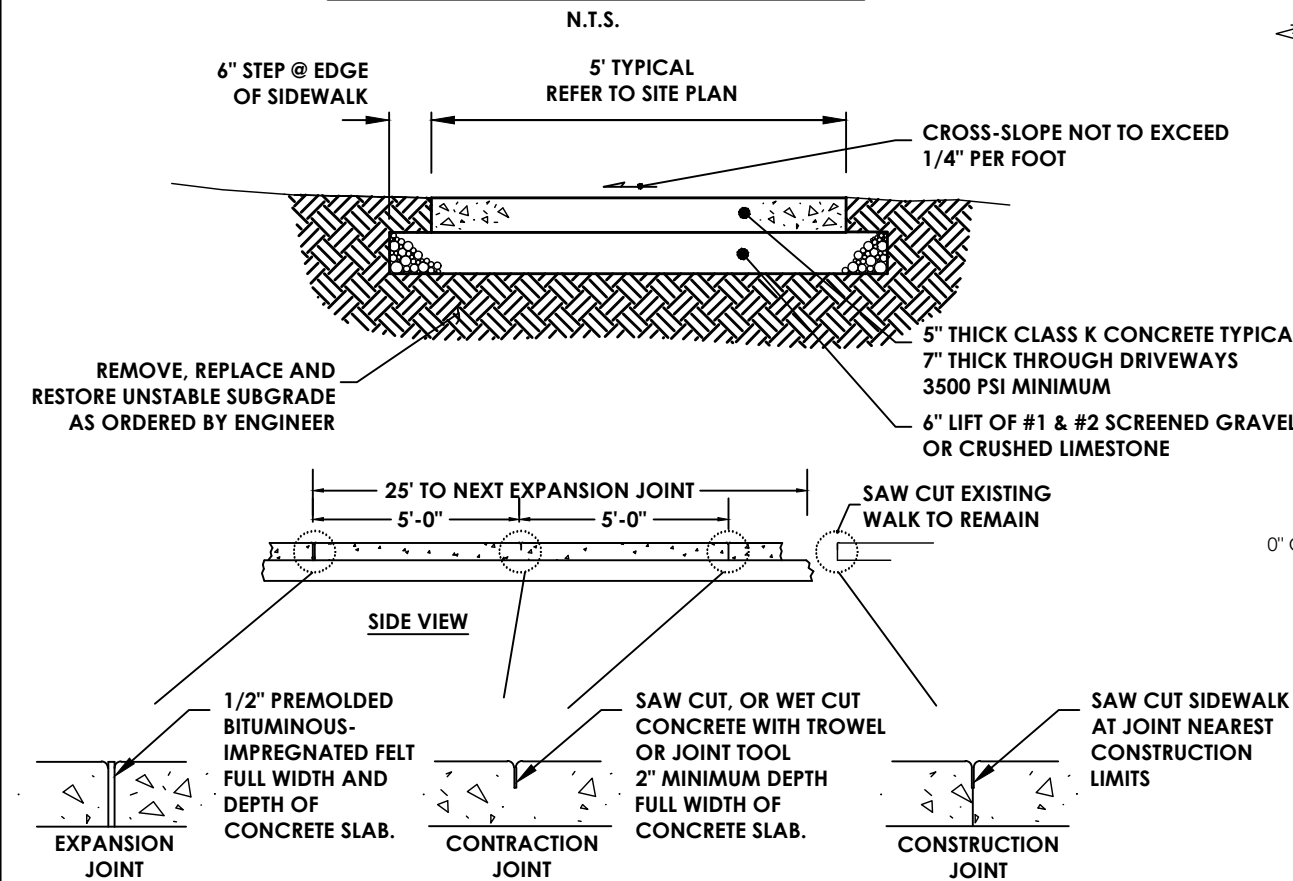
LANDSCAPING & LIGHTING PLAN
WATERVIEW PHASE III
WEBSTER, NY

TOWN/CITY: WEBSTER
COUNTY: MONROE STATE: NY
PROJECT NO.: **20243903.0002**
DRAWING NO.: **C-106**
DATE: **AUGUST 2024**



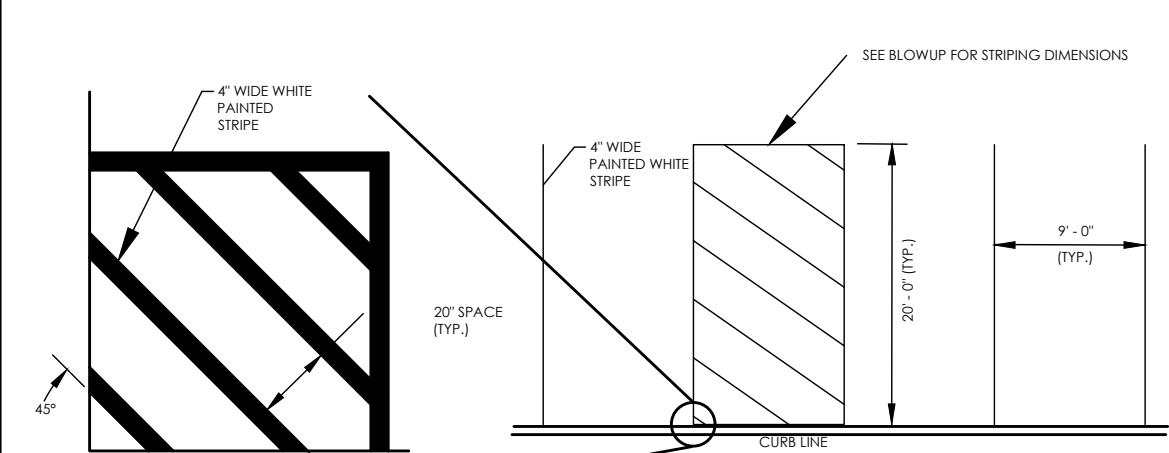
- NOTES:
1. EXPANSION JOINTS AND FORMED CONTRACTION JOINTS ARE TO BE EDGED WITH CONCRETE FINISHING TOOLS.
 2. CONTRACTION JOINTS TO BE AT 10' INTERVALS AND SHALL BE FORMED OR SAW CUT TO A DEPTH OF 1/2" BELOW THE SURFACE OF THE GUTTER.
 3. EXPANSION JOINTS TO BE AT 100' INTERVALS AND SHALL BE FORMED WITH 3/4" WIDE PREMOULDED BITUMINOUS JOINT FILLER. THE FILLER MATERIAL SHALL BE CUT TO CONFORM TO THE CROSS SECTION OF THE GUTTER.

CONCRETE GUTTER DETAIL

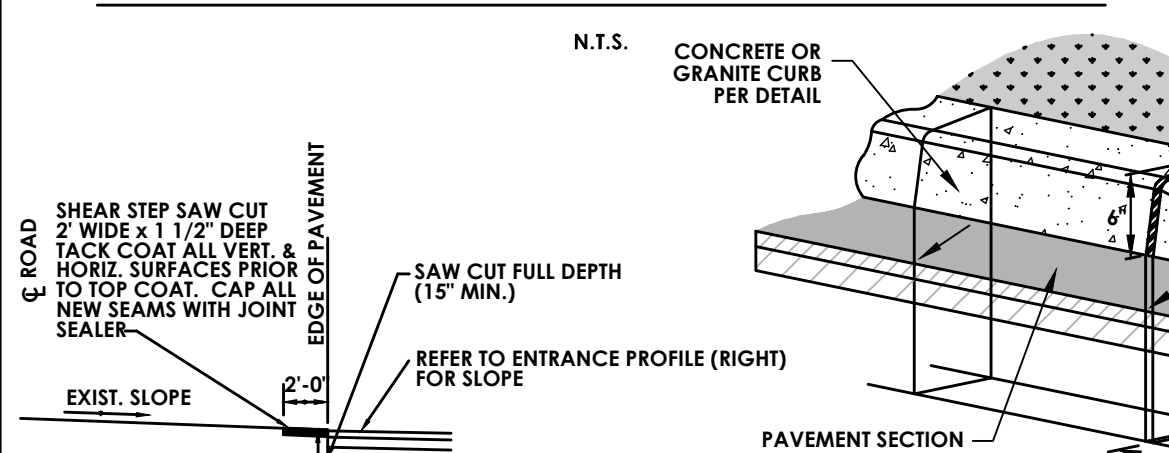


- NOTES:
- 1) THE GRAVEL OR STONE BASE SHALL BE PLACED ON A WELL GRADED AND COMPACTED SUBGRADE. THE GRAVEL OR STONE BASE SHALL BE THOROUGHLY COMPACTED.
 - 2) ALL EXPOSED SURFACES SHALL BE BROOMED AND EDGES FINISHED WITH A 1/4" RADIUS EDGING TOOL. THE FINISHED CONCRETE SURFACE SHALL BE TREATED WITH A CLEAR, NON-YELLOWING CURBING COMPOUND.
 - 3) CONCRETE SHALL BE PLACED USING COLD WEATHER CONCRETE PROCEDURES IN ACCORDANCE WITH ACI 308 WHEN THE AMBIENT AIR SURFACE TEMPERATURE IS BELOW 40 DEGREES.
 - 4) ALL WORK SHALL MEET THESE SPECIFICATIONS.
 - 5) ALL WORK SHALL CONFORM TO ADA REQUIREMENTS.

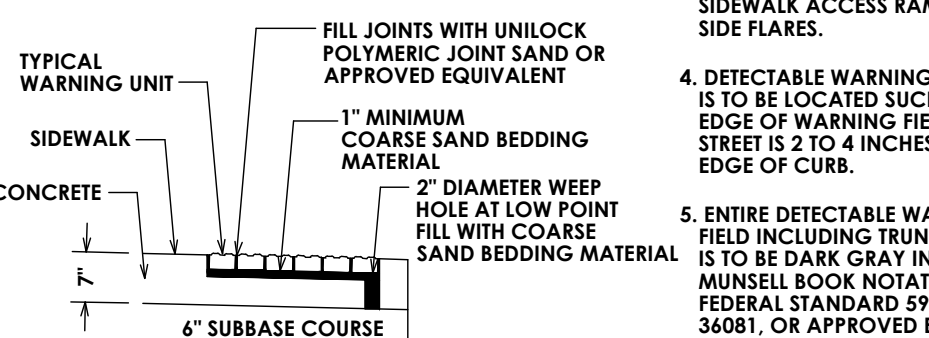
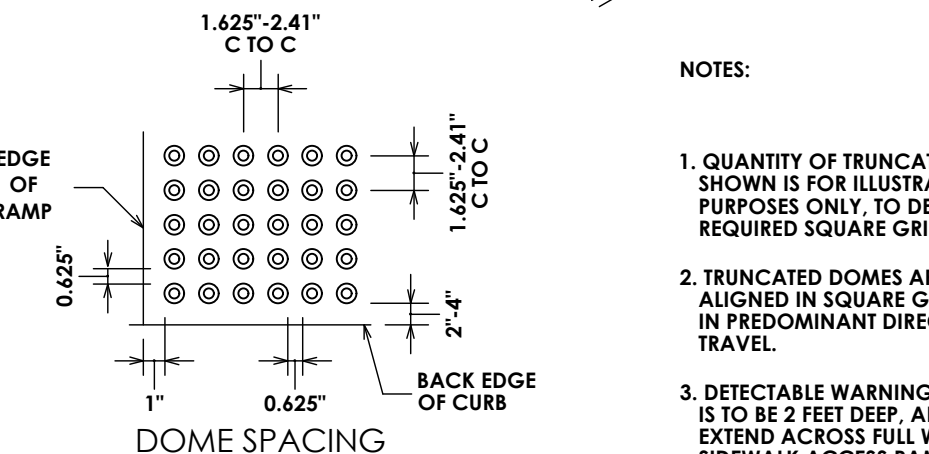
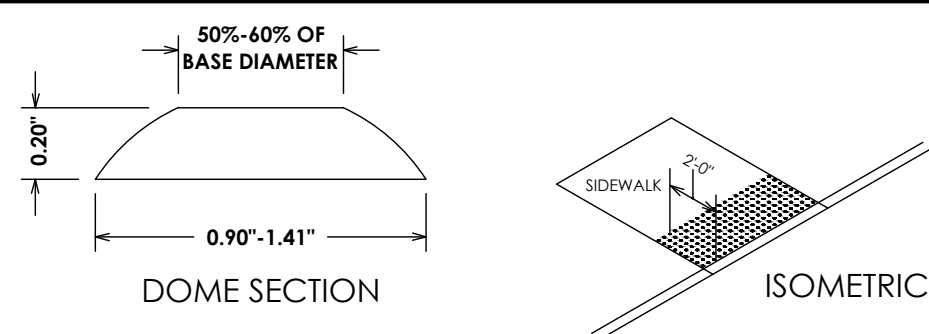
CONCRETE SIDEWALK N.T.S.



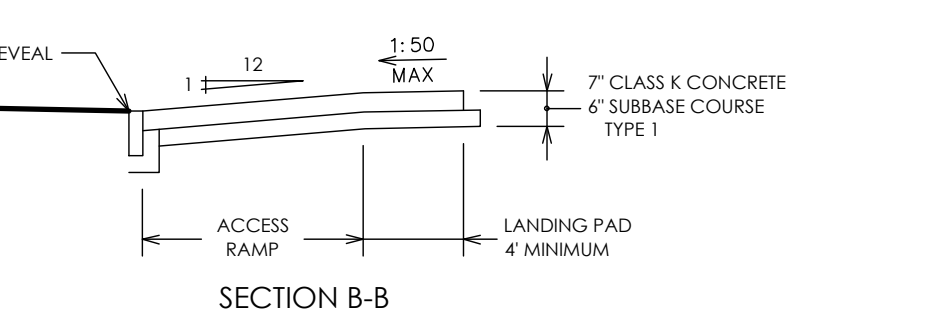
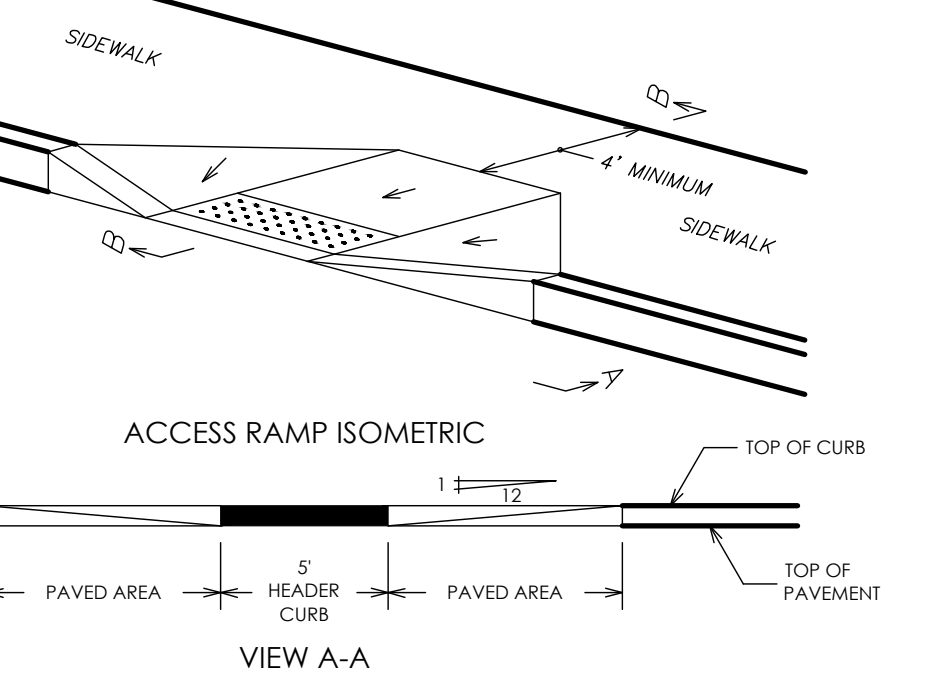
TYPICAL PARKING PAVEMENT MARKING LAYOUT



PAVEMENT KEY DETAIL (FOR CONNECTION TO EXISTING PAVEMENT) N.T.S.

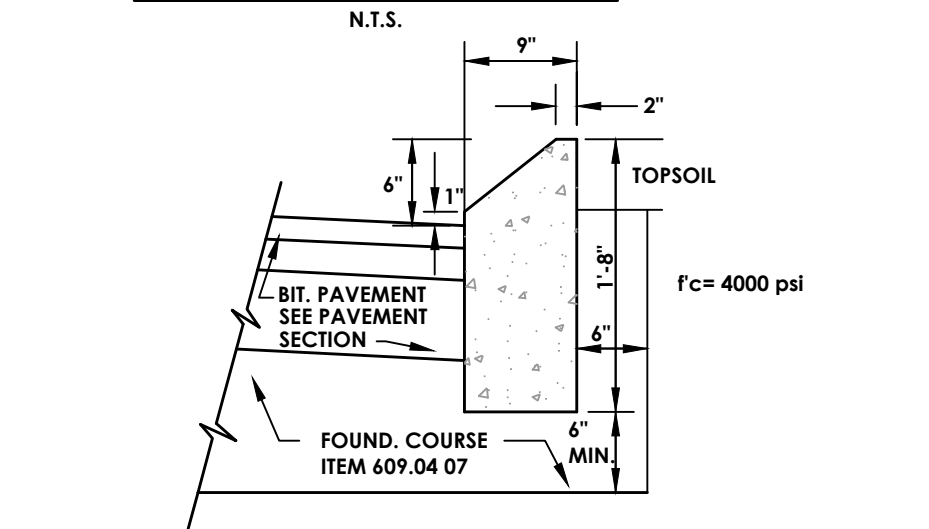


DETECTABLE WARNING SURFACE DETAIL N.T.S.

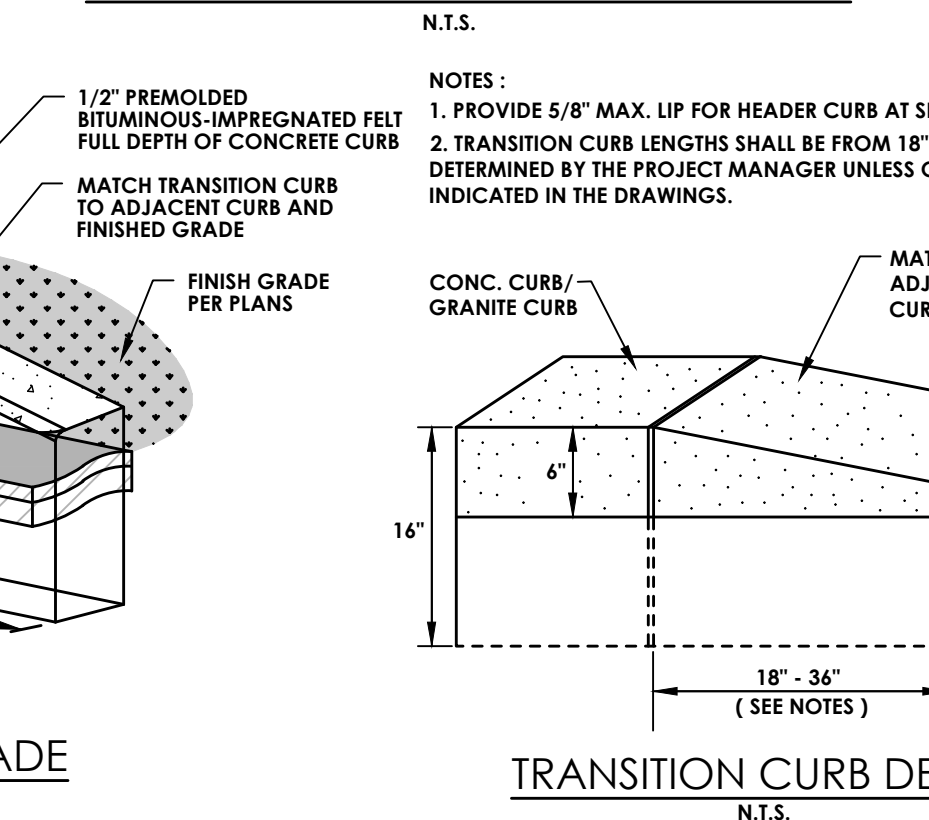


- NOTES:
1. 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARE IN PAVED AREA.
 2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT. TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.
 3. ENTIRE AREA OF ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.

SIDEWALK RAMP DETAIL N.T.S.

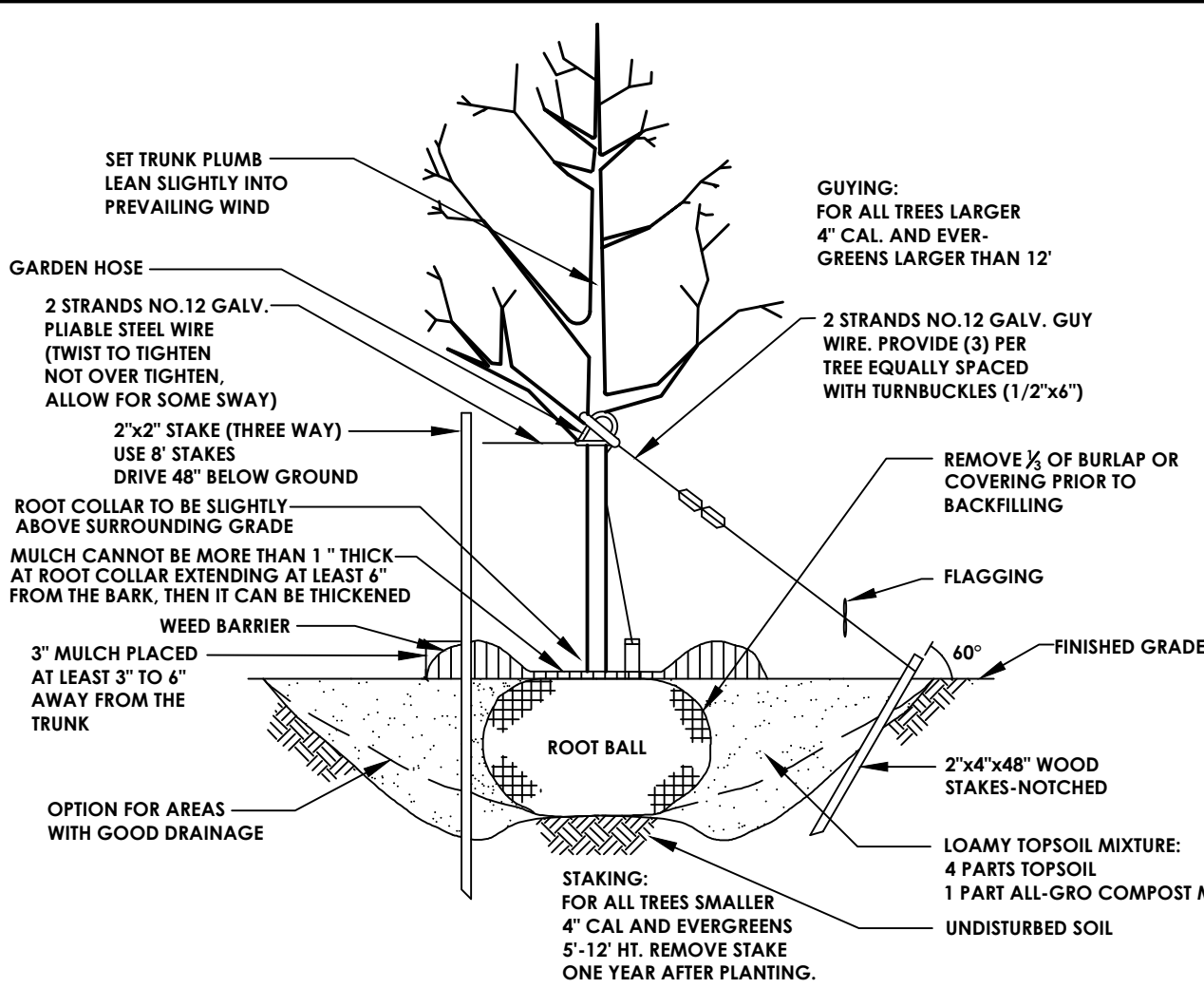


MOUNTABLE CONCRETE CURB DETAIL N.T.S.



- NOTES:
1. PROVIDE 5/8\" MAX. LIP FOR HEADER CURB AT SIDEWALK RAMPS.
 2. TRANSITION CURB LENGTHS SHALL BE FROM 18\" TO 36\" AS DETERMINED BY THE PROJECT MANAGER UNLESS OTHERWISE INDICATED IN THE DRAWINGS.

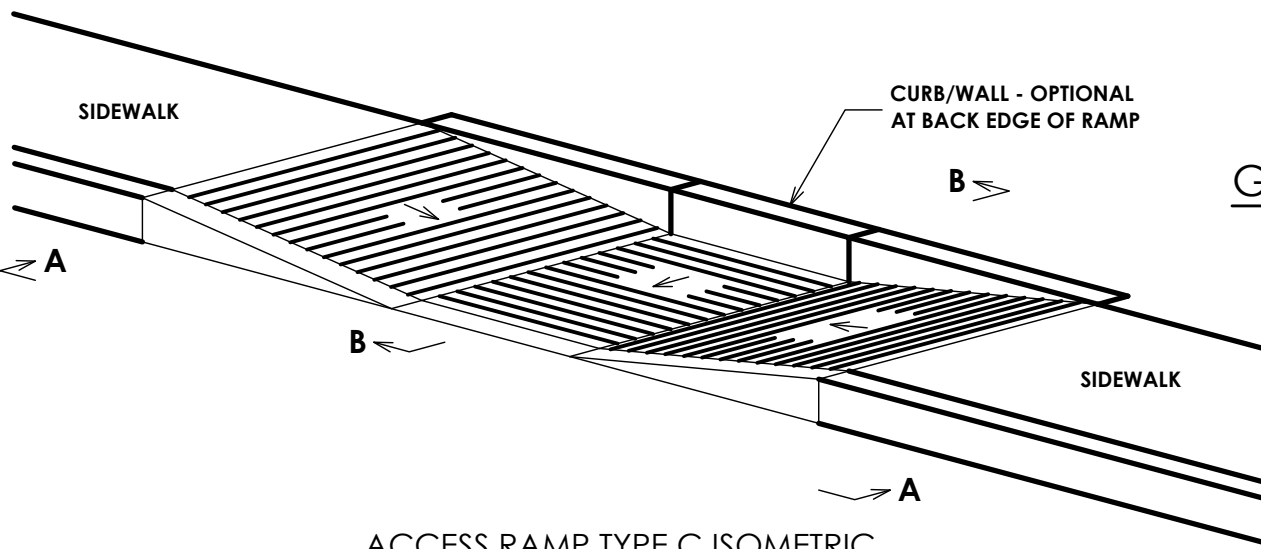
TRANSITION CURB DETAIL N.T.S.



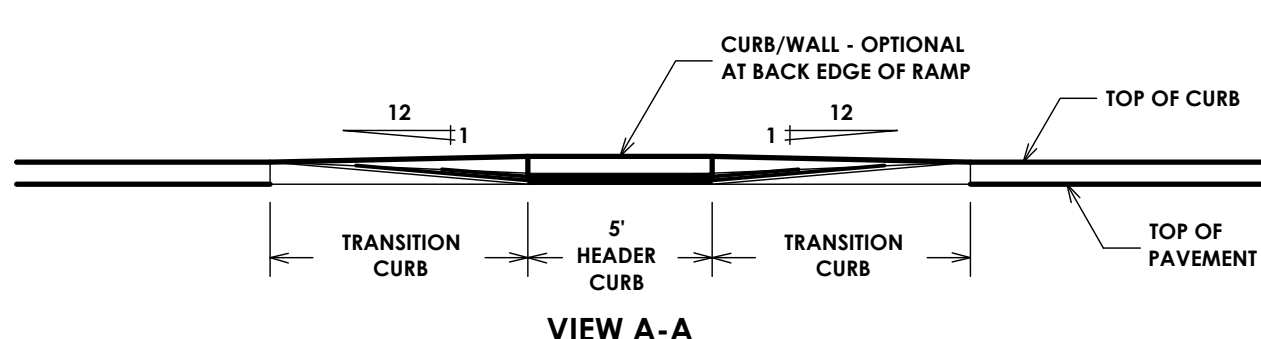
TREE PLANTING DETAIL N.T.S.



MODIFIED INTERNATIONAL SYMBOL OF ACCESS

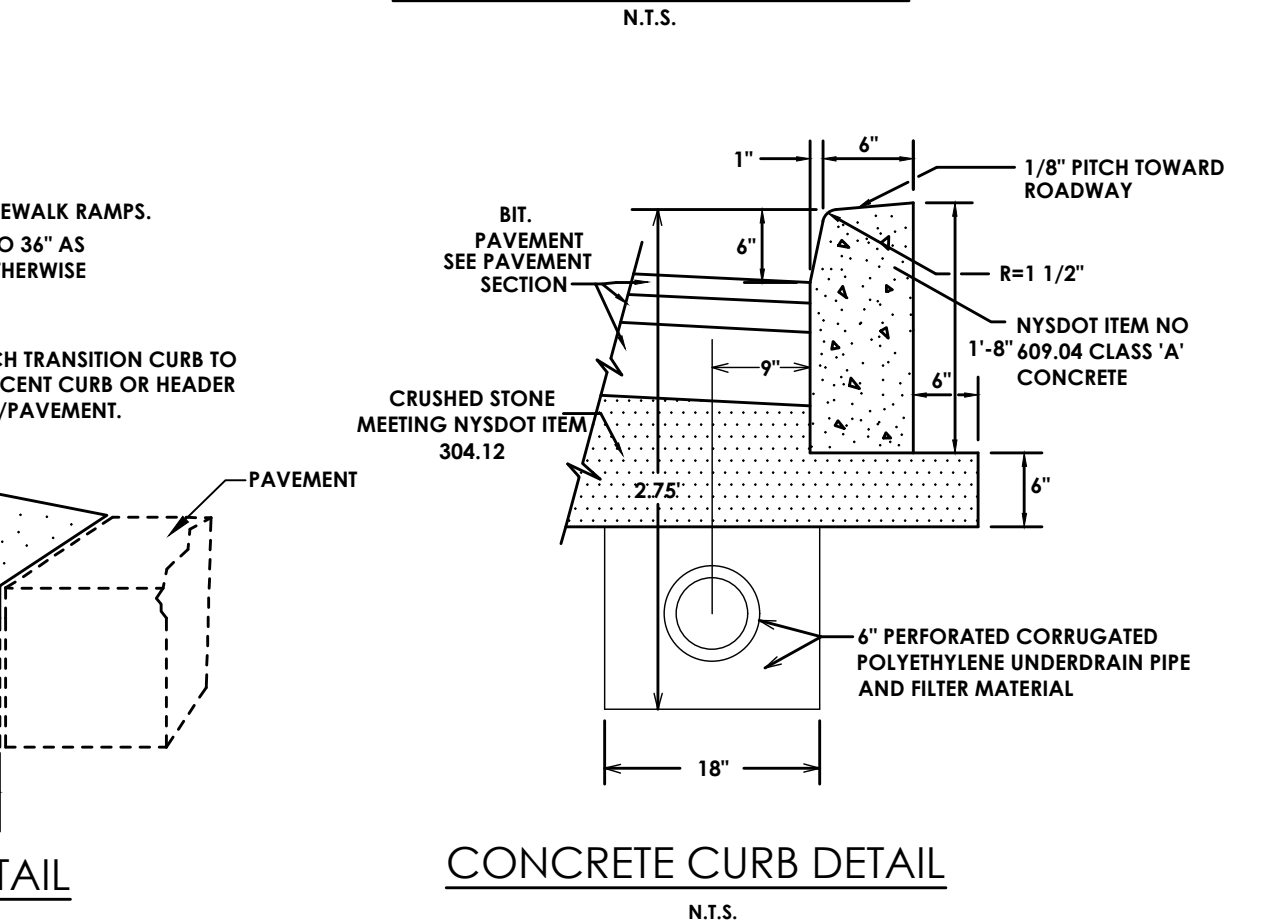


ACCESS RAMP TYPE C ISOMETRIC

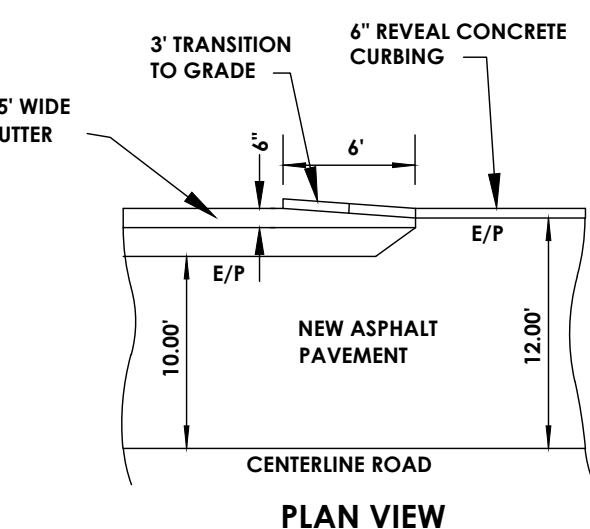


- NOTES:
1. 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARES.
 2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT. TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.

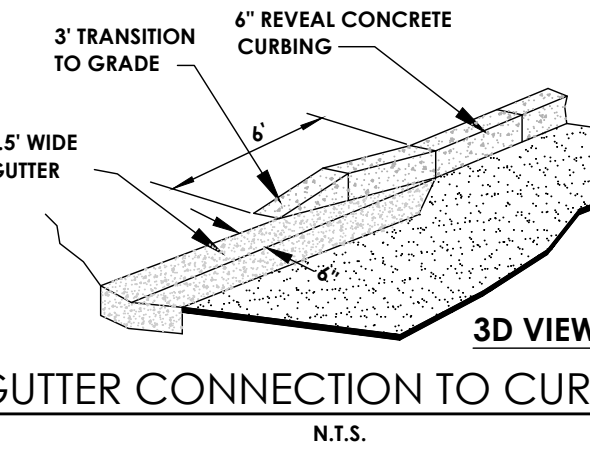
SIDEWALK ACCESS RAMP N.T.S.



CONCRETE CURB DETAIL N.T.S.



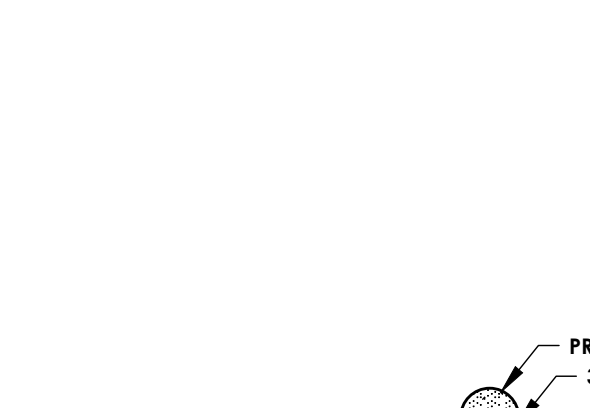
PLAN VIEW



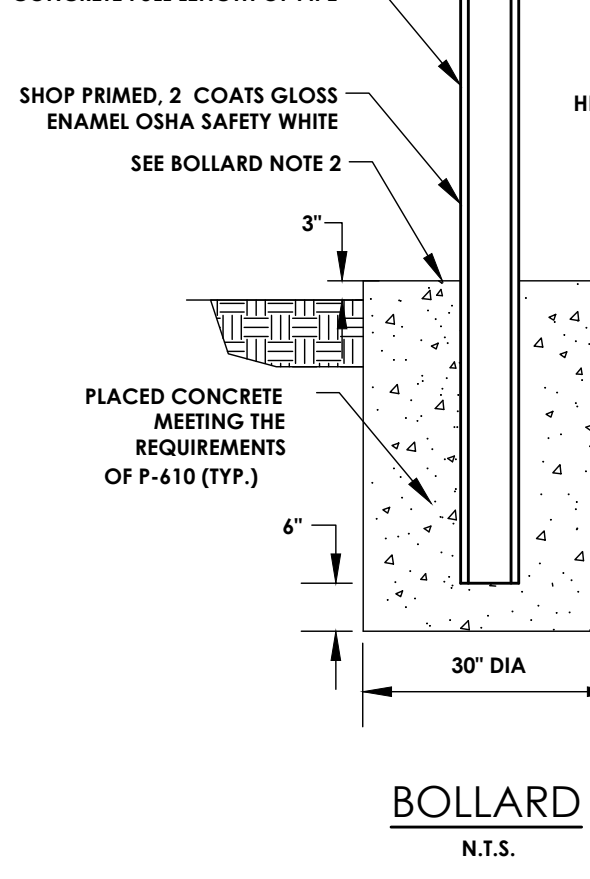
GUTTER CONNECTION TO CURBING N.T.S.



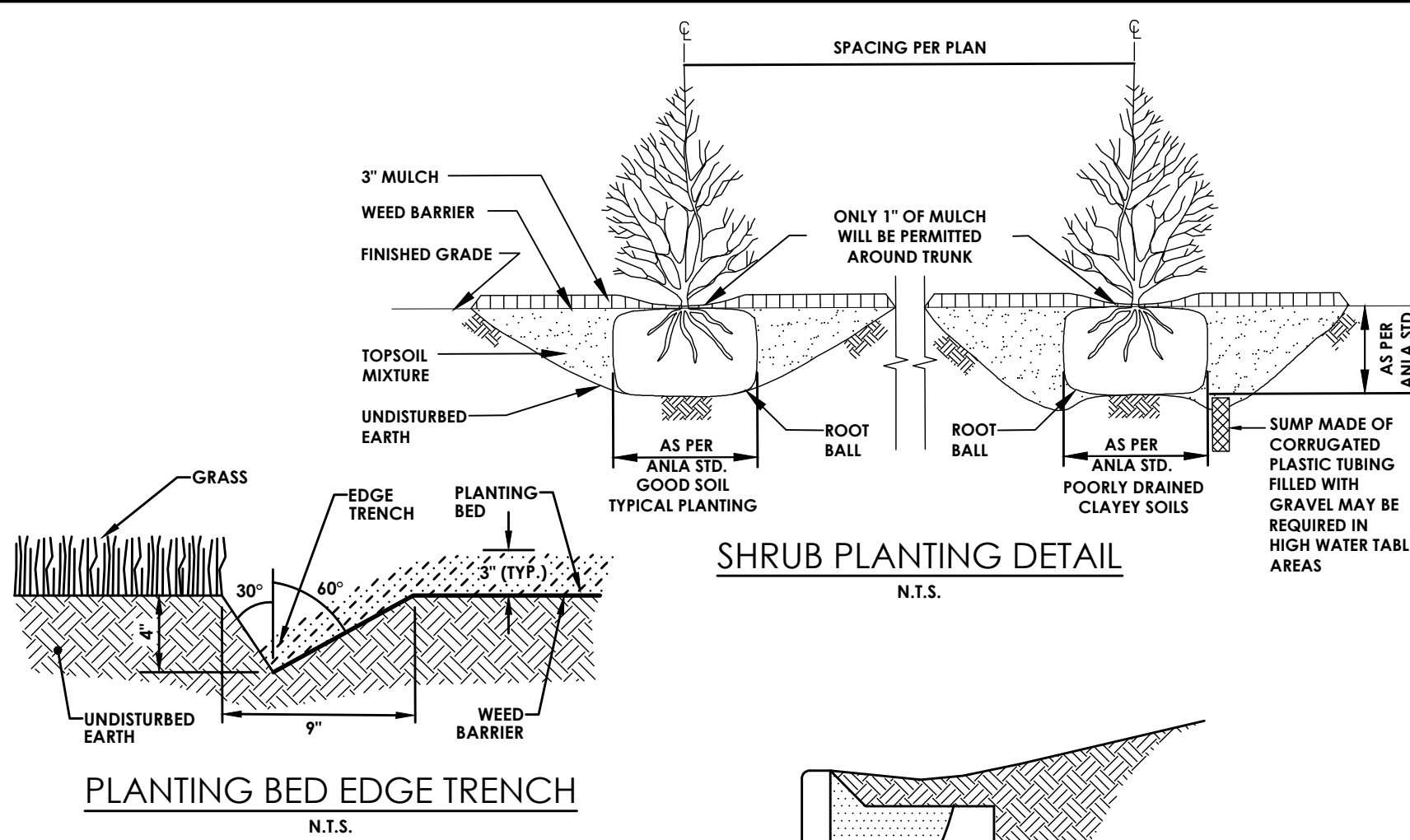
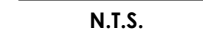
3D VIEW



TYPICAL POST MOUNT HANDICAP SIGN INSTALLATION N.T.S.

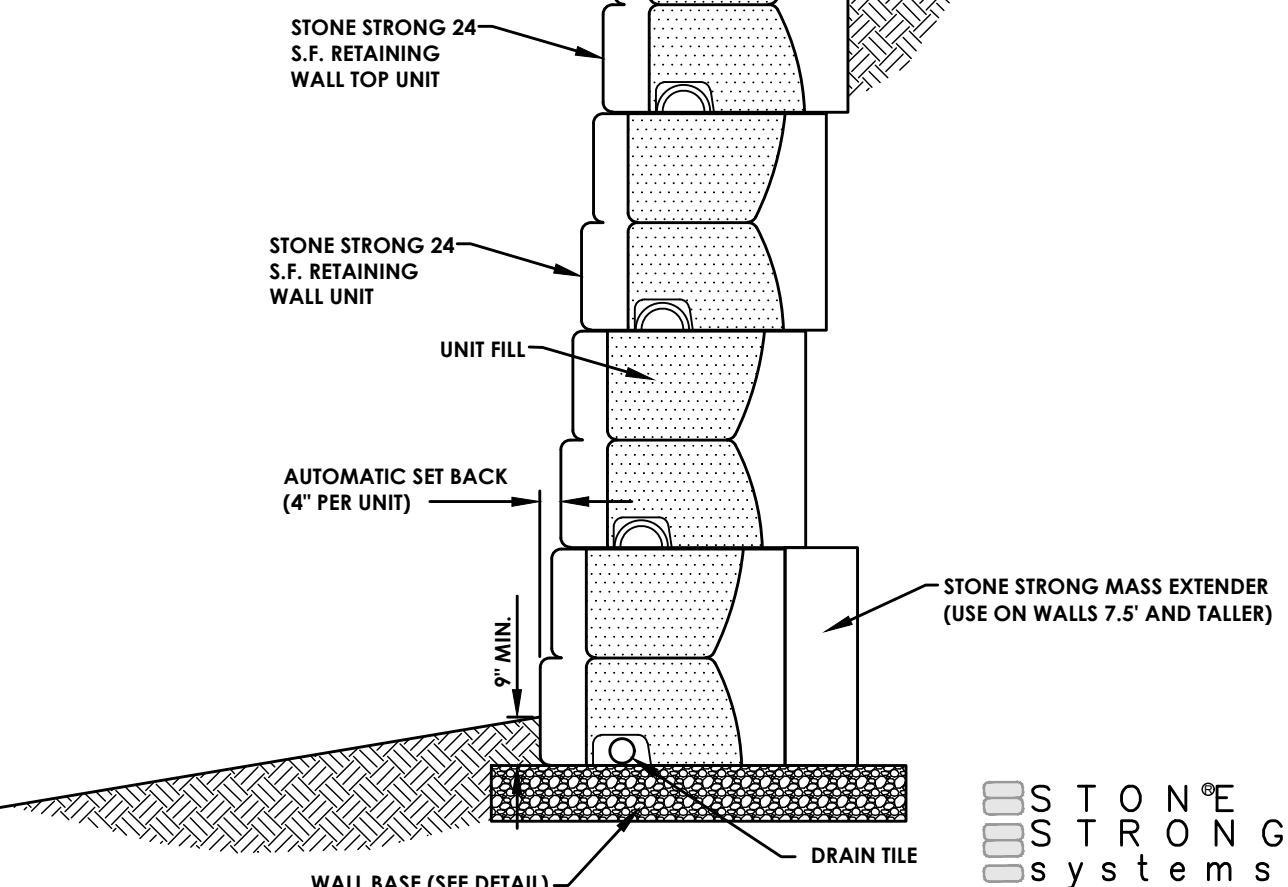


BOLLARD N.T.S.

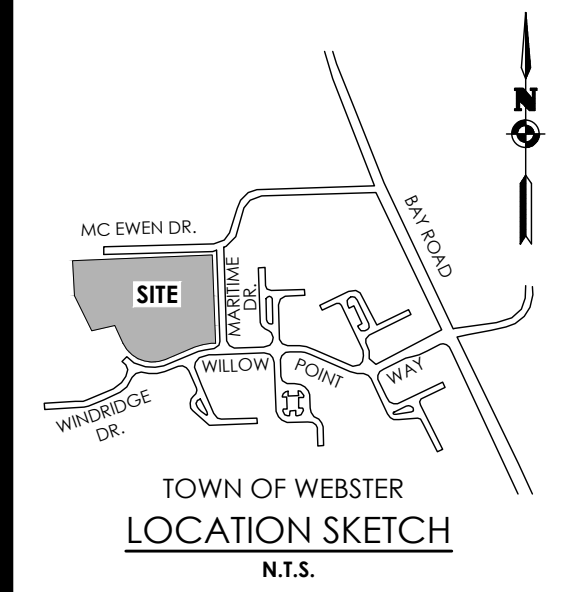
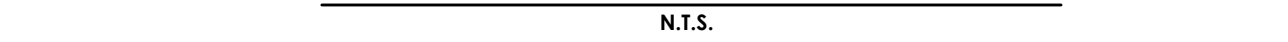


SHRUB PLANTING DETAIL N.T.S.

PLANTING BED EDGE TRENCH N.T.S.



24 S.F. GRAVITY WALL CROSS SECTION W/ MASS EXTENDER N.T.S.



LOCATION SKETCH N.T.S.

STAMP:

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

Passero Associates

242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691

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

| 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. ©

DETAILS

WATERVIEW PHASE III WEBSTER, NY

TOWN/CITY: WEBSTER
COUNTY: MONROE STATE: NY

PROJECT NO.:

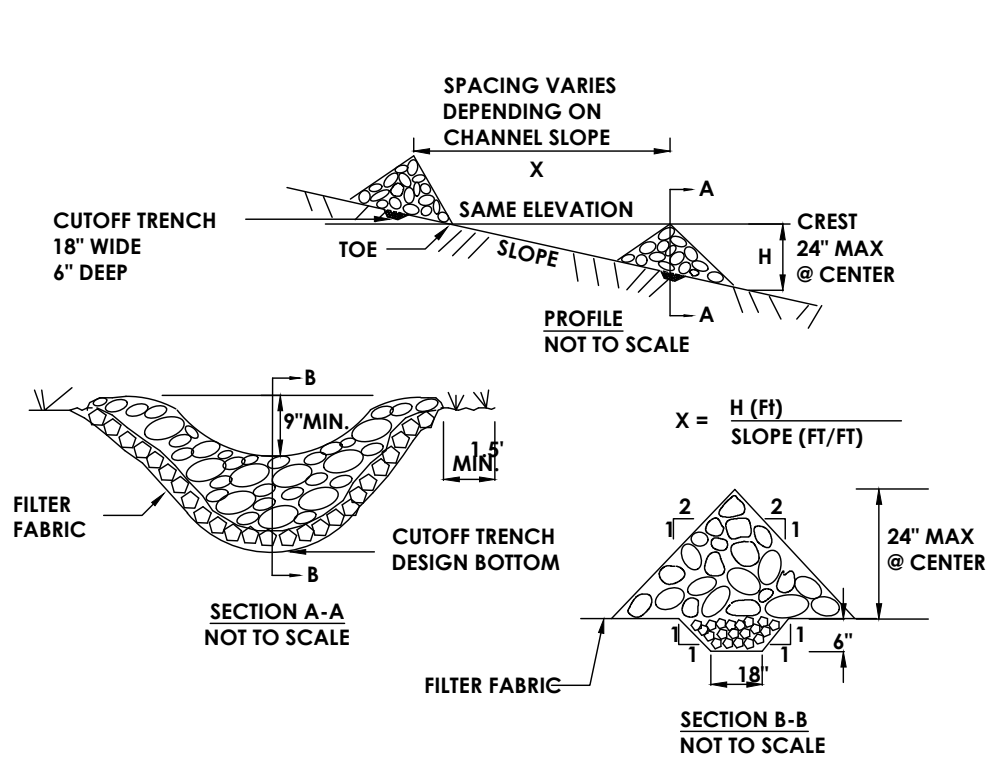
20243903.0002

DRAWING NO.:

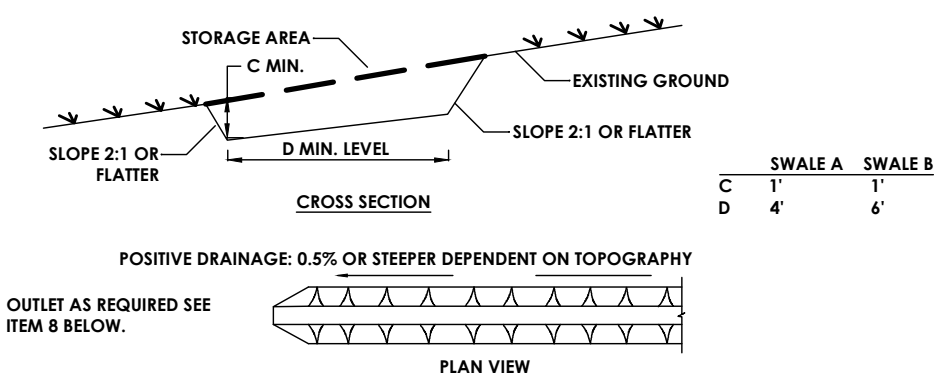
C-201

DATE:

AUGUST 2024

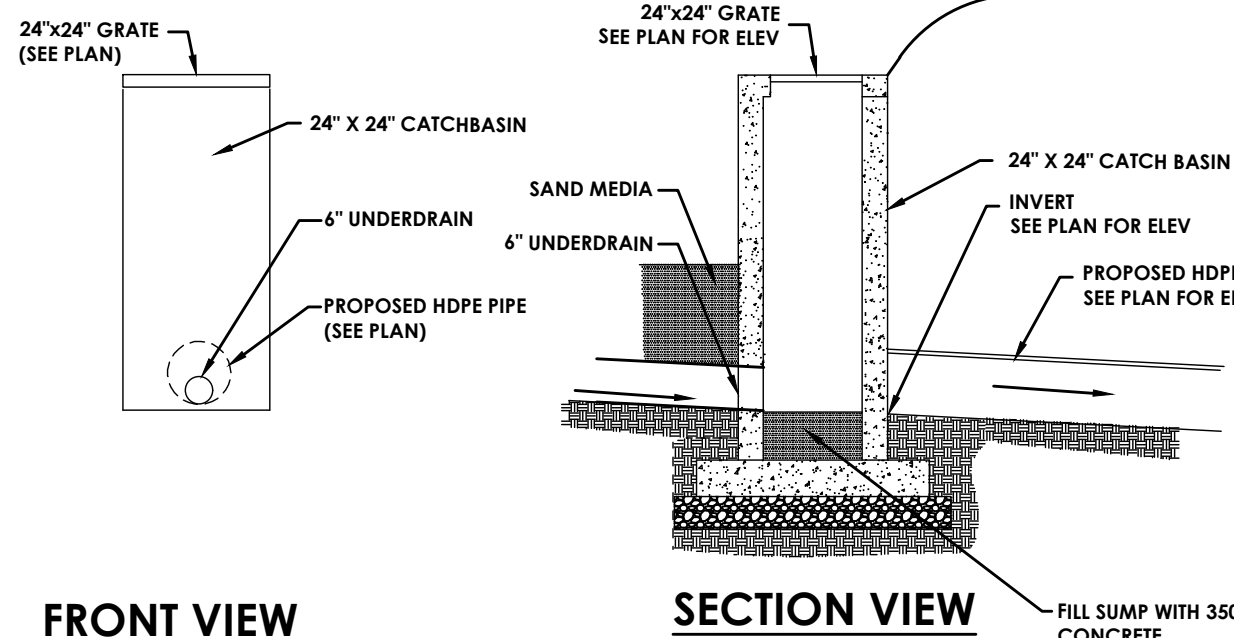


STONE CHECK DAM
N.T.S.

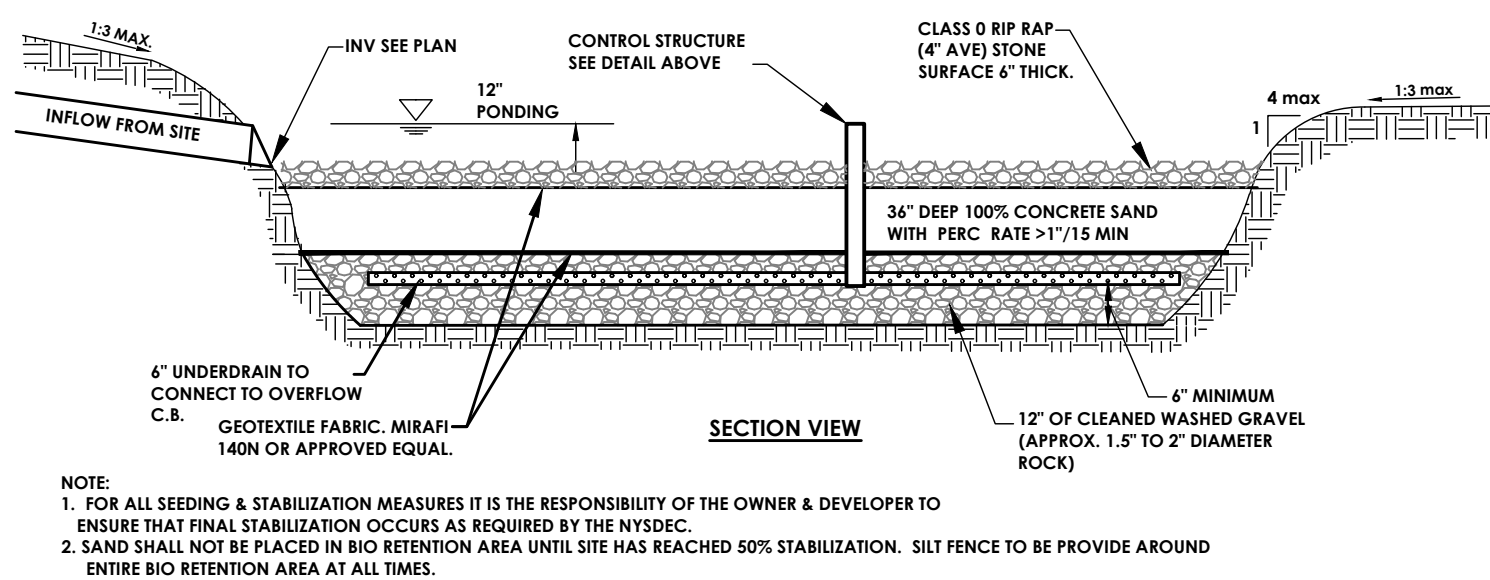


CONSTRUCTION SPECIFICATIONS

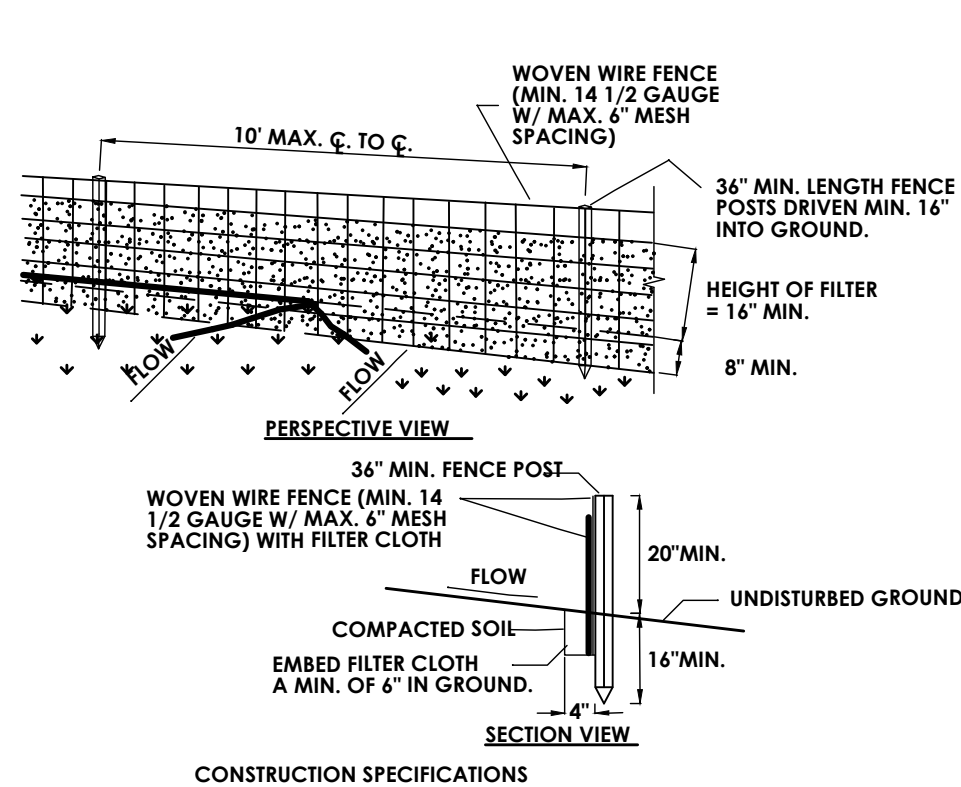
TEMPORARY SWALE DETAIL
N.T.S.



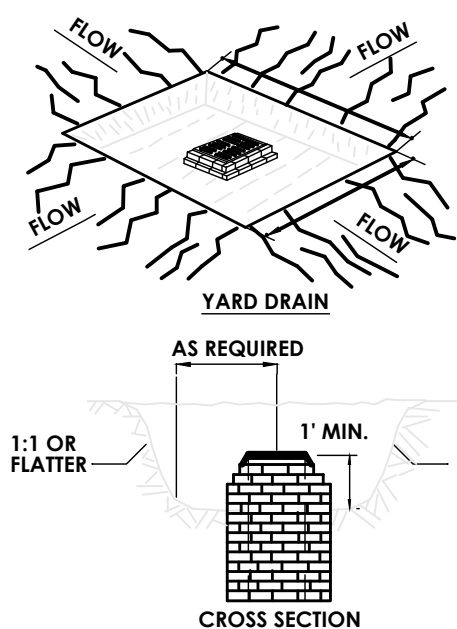
SAND FILTER CONTROL STRUCTURE
N.T.S.



SAND FILTER (SOIL MEDIA SECTION)



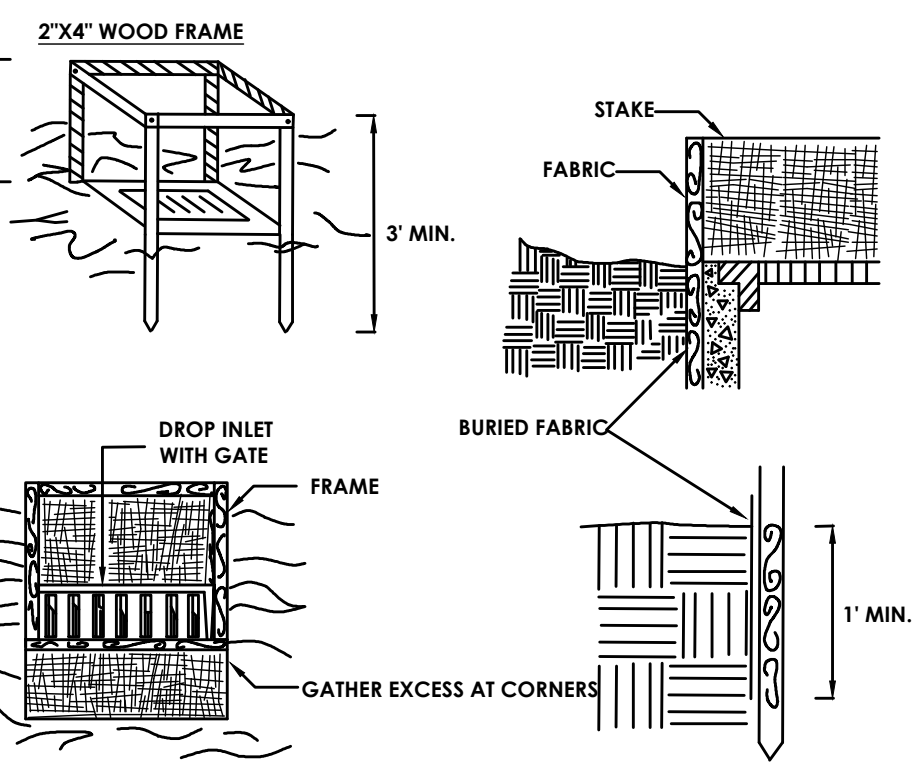
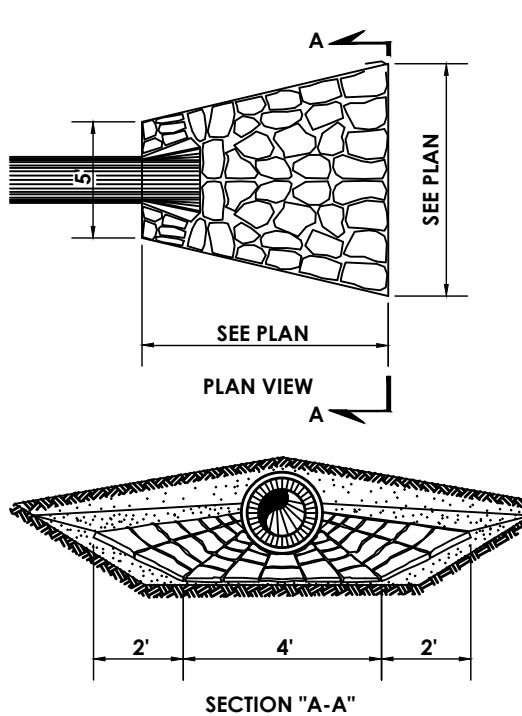
SILT FENCE DETAIL
N.T.S.



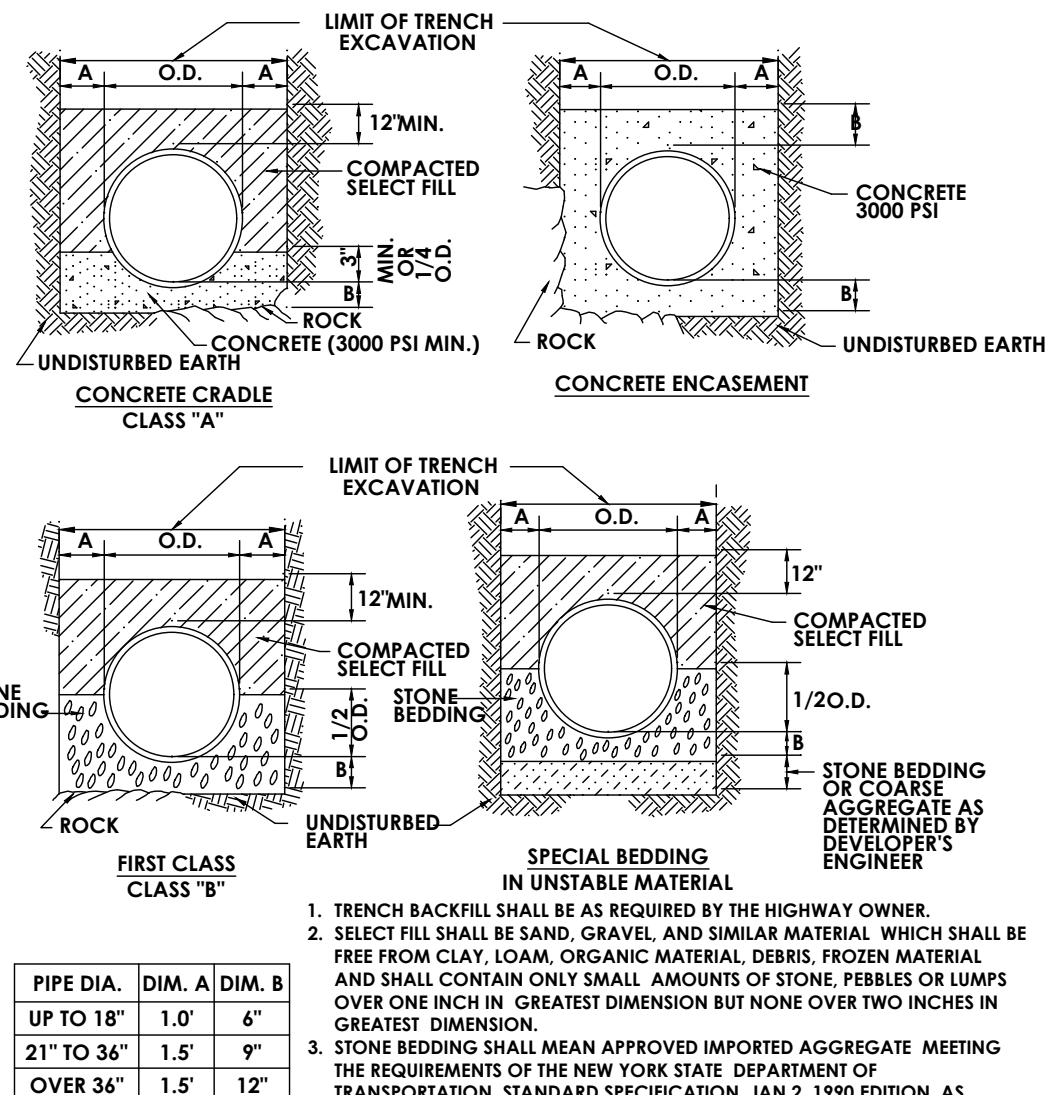
CONSTRUCTION SPECIFICATIONS

MAXIMUM DRAINAGE AREA: 3 ACRES

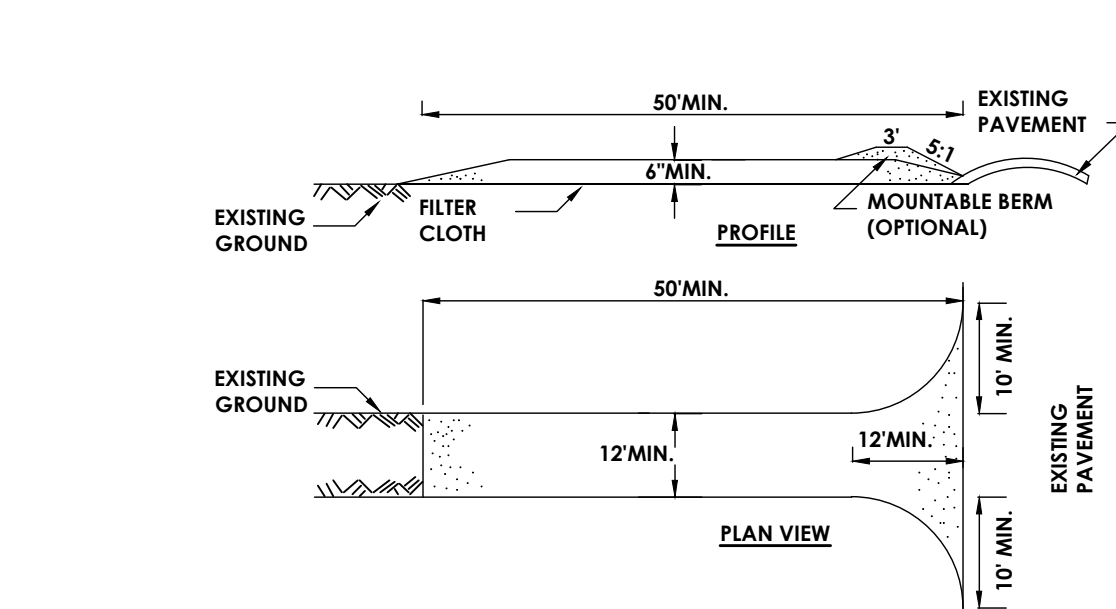
CATCH BASIN SEDIMENT TRAP
N.T.S.



FILTER FABRIC DROP INLET PROTECTION
N.T.S.

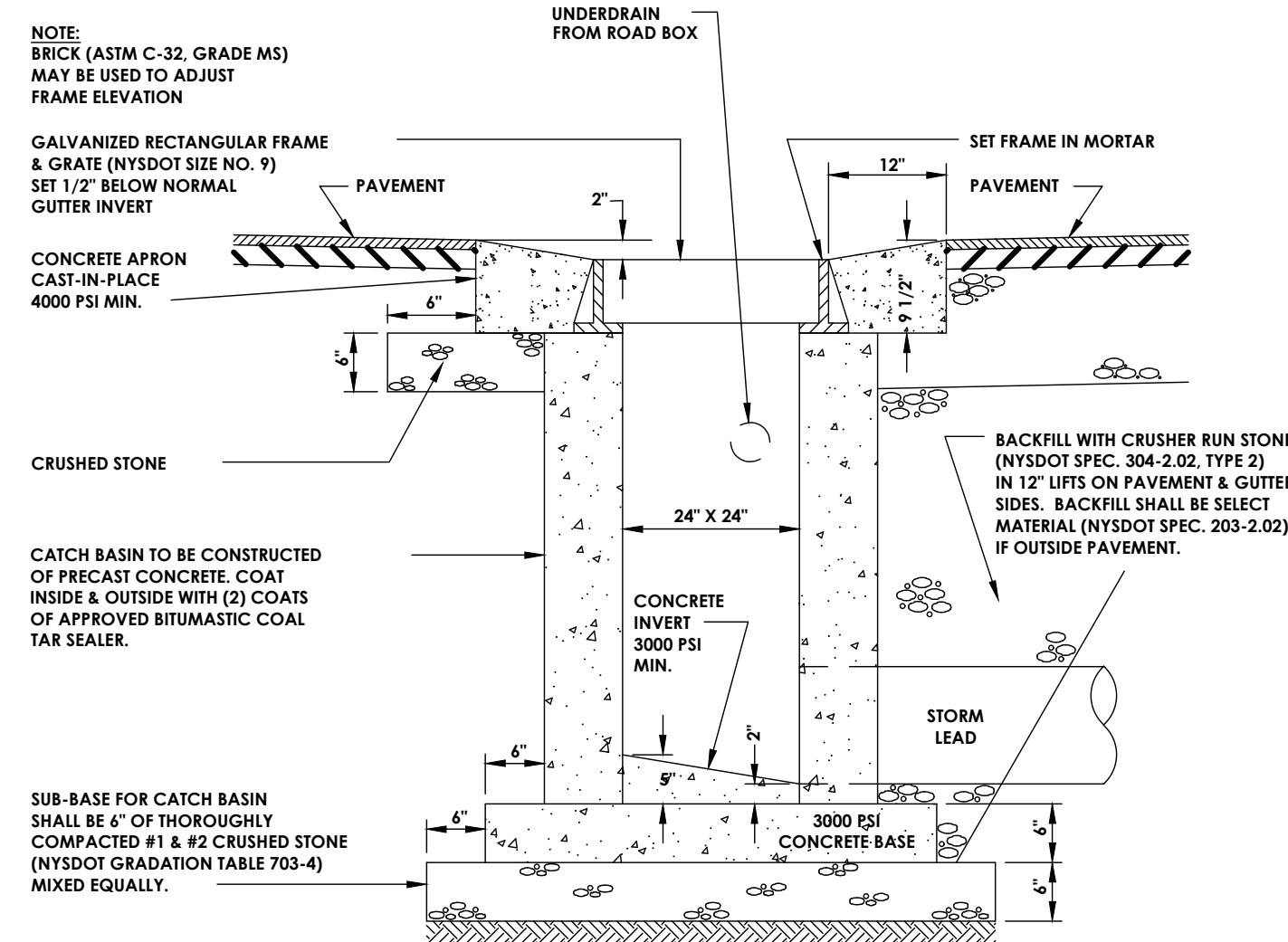
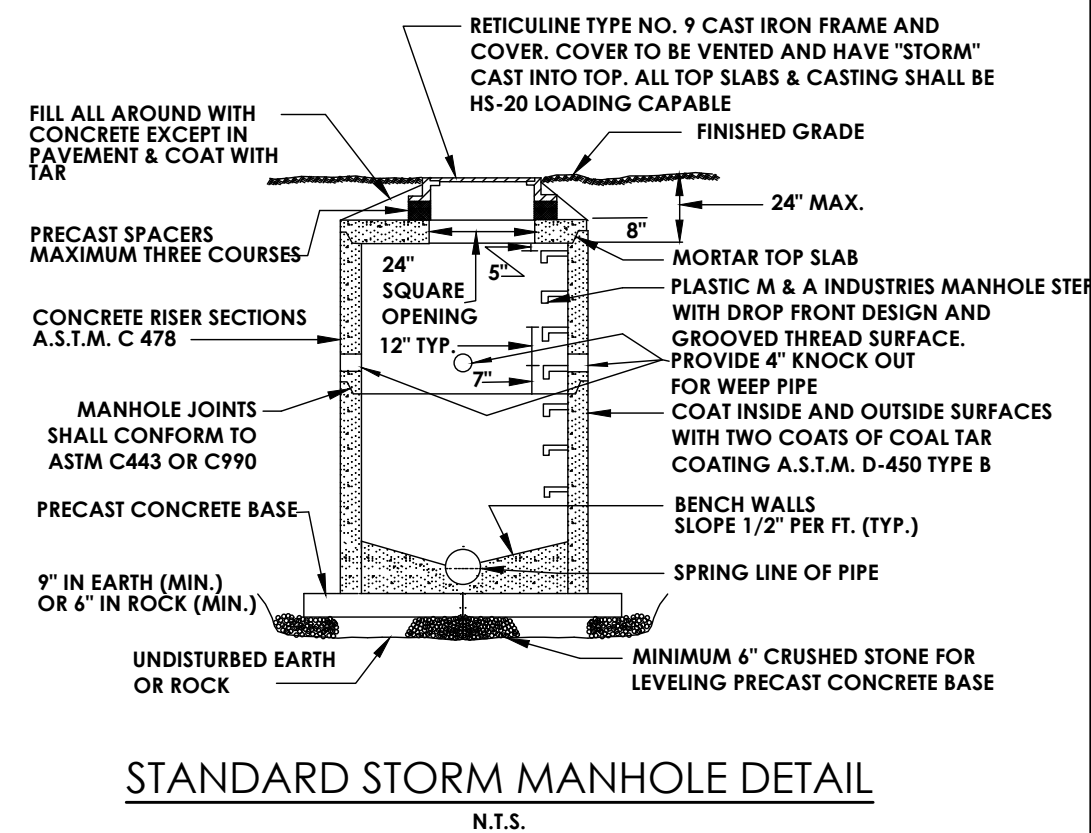


STORM SEWER/SANITARY SEWER BEDDING DETAILS
N.T.S.

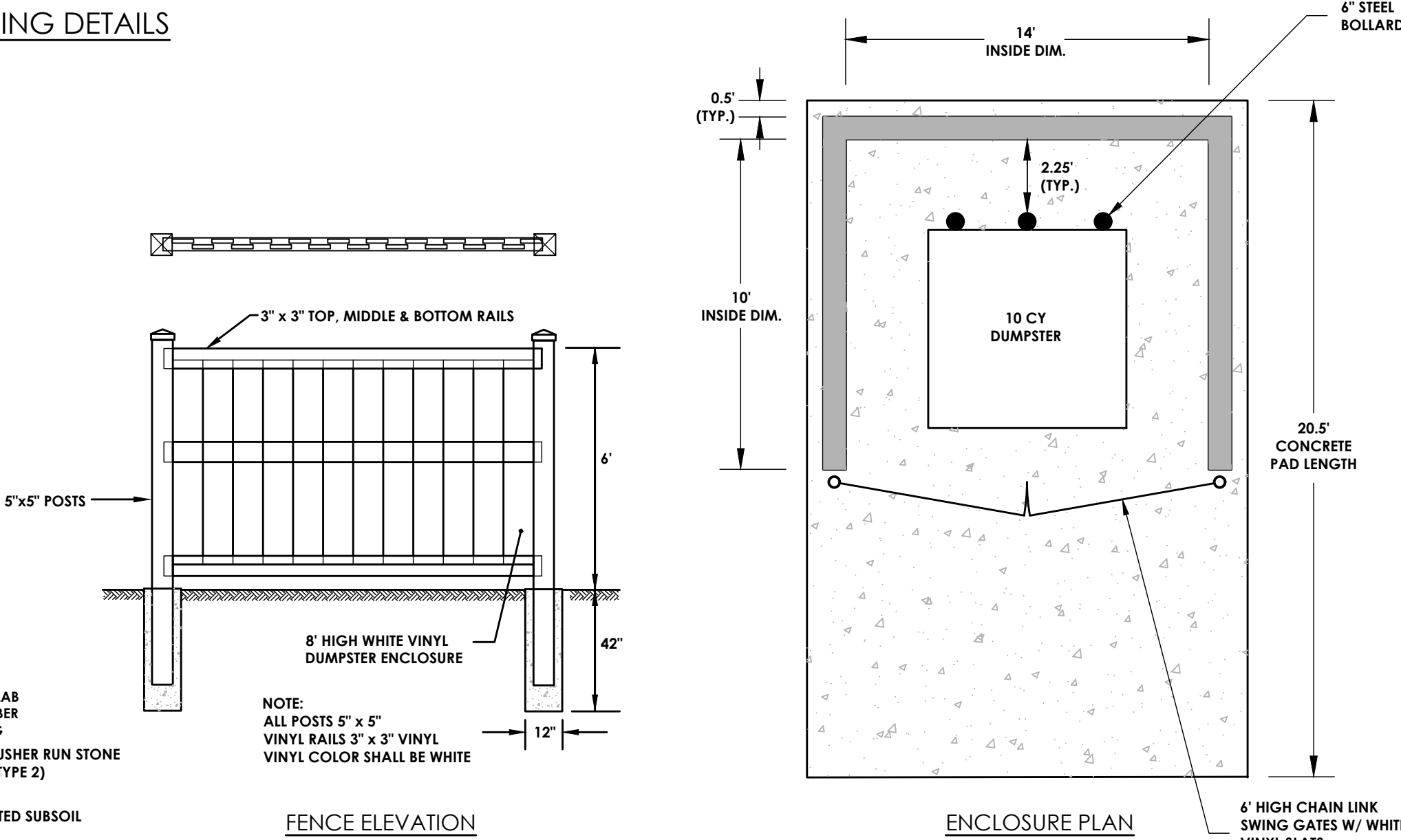


CONSTRUCTION SPECIFICATIONS

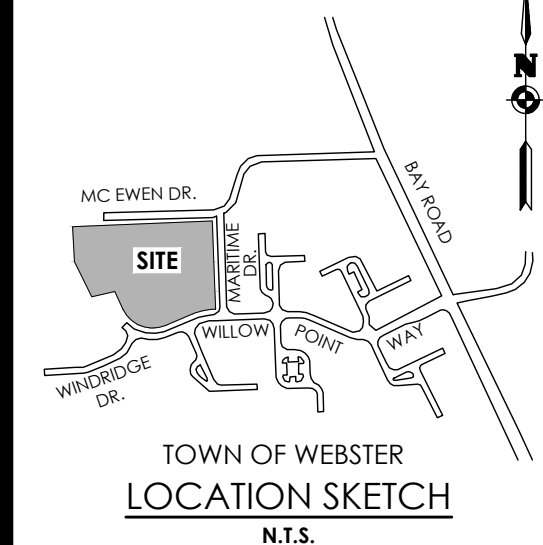
STABILIZED CONSTRUCTION ACCESS
N.T.S.



CATCH BASIN IN PRIVATE ROADS
N.T.S.



DUMPSTER ENCLOSURE DETAIL
N.T.S.



STAMP:

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

Passero Associates

242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691

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

| 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. ©

DETAILS

WATERVIEW PHASE III WEBSTER, NY

TOWN/CITY: WEBSTER

COUNTY: MONROE STATE: NY

PROJECT NO.:

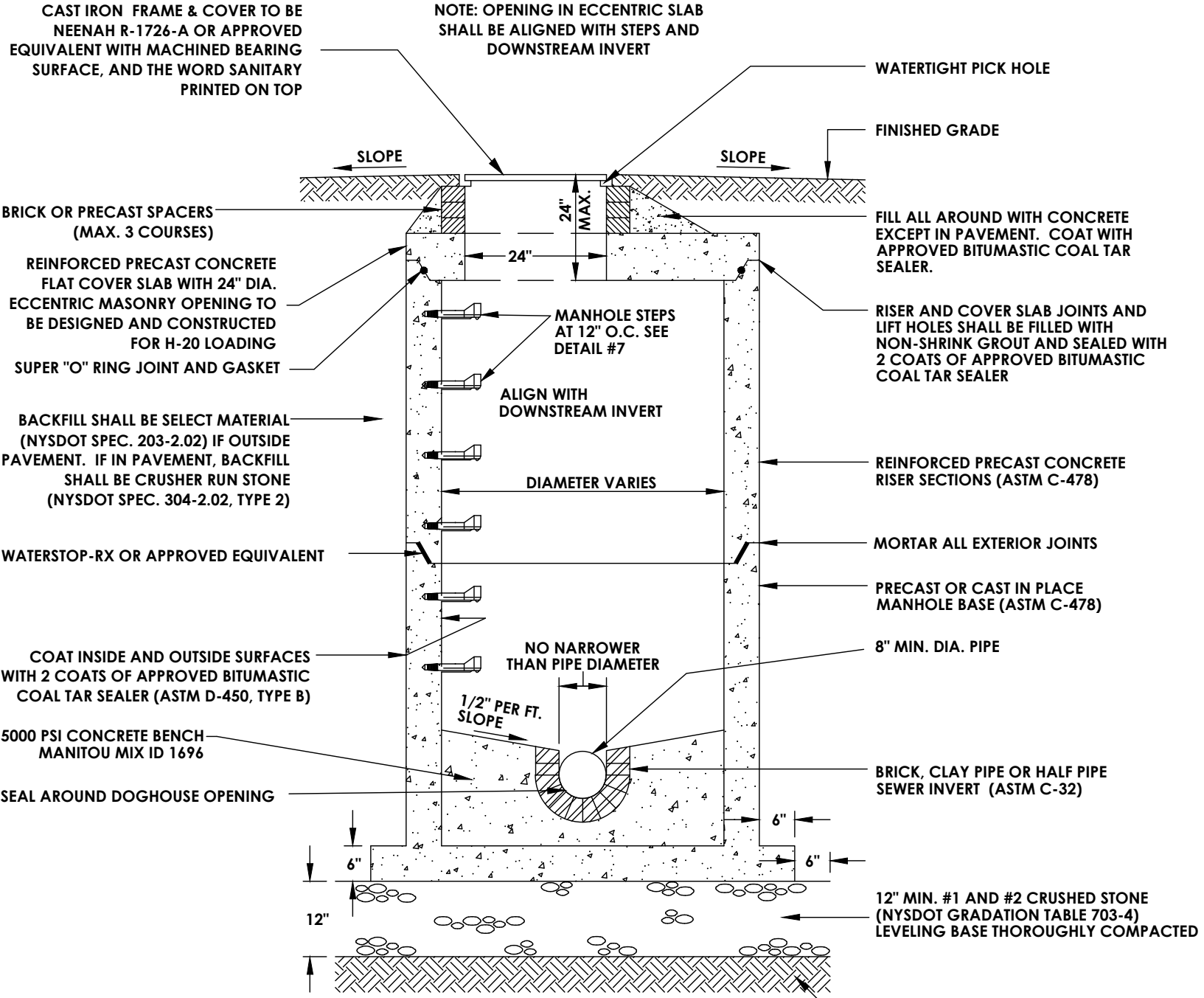
20243903.0002

DRAWING NO.:

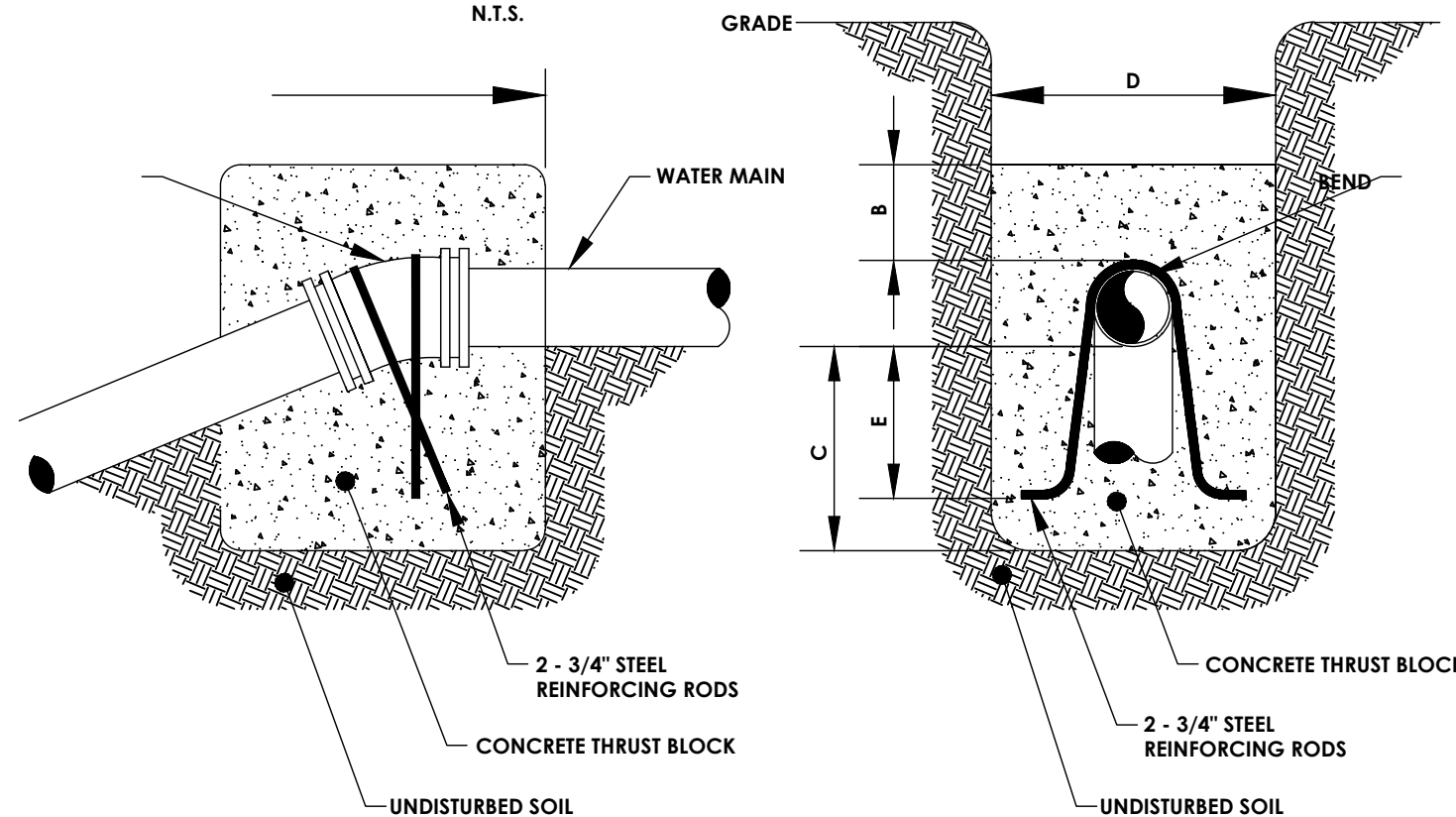
C-202

DATE:

AUGUST 2024

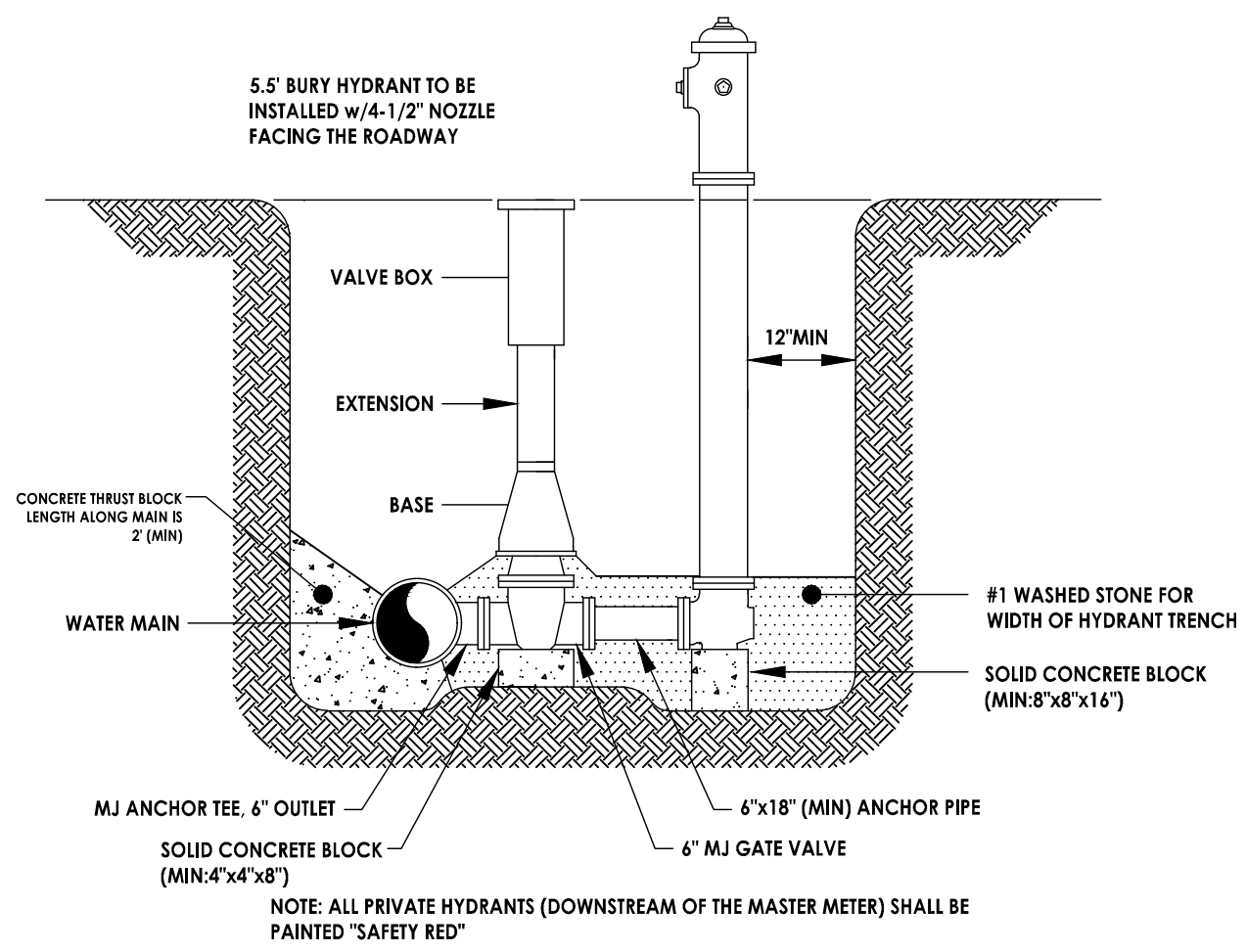


SANITARY SEWER MANHOLE
N.T.S.

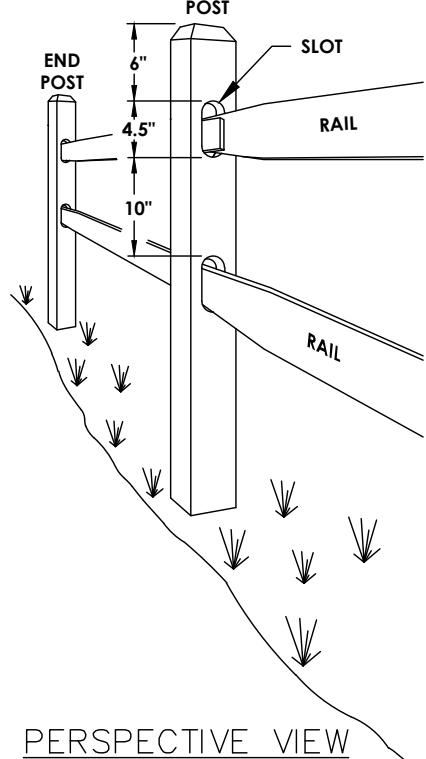


| BEND * | MINIMUM VOLUME OF CONCRETE | MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET) | | | | |
|--------------|----------------------------|---|-----|-----|-----|-----|
| | | A | B | C | D | E |
| 8" x 11-1/4" | 0.35 C.Y. | 1.0 | 2.5 | 1.0 | 2.0 | 0.5 |
| 8" x 22-1/2" | 0.70 C.Y.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

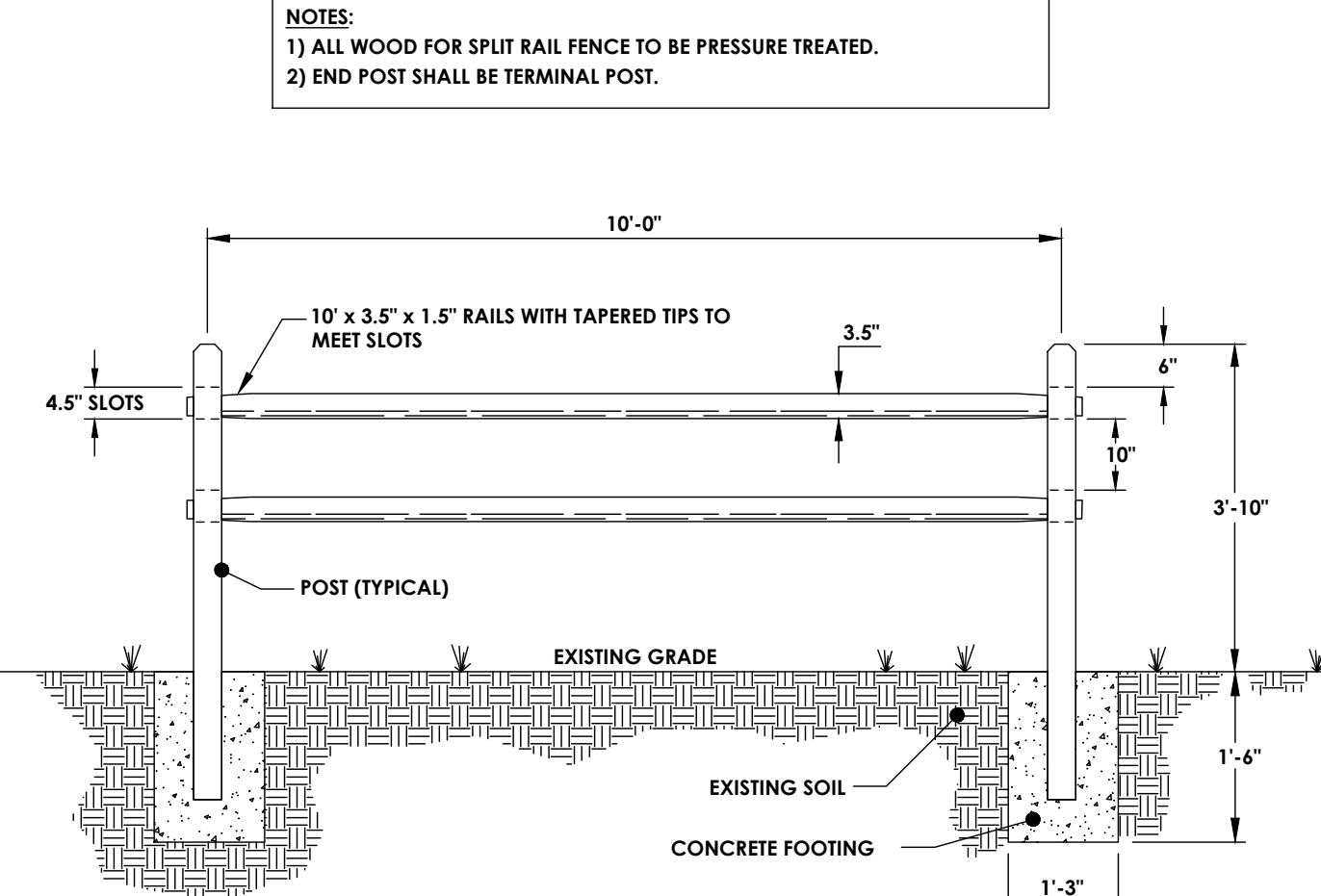
VERTICAL THRUST BLOCK
N.T.S.



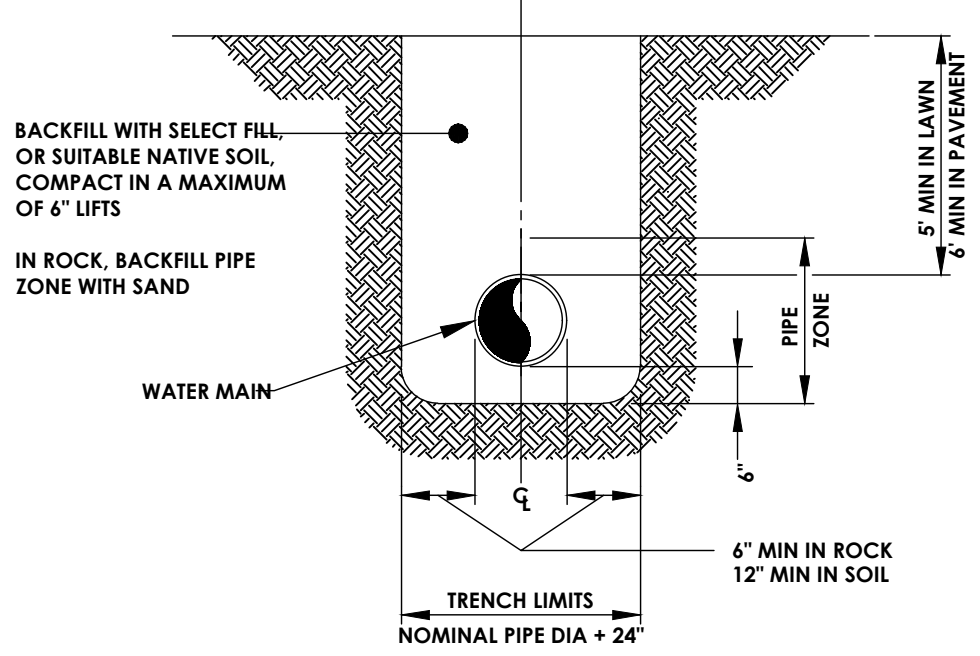
PERPENDICULAR HYDRANT ASSEMBLY
N.T.S.



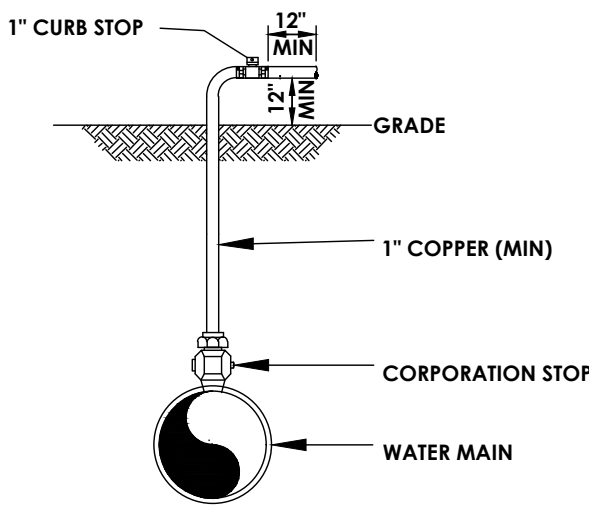
PERSPECTIVE VIEW



FRONT VIEW
STANDARD SPLIT-RAIL FENCE

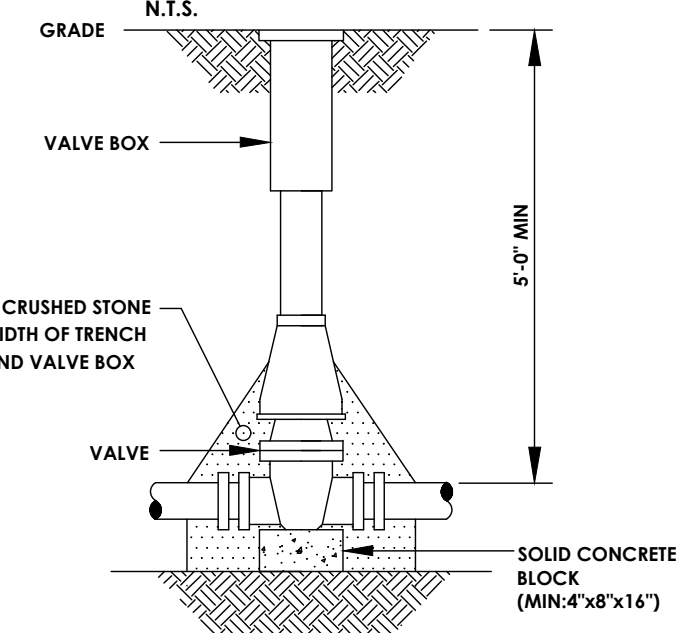


WATERMAIN TRENCH
N.T.S.



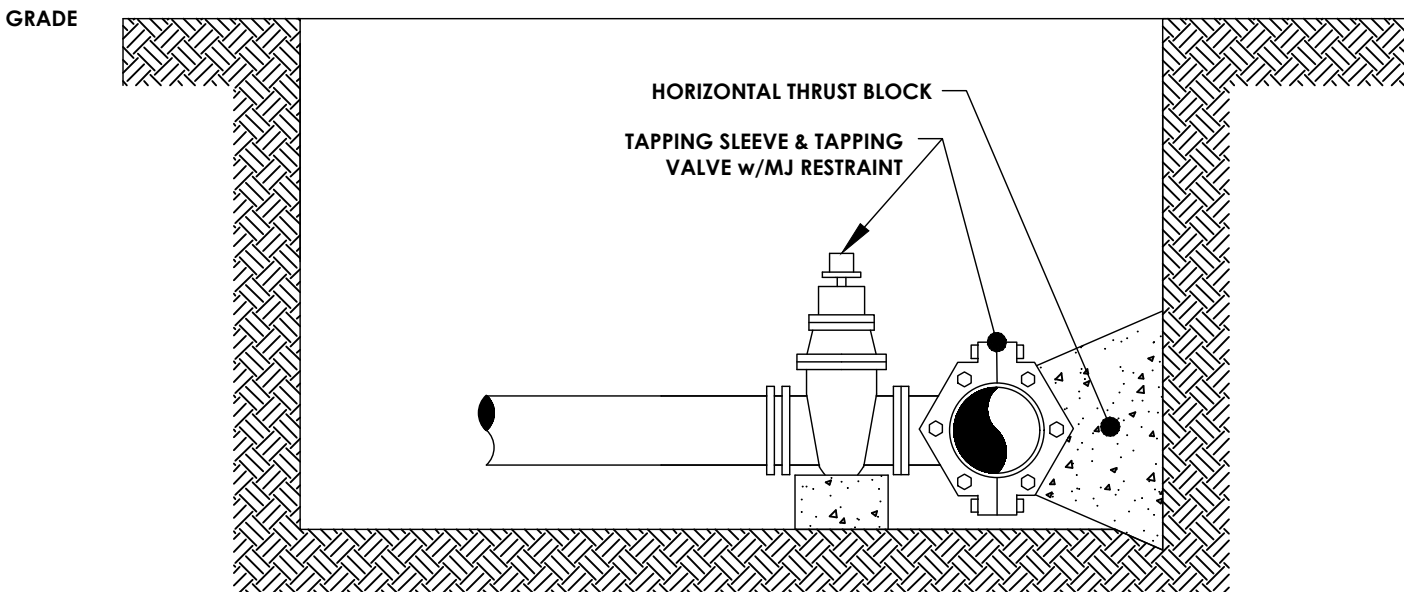
NOTE:
IMMEDIATELY PRIOR TO THE AUTHORITY PLACING WATER MAIN IN SERVICE CONTRACTOR SHALL REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY FACILITIES (I.E. SAMPLING TAPS, ETC.) AND REPLACE WITH THREADED BRASS PLUGS. PLACEMENT OF THREADED BRASS PLUG MUST BE WITNESSED BY A MCWA REPRESENTATIVE.

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

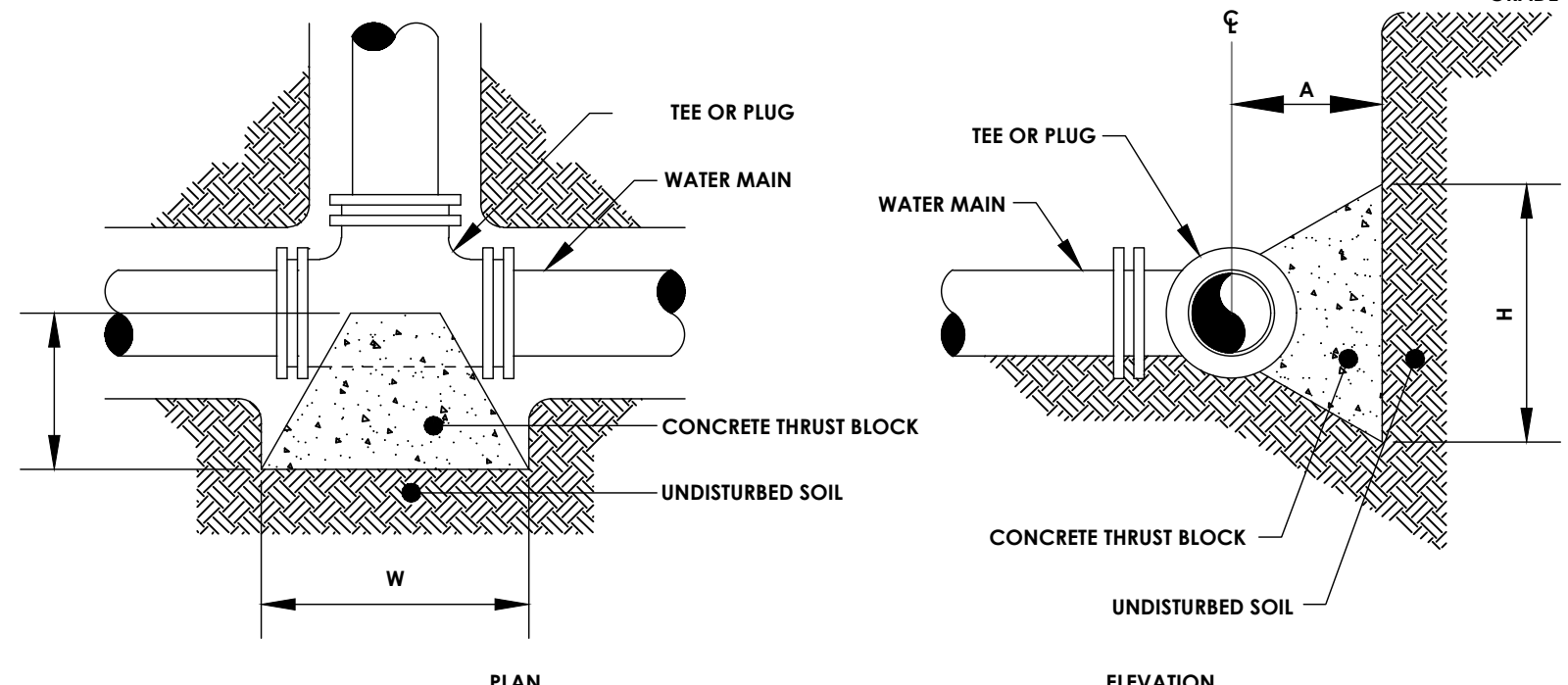


- NOTE:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
 2. VALVE SHALL NOT SUPPORT VALVE BOX.
 3. ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL.
 4. ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER.

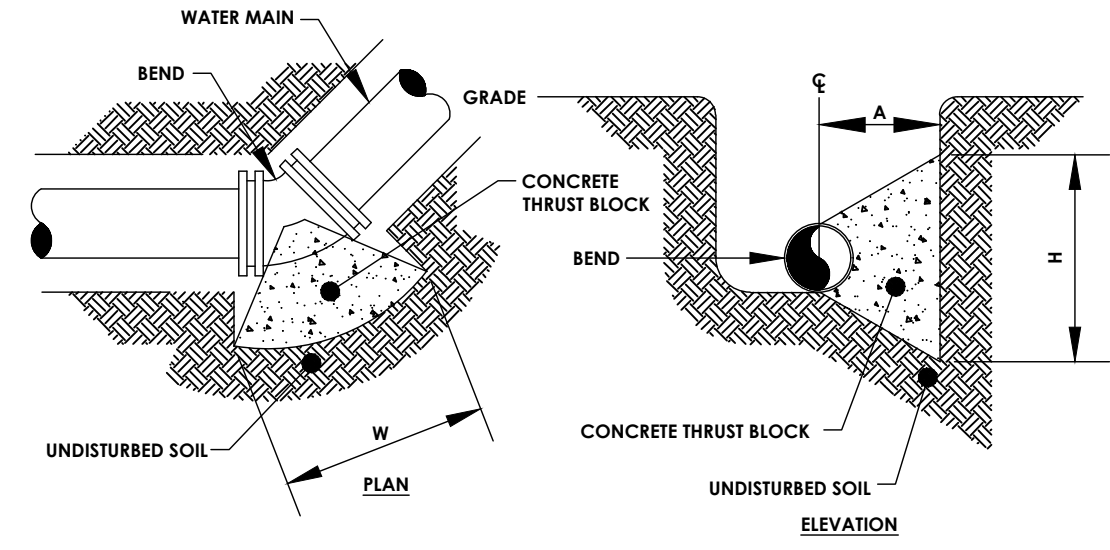
WATER VALVE
N.T.S.



TAPPING SLEEVE AND VALVE
N.T.S.



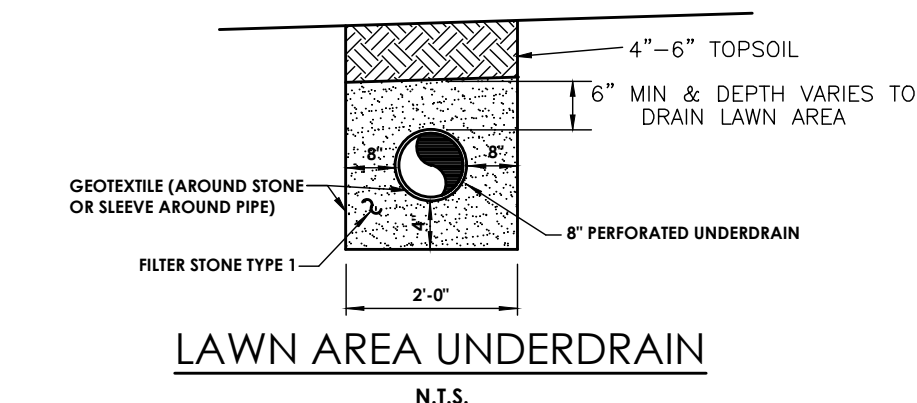
HORIZONTAL THRUST BLOCK FOR TEES AND PLUGS
N.T.S.



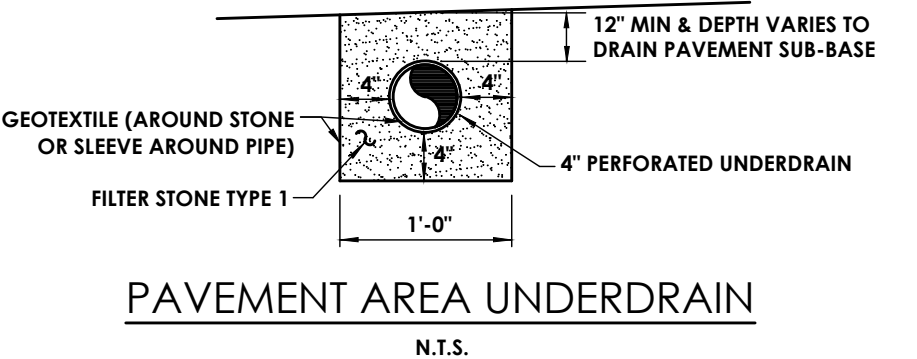
| MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL | | | |
|--|-----|-----|-----|
| FITTING | H | W | A |
| 8" x 11-1/4" BEND | 1.0 | 2.0 | 1.5 |
| 8" x 22-1/2" BEND | 1.5 | 3.0 | 1.5 |
| 8" x 45" BEND | 2.0 | 4.0 | 2.0 |
| 8" x 90" BEND | 3.0 | 6.0 | 2.5 |
|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

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

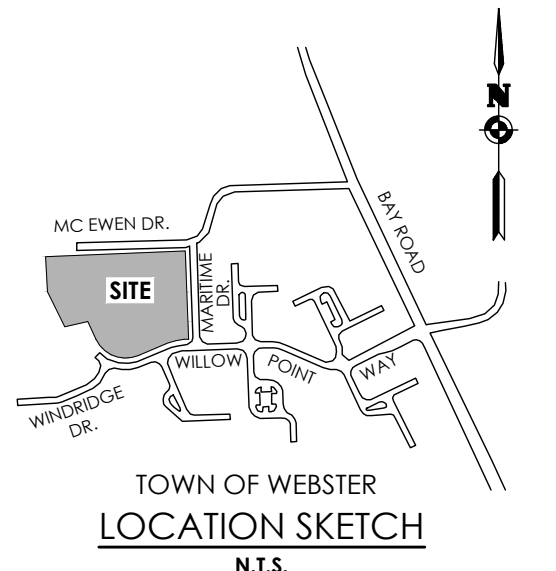
HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.



LAWN AREA UNDERDRAIN
N.T.S.



PAVEMENT AREA UNDERDRAIN
N.T.S.



TOWN OF WEBSTER
LOCATION SKETCH
N.T.S.

STAMP:

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

Passero Associates

242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614

(585) 325-1000
FAX: (585) 325-1691

PROJECT MANAGER
PROJECT ENGINEER
DESIGNER

DAVID COX, P.E.
ANDREW BURNS, P.E.
CAROLE HARVEY

| 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. ©

DETAILS

WATERVIEW PHASE III
WEBSTER, NY

TOWN/CITY: WEBSTER
COUNTY: MONROE STATE: NY

PROJECT NO.:
20243903.0002

DRAWING NO.:
C-203

DATE:
AUGUST 2024