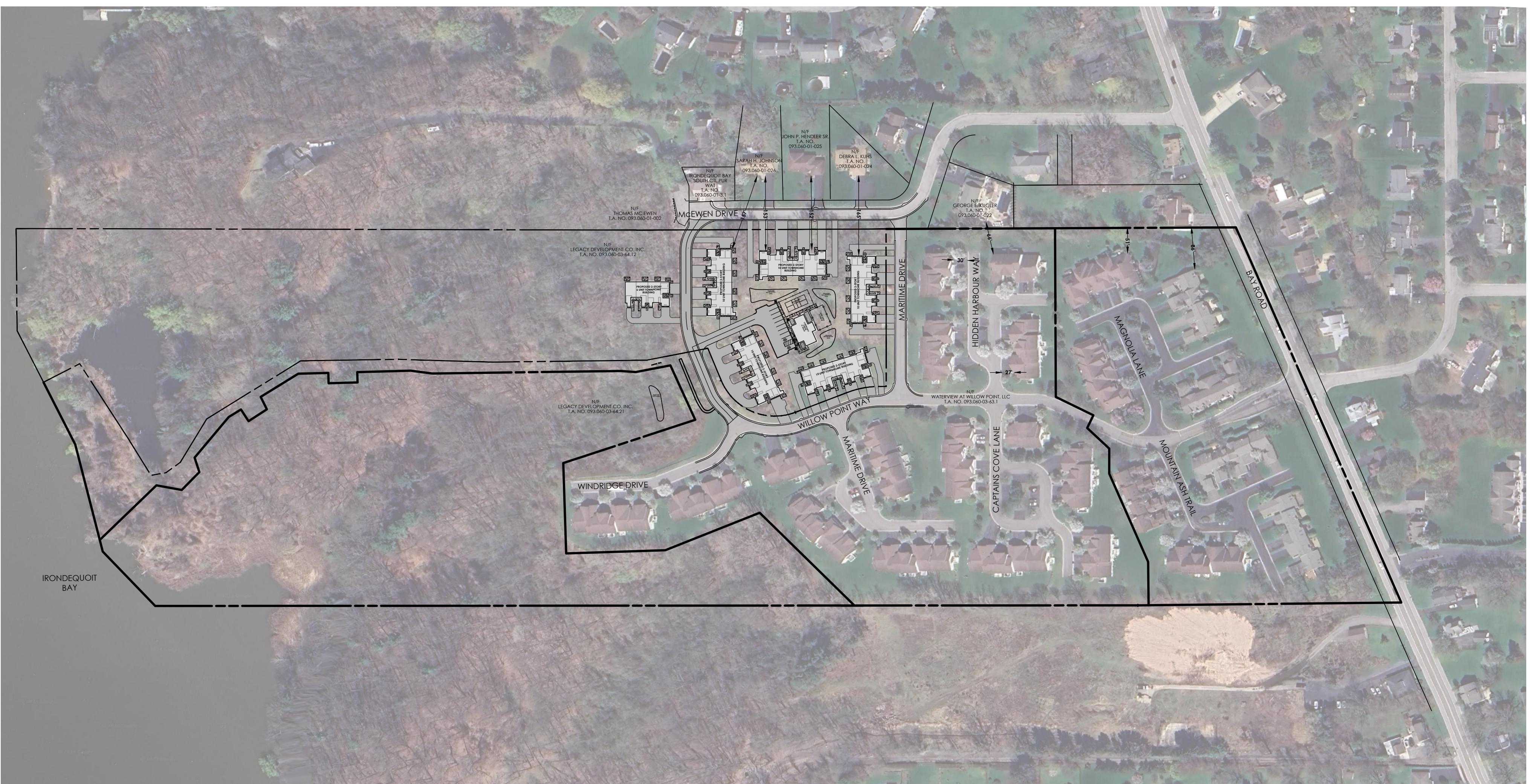


# WATERVIEW APARTMENTS PHASE III

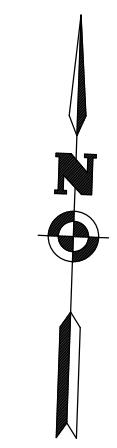
## SITE DEVELOPMENT PLANS

TOWN OF WEBSTER | MONROE COUNTY | NEW YORK

PN: 20243903.0002



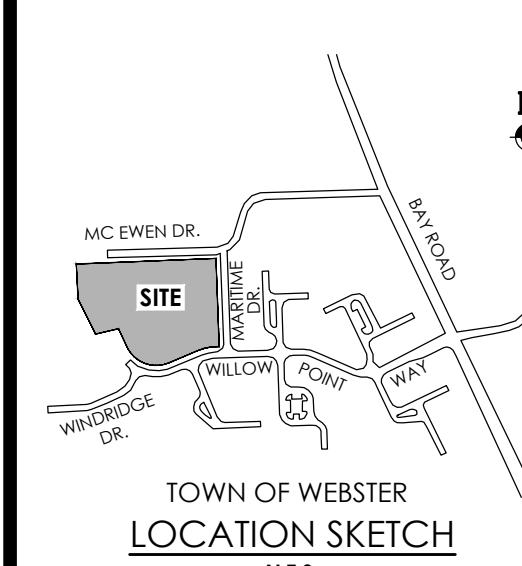
HORIZONTAL SCALE  
150 0 75 150 300  
SCALE: 1"=150'



### 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 - 56 TOWNHOMES



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%	9%	
BUILDING			
SETBACK - FRONT	75'	18"	
SETBACK - SIDE	10'	15'	
SETBACK - REAR	35'	N/A	
SINGLE FAMILY DISTRICT BUFFER	100'	38"	
BUILDING LENGTH	165'	142'	
SEPARATION	40'	40'	
HEIGHT	3 STORIES MEASURED @ FRONT		2 STORIES
DENSITY	8 UNITS PER ACRE	4.3 UNITS PER ACRE	
UNIT QTY	105	56	
PARKING			
STALLS QTY	2 SPACES PER UNIT	56 UNITS x 2= 112	124 SPACES/56 =2.20 SPACES PER UNIT
STALL SIZE - PERPENDICULAR	9' x 20'	9' x 20'	
DRIVE AISLE WIDTH - 90/60/45 DEG		20'	
NOTES: * VARIANCE REQUIRED			

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

Passero Associates			
STATE REGULATED WETLANDS (NYSDEC ERM):			X
FEDERALLY REGULATED WETLANDS (USFWS NWI):			X
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36055C0209G DATE: 8/28/2008			ZONE X - AREA OF MINIMAL FLOOD HAZARD
ENDANGERED SPECIES (NYSDEC ERM):	X		
1			
2			
3			
4			
5			
6			
7			
8			

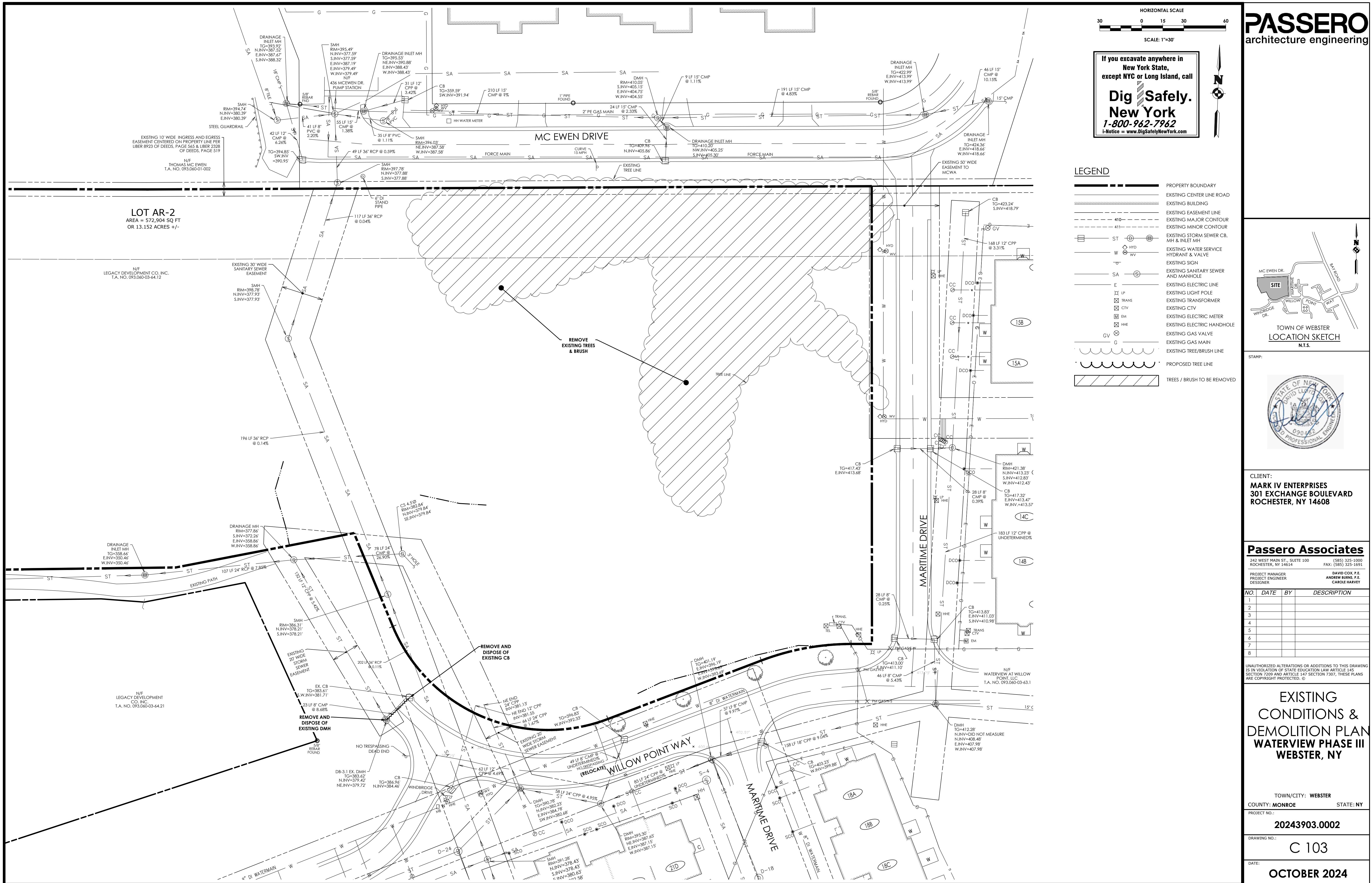
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING  
ARE IN VIOLATION OF NY PLANNING LAW ARTICLE 145  
SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS  
ARE COPYRIGHT PROTECTED. ©

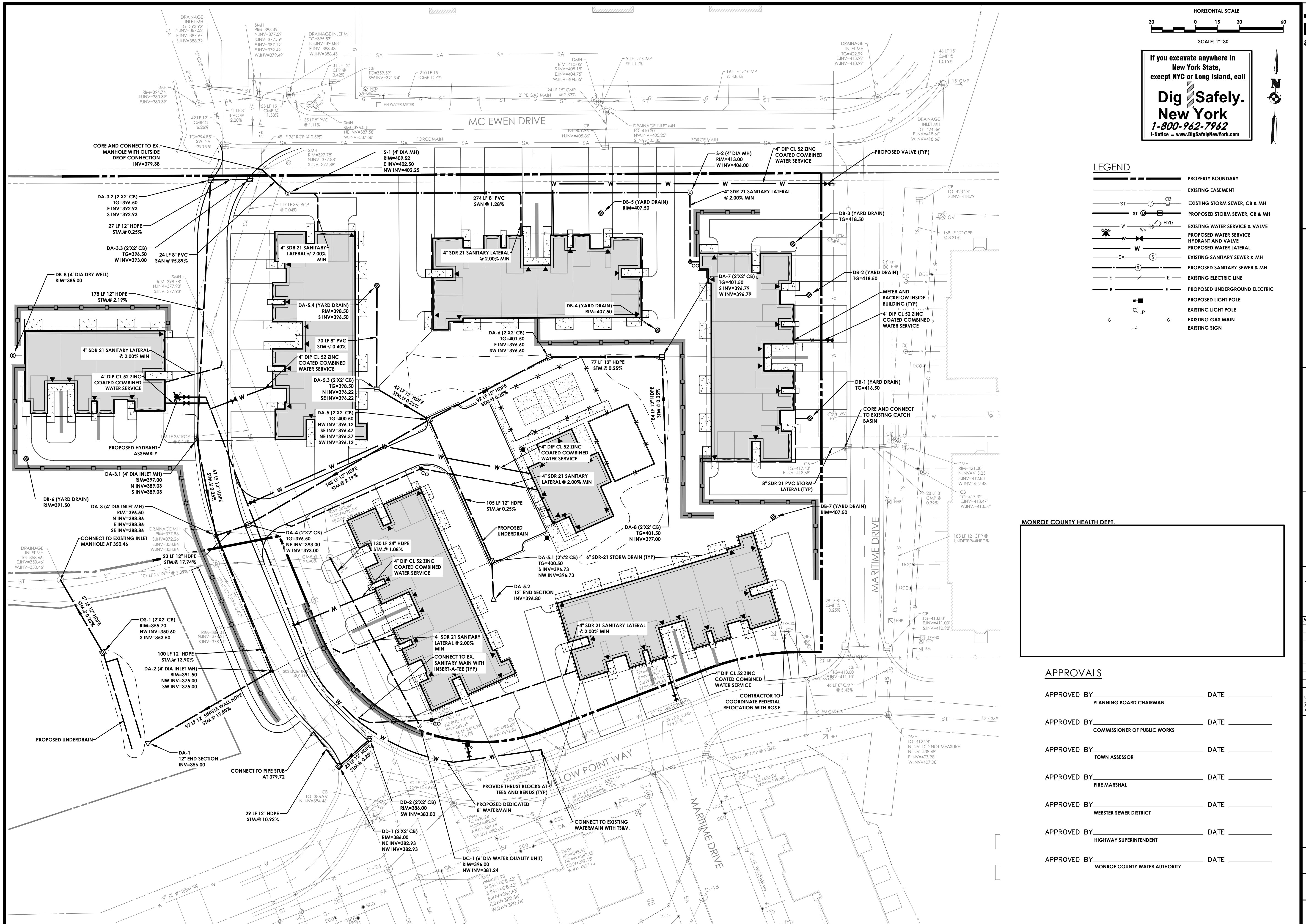
### COVER SHEET

**WATERVIEW PHASE III**  
WEBSTER, NY

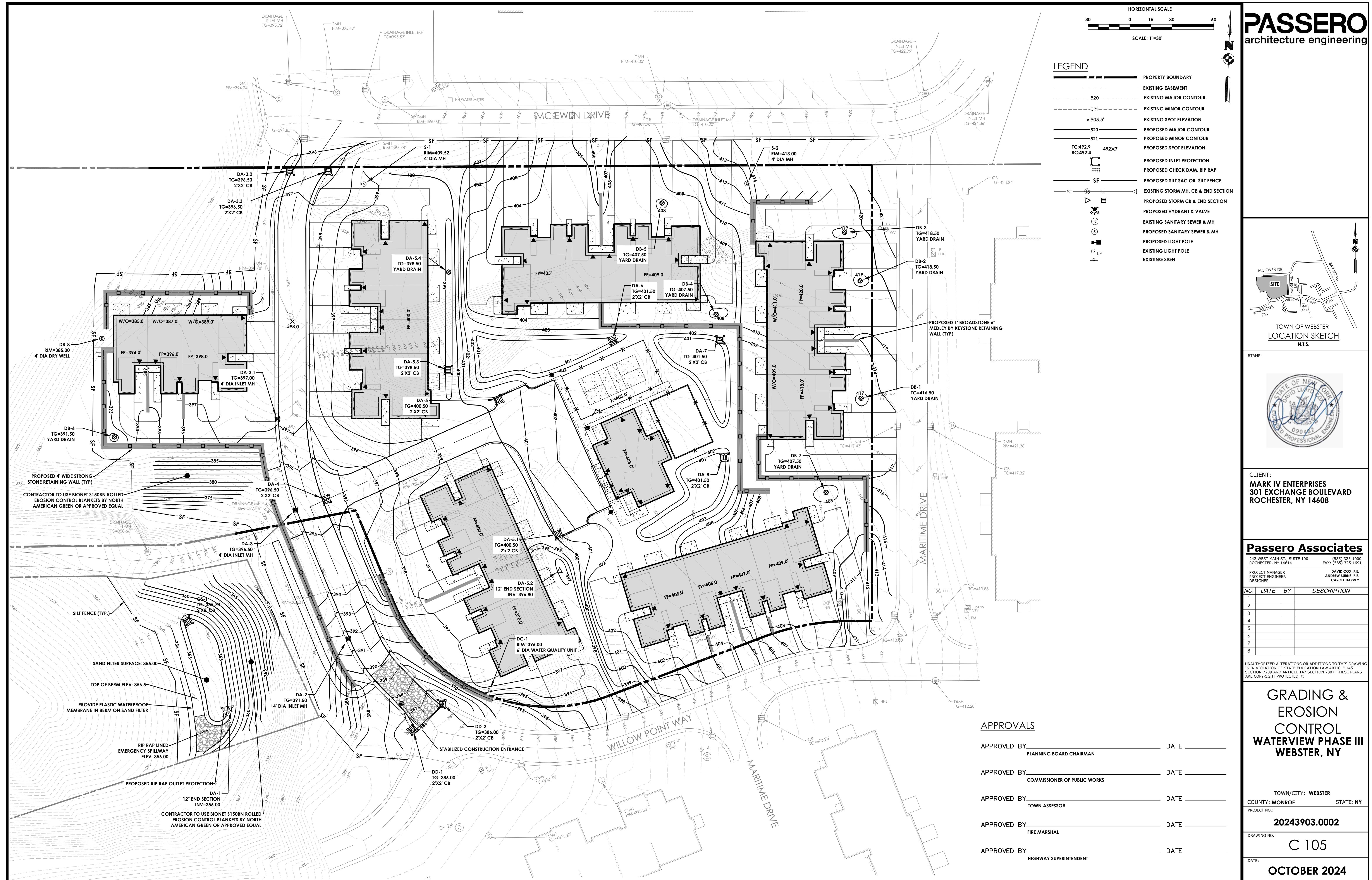
TOWN/CITY: WEBSTER  
COUNTY: MONROE STATE: NY  
PROJECT NO.: 20243903.0002  
DRAWING NO.: C 101  
DATE: OCTOBER 2024







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## UTILITY CONTRACTOR COORDINATION NOTES:

- PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL UTILITY CONNECTIONS WITH MECHANICAL, ELECTRICAL, DRAINAGE FOR INCORPORATION OF ALL UTILITY CONNECTIONS TO VERTICAL AND HORIZONTAL LOCATIONS, PERMITS, AND SITES. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROCEDE WITH UTILITY INSTALLATION BY THE OWNERS ON SITE REPRESENTATIVE UPON COMPLETION OF COORDINATION WITH CONTRACTORS, AND PLANS.
- THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
- PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY AND COORDINATE WITH EXISTING UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROCEDE WITH UTILITY INSTALLATION BY THE OWNERS ON SITE REPRESENTATIVE UPON COMPLETION EXISTING UTILITY VERIFICATION.
- THE CONTRACTOR IS REQUIRED TO COORDINATE WITH SITE CONTRACTOR/LUMBER & SEWER CONTRACTOR TO PREDTERMINE THE NECESSARY WYE & CLEANOUT LOCATION ON THE STORM SEWER SYSTEM. THE STORM SEWER SYSTEM IS RECOMMENDED AND MAY BE MODIFIED TO PROVIDE ADEQUATE FLOOR DRAINAGE CONNECTIONS.
- THRUST BLOCKS ON THE WATERMAIN ARE REQUIRED AT BENDS, TEES OR PLUGS. SEE DETAIL SHEETS FOR THRUST BLOCK DETAILS.

## STORM NOTES

- STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY
- PROPOSED STORM SEWER LATERAL MATERIAL: PVC SDR-35 6" MIN. SIZE & SHALL BE LAID AT A MINIMUM GRADE OF 1/4" PER FT. STORM SEWER MATERIAL: ADHOLE 12" MIN.
- FOUNDATION DRAINS SHALL BE CONNECTED TO STORM WATER SYSTEM VIA SUMP PUMPS. DOWNSPOUTS SHALL BE CONNECTED TO STORM SEWER WHERE APPLICABLE. WHERE NOTED ON THE PLANS DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS.
- UPON COMPLETION OF SYSTEM INSTALLATION, THE MAIN SEWER SYSTEM AND LEADS TO STRUCTURES SHALL BE FLUSHED AND LAMPED OR MANDREL TESTED TO THE SATISFACTION OF THE MUNICIPALITY.

## SANITARY NOTES

- SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND LOCAL MUNICIPALITY
- MATERIALS
  - MAINS - PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-35. PIPING MATERIALS MEET:
    - ASTM D-3034 (4" THRU 12")
    - ASTM F-679 (18" THRU 48")
  - LATERALS - 4" MIN. INSTALLED AT 1/4" PER FOOT MIN. PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-21. PIPING AND FITTINGS SHALL MEET ASTM D-2241.
  - JOINTING MATERIALS - SHALL BE BELL-AND-SPIGOT WITH INTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS. GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-2241.
  - MANHOLES - SHALL BE PRECAST CONCRETE WITH NEOPRENE GASKETS MEETING ASTM C-478 & ASTM C-443.
- INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS.
- IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM C-828-80, ENTITLED STANDARD PRACTICE FOR LOW PRESSURE AIR TEST OF VITRIFIED CLAY PIPELINES; SANITARY MANHOLES SHALL BE TESTED FOR EXFILTRATION.

- VACUUM TESTING OF MANHOLES IS ALLOWED. THE CONTRACTOR IS CAUTIONED TO SPEAK TO THE SUPERINTENDENT OF SEWERS PRIOR TO COMMENCING WITH PLANS TO VACUUM TEST.
- DEFLECTION TEST - TEN STATE STANDARDS.

- DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL FLOOR DRAINS ARE IN PLACE AT LEAST 30 DAYS.
- IF DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- NO PIPE SHALL EXCEED A DEFLECTION OF 5%.

- ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE PENN SEWER DISTRICT.

- ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.

- FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER/COMBINATION SEWER. (FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS). ALL DISCHARGES TO THE SANITARY/ COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE MONROE COUNTY SEWER USE LAW.

- SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. MANHOLES OR VAULTS.
- SEWER USE LAW: FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY/ COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

## SEWER USE LAW:

FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.

NOTE: ALL DISCHARGES TO THE SANITARY/ COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

## STANDARD SANITARY SEWER EXTENSION NOTES:

- MAXIMUM ALLOWABLE DEFLECTION OR EXFILTRATION SHALL NOT EXCEED 10% GROSS DEFLECTION PER INCH OF PIPE LENGTH FOR SANITARY SEWER. AIR TESTS USED FOR MANHOLES SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM DESIGNATION C428-80, ENTITLED PRACTICE FOR LOW-PRESSURE AIR TEST OF VITRIFIED CLAY PIPE LINES. SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION - TECHNICAL INFORMATION PAMPHLET (TIP) NO. 15 (LATEST REVISION).
- FLOOR DRAINS, IF CONSTRUCTED IN THE PROJECT, MUST BE CONNECTED TO THE SANITARY SEWER. NOTE: FLOOR DRAINS DO NOT INCLUDE FOUNDATION OR FOOTER DRAINS INSTALLED TO INTERCEPT UNCONTAMINATED GROUND WATER. ALL DISCHARGES FROM THE FLOOR DRAINS TO THE SANITARY SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE MONROE COUNTY SEWER USE LAW.
- DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.

## EROSION AND SEDIMENT CONTROL NOTES:

(OCTOBER 2021)

- IN ACCORDANCE WITH SECTIONS 107-12 AND 209-3.01 OF THE NYSDOT STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL REVIEW THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED IN THE CONTRACT DOCUMENTS, AND IF NECESSARY, MODIFY THE PLAN WITH THE CONTRACTOR'S INTENDED SEQUENCE AND TYPES OF OPERATIONS. THE CONTRACTOR'S MODIFIED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL, ALONG WITH A PROGRESS SCHEDULE THAT ADDRESSES THIS WORK.
- IN ACCORDANCE WITH SECTIONS 107-12 AND 209-3.01 OF THE NYSDOT STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL DESIGNATE AN "EROSION AND SEDIMENT CONTROL SUPERVISOR" FOR THE PROJECT. THE SUPERVISOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN AND FOR INSPECTING AND MAINTAINING THE CONTROL MEASURES. THE NAME AND QUALIFICATIONS (TRAINING AND EXPERIENCE) OF THIS INDIVIDUAL SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING EARTHWORK.
- THE DESIGNATED "EROSION AND SEDIMENT CONTROL SUPERVISOR" SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY FIELD CHANGES TO THE EROSION AND SEDIMENT CONTROL MEASURES INDICATED IN THE CONTRACT DOCUMENTS. THE ENGINEER MAY REQUIRE THE CONTRACTOR TO SUBMIT A MODIFIED EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO IMPLEMENTING ANY FIELD CHANGES.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF FROM DISTILLED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL DEVICES BEFORE ENTERING A WATER BODY OR WETLAND.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE FOR WHICH THEY ARE INTENDED AND SHALL REMAIN IN PLACE UNTIL SOILS ARE PERMANENTLY STABILIZED.
- UNDER NO CONDITION SHALL DISCONTINUED CONSTRUCTION ACTIVITIES IN AREAS WITH SOIL DISTURBANCES BE LEFT FOR A PERIOD OF GREATER THAN 7 DAYS WITHOUT TEMPORARILY STABILIZING THOSE AREAS WITH TEMPORARY SEED AND MULCH. MAINTENANCE OF THOSE AREAS SHALL INCLUDE RESEEDING AND REMULCHING AS NEEDED TO ESTABLISH A SATISFACTORY STAND OF GRASS. THERE SHALL BE AN ADDITIONAL PAYMENT FOR RESEEDING AND REMULCHING.
- NO WET OR FRESH CONCRETE, LEACHATE, MATERIAL, OR DEBRIS SHALL BE ALLOWED TO ESCAPE INTO A WATER BODY OR WETLAND. NO SHALF WASHINGS FROM CONCRETE TRUCKS, MIXERS, OR OTHER DEVICES BE ALLOWED TO ENTER A WATER BODY OR WETLAND. ANY MATERIAL OR DEBRIS ACCIDENTALLY DROPPED INTO THE CHANNEL SHALL BE IMMEDIATELY AND COMPLETELY REMOVED AND DEPOSITED IN AN UPLAND AREA.
- INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS.
- IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM C-828-80, ENTITLED STANDARD PRACTICE FOR LOW PRESSURE AIR TEST OF VITRIFIED CLAY PIPELINES; SANITARY MANHOLES SHALL BE TESTED FOR EXFILTRATION.

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- NO PIPE SHALL EXCEED A DEFLECTION OF 5%.

- ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE PENN SEWER DISTRICT.

- ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.

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- SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. MANHOLES OR VAULTS.
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## TEMPORARY CONSTRUCTION AREA SEEDING NOTES:

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

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

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

NOTE: ALL DISCHARGES TO THE SANITARY/ COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

SOIL RESTORATION NOTES:

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

## STANDARD SANITARY SEWER EXTENSION NOTES:

- THE WATER MAIN PIPELINE SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN PIPELINE SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT PREVAILING IN THE SYSTEM.
- ALL WATER MAIN PIPE FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
- REMOVAL ALL EXISTING VEGETATION DURING GRADING PROCESS.
- APPLY MINIMUM OF SIX (6) INCHES OF CLEAN TOPSOIL (IMPORTED OR SCREEN ON-SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRIBLE CONDITION FOR SEEDING.
- LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL PH BETWEEN 5.5 - 7.0.
- LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE PRESSED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT, NO DEEPER THAN THE THICKNESS OF THE SEED.
- FERTILIZING, APPLY 10-10-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
- SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.

10. LAWN SEED MIX
 

MIX A: SEEDING RATE: 6 LBS./1,000 SQ FT LOW MAINTENANCE FESCUE LAWN PREFERRED SEED: LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL
--

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

- MIX B: SEEDING RATE: 4 LBS./1,000 SQ FT  
OCCASIONAL WET - WET LOCATIONS:  
20% RED TOP 20% VIRGINIA WILD RYEGRASS  
20% ALKALI GRASS 20% FOX SEDGE  
10% AUTUMN BENTGRASS 10% FOWL BLUEGRASS

11. DRY APPLICATION MULCH
 

A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.
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- B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.

- C. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ FT OF SEDED AREA.

12. HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.

- A. COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWED HYDRO MULCH, CONWED FIBERS, 231 4TH STREET SW, HICKORY, NC

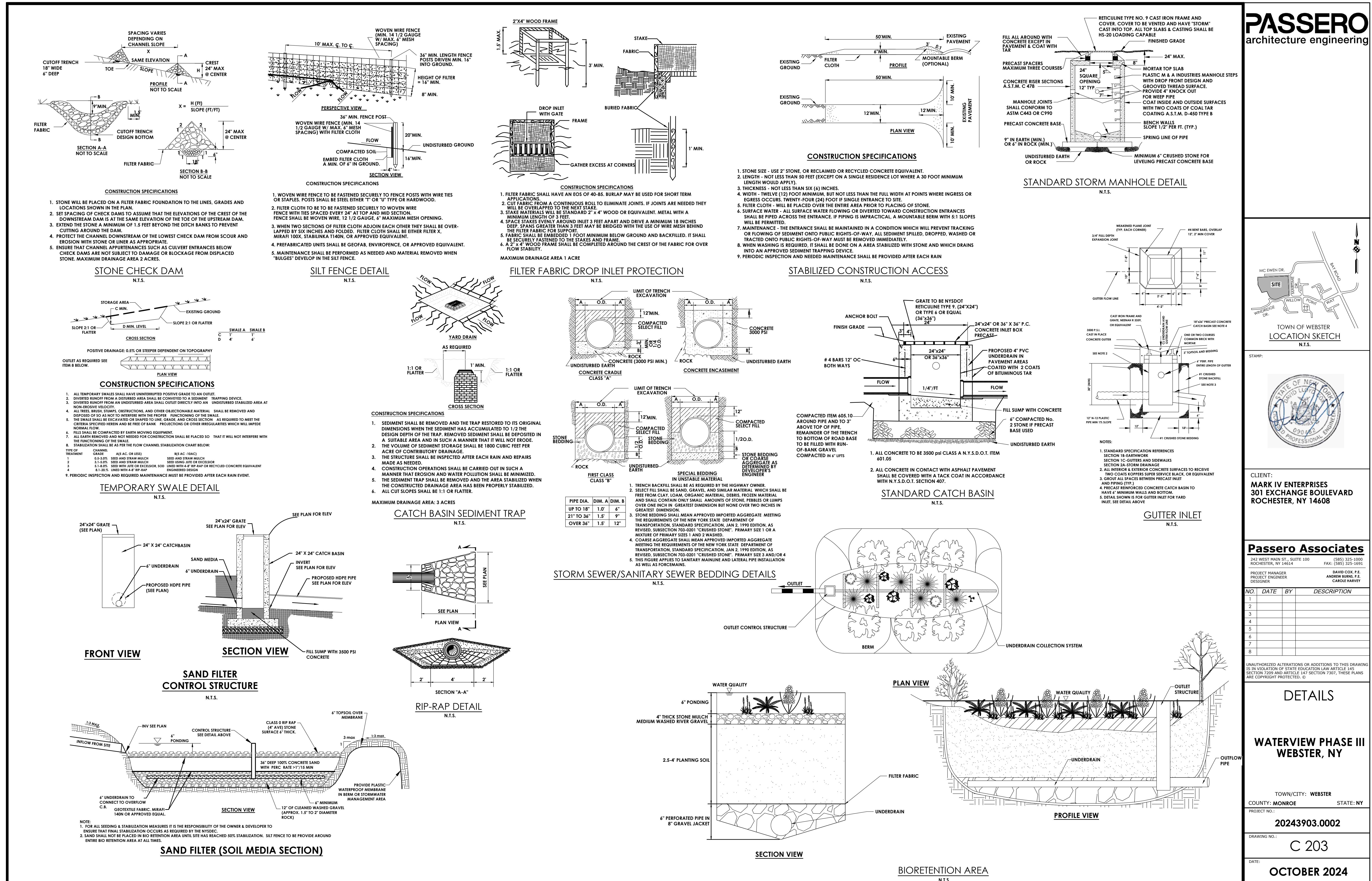
13. FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.

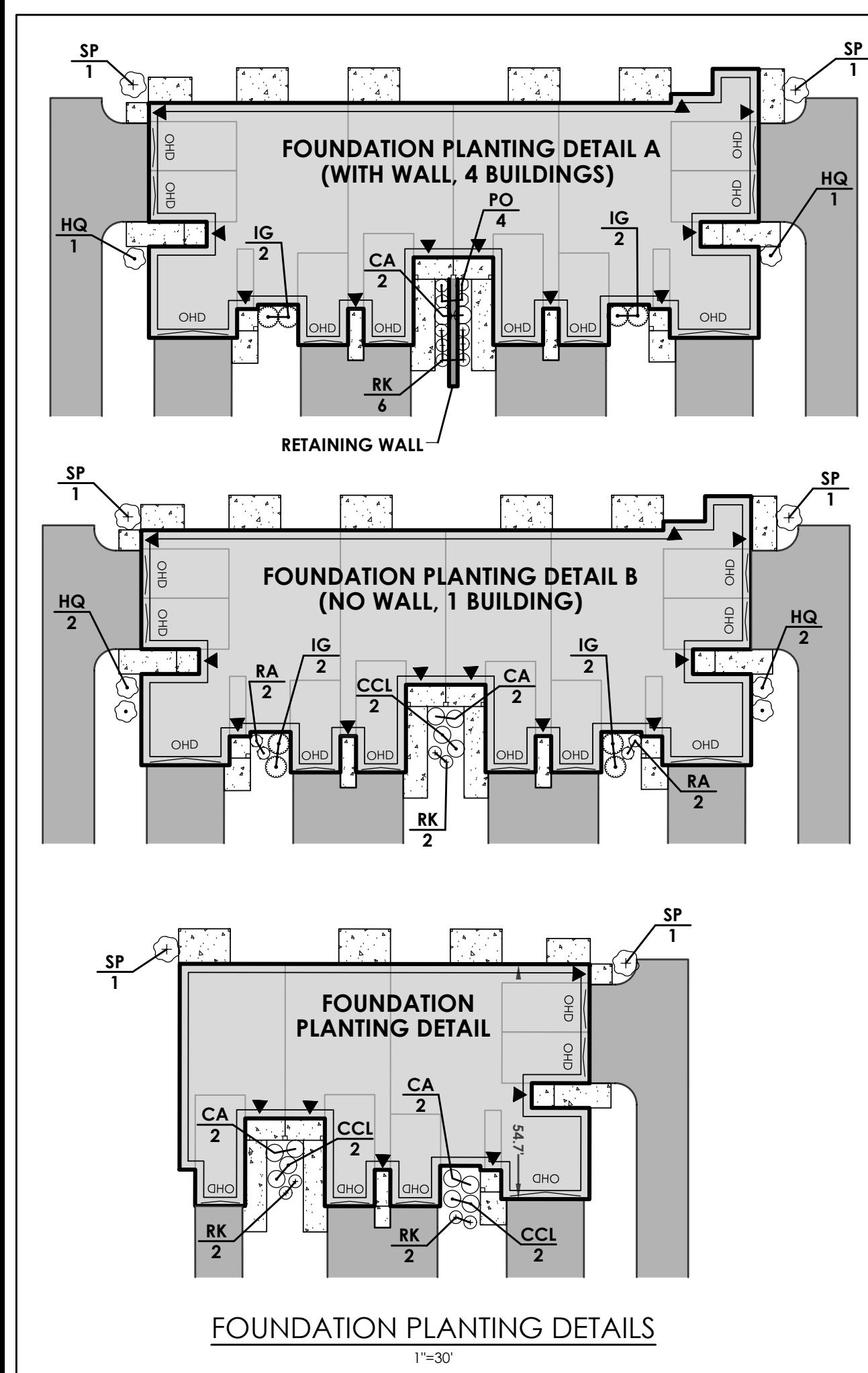
14. DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

15. ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6") INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.

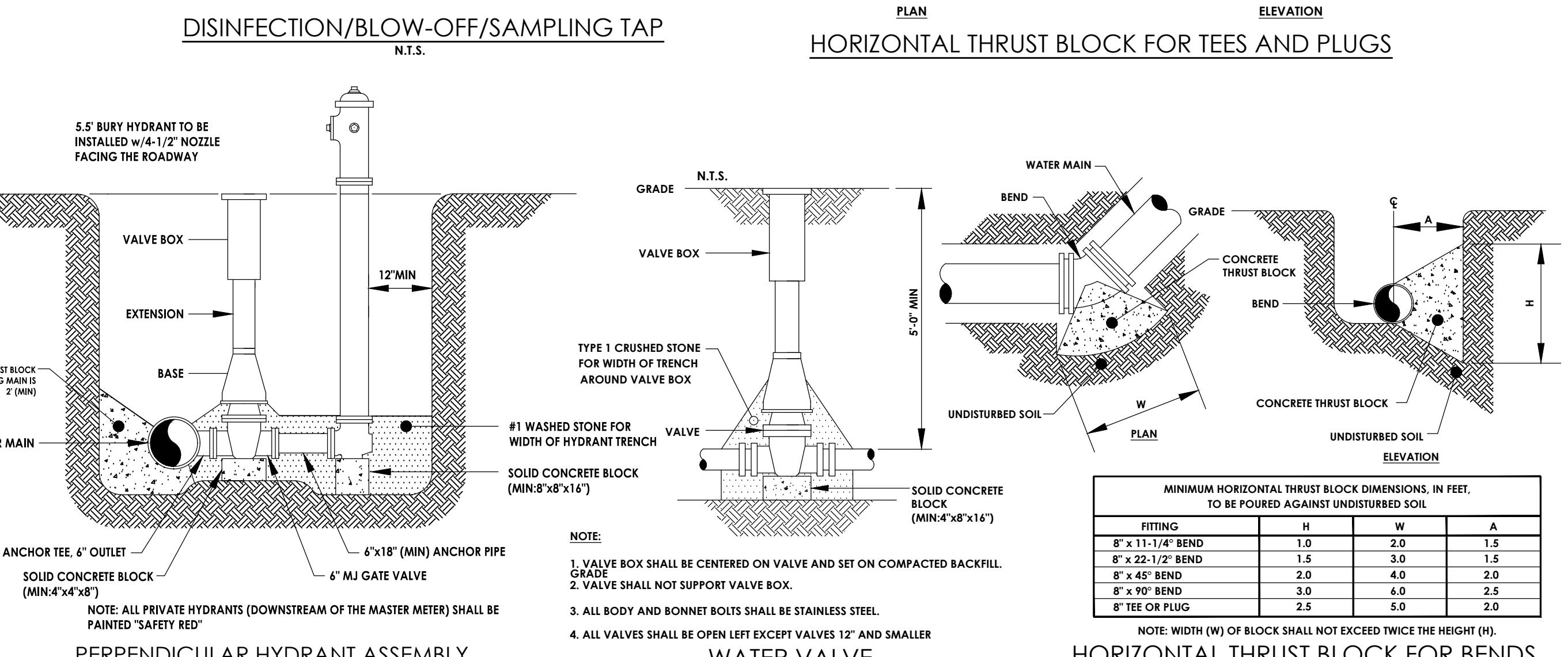
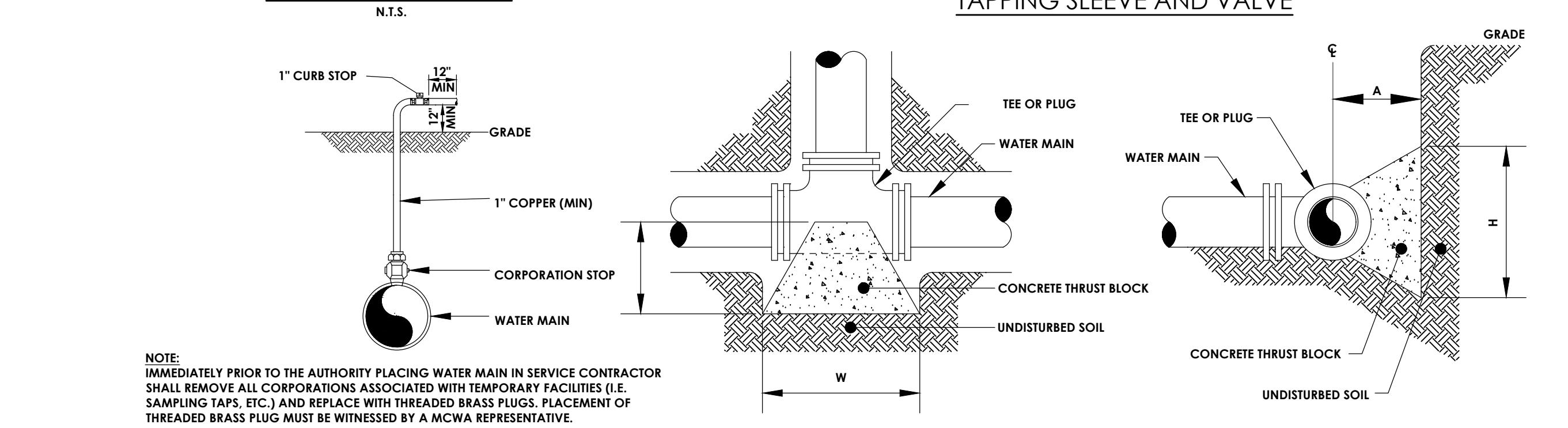
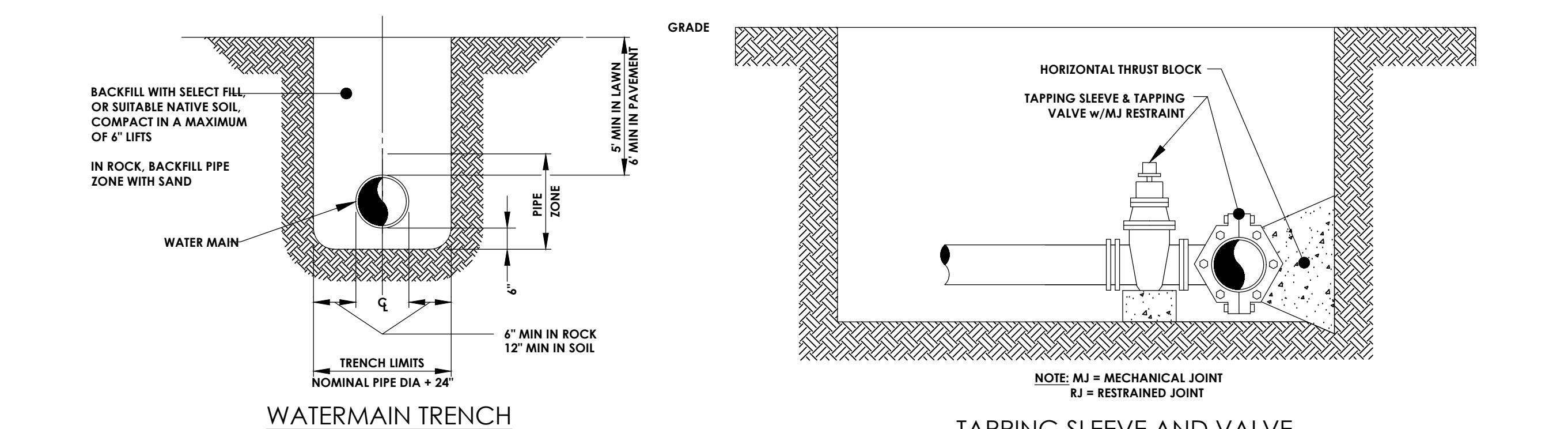
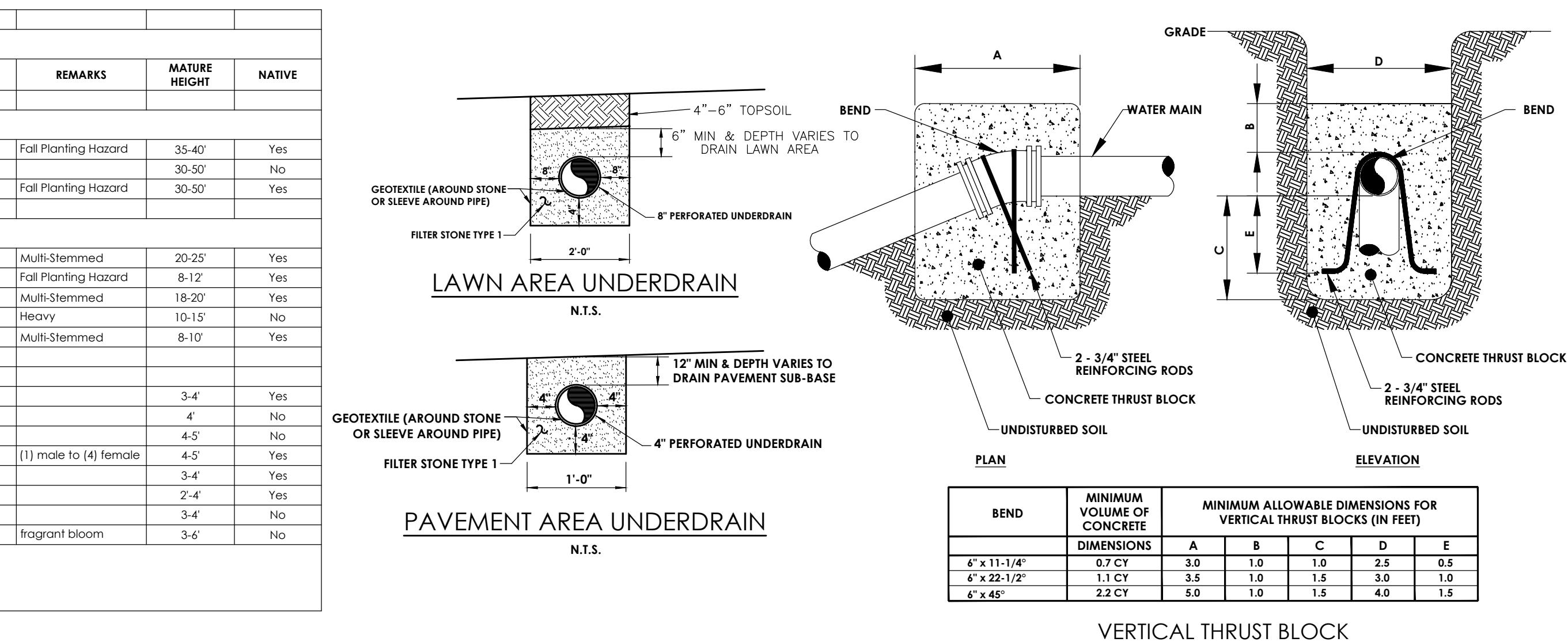
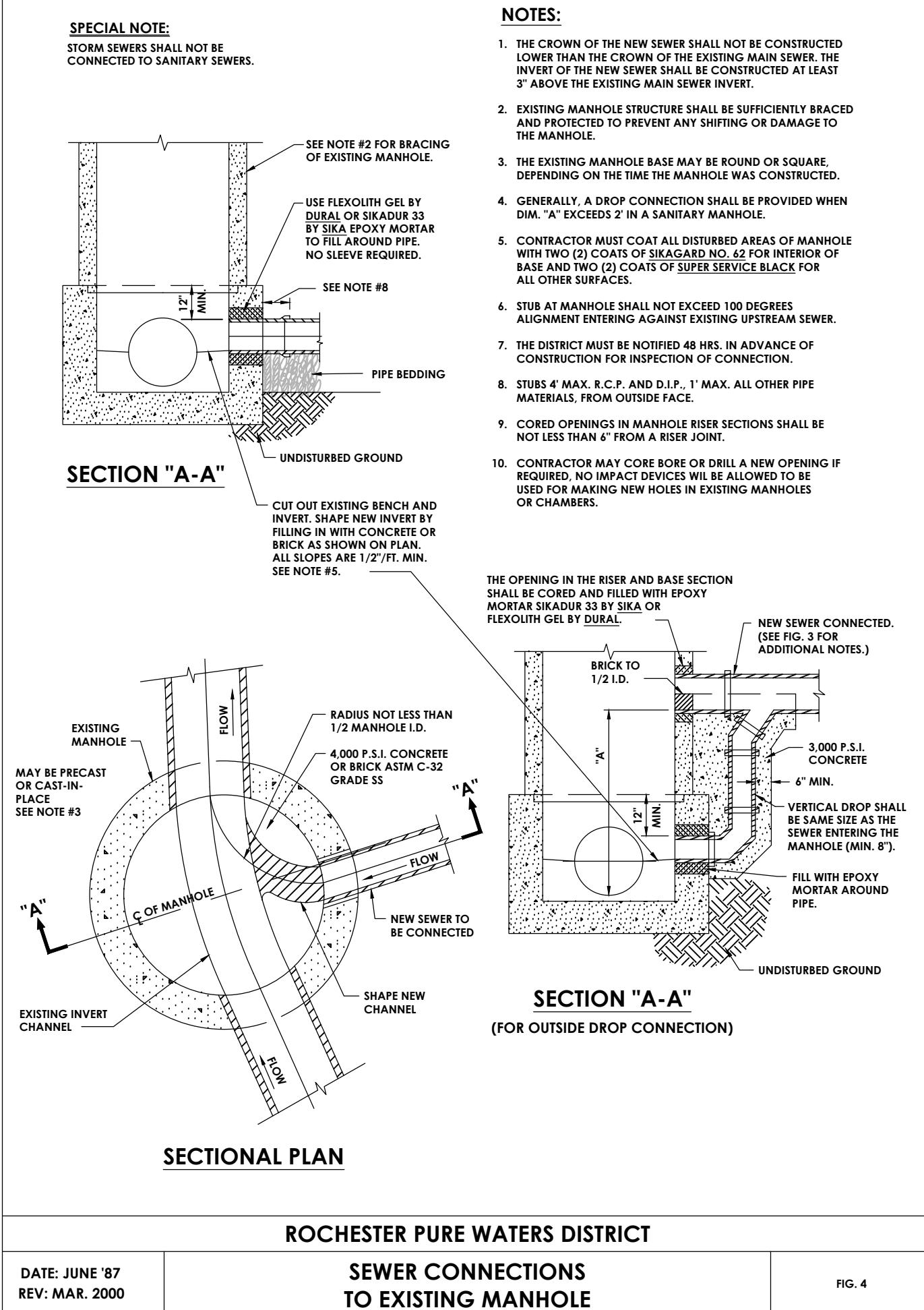
16. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A MEETING STAKEOUT PRIOR TO COMMENCING







WATERVIEW PHASE III PLANT SCHEDULE 2024.10.14							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING / SPREAD	REMARKS
<b>DECIDUOUS TREES</b>							
AR	3	Acer rubrum "Franksred"	Red Sunset Maple	2 1/2"-3"	B&B	As Shown	Fall Planting Hazard 35-40' Yes
GT	6	Gleditsia triacanthos var. "Inermis"	Thornless Shademaster Honey Locust	3 1/2"-3"	B&B	As Shown	30-50' No
NS	3	Nyssa sylvatica "Wildfire"	Black Gum	2 1/2"-3"	B&B	As Shown	Fall Planting Hazard 30-50' Yes
<b>FLOWERING AND ORNAMENTAL TREES</b>							
AG	2	Amelanchier x grandiflora "Robin Hill Pink"	Robin Hill Serviceberry	8-10"	B&B	15'-20'	Multi-Stemmed 20-25' Yes
CC	3	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	6	Chionanthus virginicus	Fringetree	6-7"	B&B	As Shown	Multi-Stemmed 18-20' Yes
MS	5	Magnolia stellata "Royal Star"	Royal Star Magnolia	7-8"	B&B	As Shown	Heavy 10-15' No
SV	6	Syringa vulgaris "Agincourt"	Agincourt Lilac	5-6"	B&B	As Shown	Multi-Stemmed 8-10' Yes
<b>SHRUBS</b>							
CA	14	Clethra alnifolia "Sixteen Candles"	Sixteen Candles Summersweet	2-3'	#3 Cont.	3-5'	3-4' Yes
CCL	6	Cotinus coggygria "Lilla"	Lilla Dwarf Smoke Bush	2-3'	#3 Cont.	4"	4' No
HQ	12	Hydrangea quercifolia "Ruby Slippers"	Ruby Slippers Oakleaf Hydrangea	2-3'	#5 Cont.	3-4'	4-5' No
IG	20	Ilex glabra "Shamrock"	Shamrock Inkberry	2-3'	#5 Cont.	5"	(1) male to (4) female 4-5' Yes
PO	16	Physocarpus opulifolius "Little Joker"	Little Joker varf Ninebark	2-3'	#3 Cont.	3-4'	3-4' Yes
RA	4	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	18-24"	#3 Cont.	6-10'	2-4' Yes
RK	30	Rosa "Knock-out"	Knockout Rose	18-24"	#3 Cont.	3-4'	3-4' No
SP	12	Syringa petulca "Miss Kim"	Miss Kim Dwarf Lilac	30-36"	#5 CONT.	3-6'	fragrant bloom 3-6' No



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

NO. DATE BY DESCRIPTION

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**DETAILS**

**WATERVIEW PHASE III  
WEBSTER, NY**

TOWN/CITY: WEBSTER

COUNTY: MONROE STATE: NY

PROJECT NO.: 20243903.0002

DRAWING NO.: C 204

DATE: OCTOBER 2024