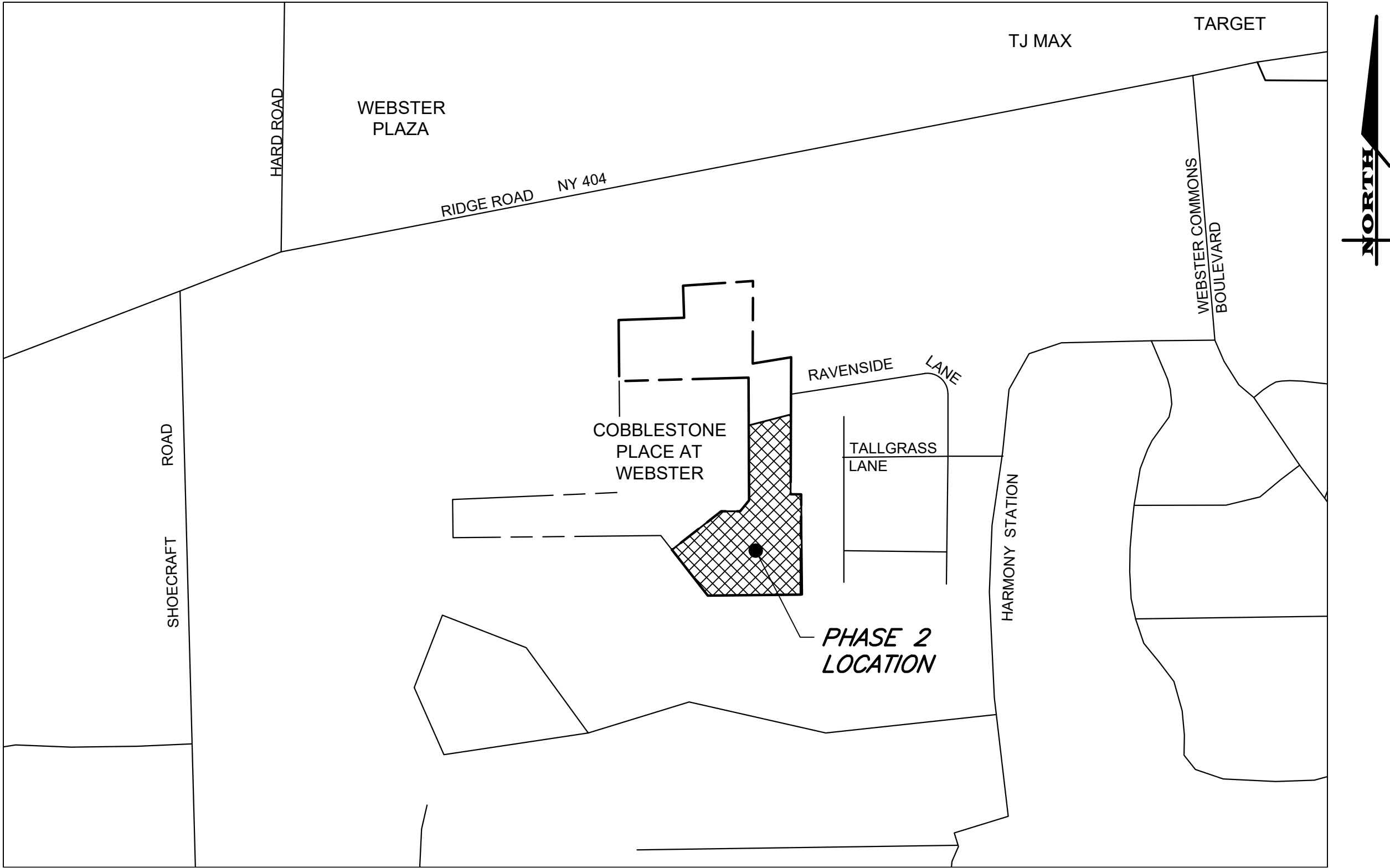


PRELIMINARY/FINAL SITE PLANS  
for  
COBBLESTONE PLACE PHASE 2

1025 RAVENSIDE LANE

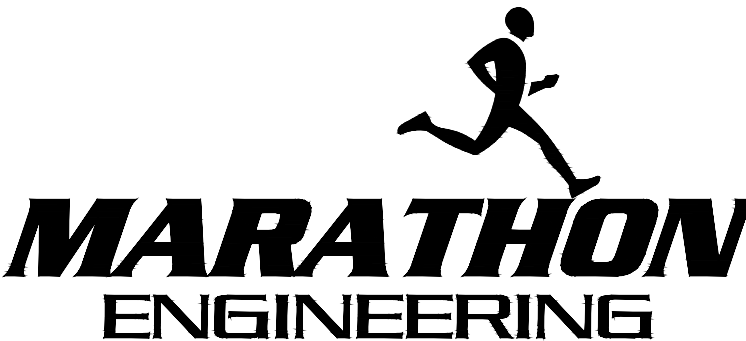
SITUATE IN:

TOWN OF WEBSTER - MONROE COUNTY - STATE OF NEW YORK



LOCATION MAP

NOT TO SCALE



ROCHESTER LOCATION

39 CASCADE DRIVE  
ROCHESTER, NY 14614  
585-458-7770

ITHACA LOCATION

840 HANSHAW RD, STE 6  
ITHACA, NY 14850  
607-241-2917

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LIST OF DRAWINGS		
No.	DWG. No.	Description
1	V1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
2	C1.0	LAYOUT PLAN
3	C2.0	UTILITY PLAN
4	C3.0	GRADING AND EROSION CONTROL PLAN
5	C4.0	LIGHTING & LANDSCAPING PLAN
6	C5.0	CONSTRUCTION DETAILS
7	C5.1	CONSTRUCTION DETAILS

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#### SURVEY NOTES

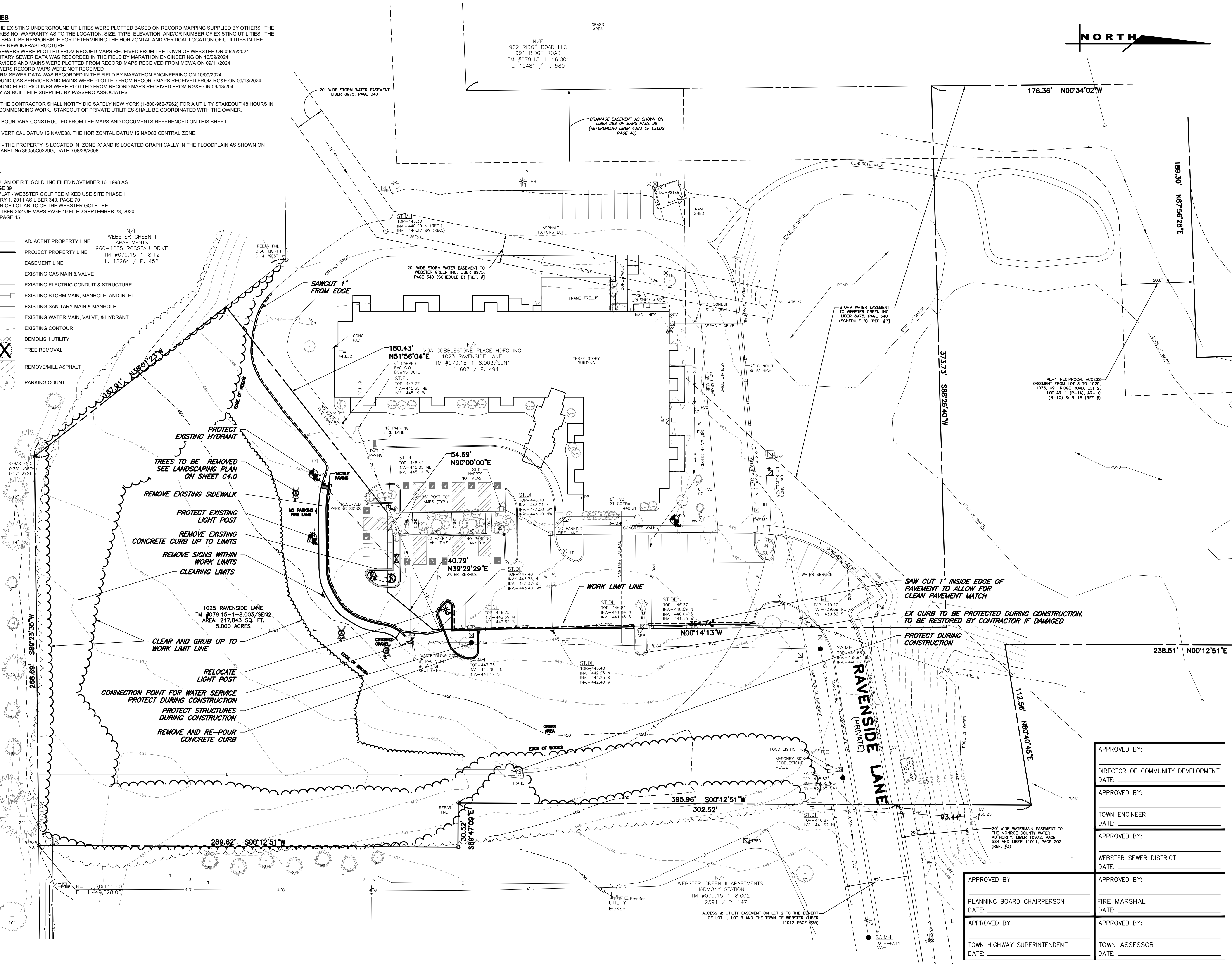
- MAPPING** - THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW INFRASTRUCTURE.
  - SANITARY SEWERS WERE PLOTTED FROM RECORD MAPS RECEIVED FROM THE TOWN OF WEBSTER ON 09/25/2024
  - SANITARY SEWER DATA WAS RECORDED IN THE FIELD BY MARATHON ENGINEERING ON 10/09/2024
  - WATER SERVICES AND MAINS WERE PLOTTED FROM RECORD MAPS RECEIVED FROM MCWA ON 09/11/2024
  - STORM SEWERS RECORD MAPS WERE NOT RECEIVED
  - STORM SEWER DATA WAS RECORDED IN THE FIELD BY MARATHON ENGINEERING ON 10/09/2024
  - UNDERGROUND GAS SERVICES AND MAINS WERE PLOTTED FROM RECORD MAPS RECEIVED FROM RG&E ON 09/13/2024
  - UNDERGROUND ELECTRIC LINES WERE PLOTTED FROM RECORD MAPS RECEIVED FROM RG&E ON 09/13/2024
  - CAD UTILITY AS-BUILT FILE SUPPLIED BY PASSERO ASSOCIATES.
- STAKEOUT** - THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK (1-800-962-7962) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
- BOUNDARY** - BOUNDARY CONSTRUCTED FROM THE MAPS AND DOCUMENTS REFERENCED ON THIS SHEET.
- DATUM** - THE VERTICAL DATUM IS NAVD88. THE HORIZONTAL DATUM IS NAD83 CENTRAL ZONE.
- FLOODPLAIN** - THE PROPERTY IS LOCATED IN ZONE 'X' AND IS LOCATED GRAPHICALLY IN THE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL No 36055C0229G, DATED 08/28/2008

#### REFERENCES

- SUBDIVISION PLAN OF R.T. GOLD, INC FILED NOVEMBER 16, 1998 AS LIBER 288, PAGE 39
- SUBDIVISION PLAT - WEBSTER GOLF TEE MIXED USE SITE PHASE 1 FILED FEBRUARY 1, 2011 AS LIBER 340, PAGE 70
- RESUBDIVISION OF LOT 48-10 OF THE WEBSTER GOLF TEE SUBDIVISION, LIBER 352 OF MAPS PAGE 19 FILED SEPTEMBER 23, 2020 AS LIBER 361, PAGE 45

#### LEGEND:

	ADJACENT PROPERTY LINE	N/F WEBSTER GREEN I APARTMENTS
	PROJECT PROPERTY LINE	960-1205 ROSSEAU DRIVE
	EASEMENT LINE	TM #079.15-1-8.12
	EXISTING GAS MAIN & VALVE	L 12264 / P. 452
	EXISTING ELECTRIC CONDUIT & STRUCTURE	
	EXISTING STORM MAIN, MANHOLE, AND INLET	
	EXISTING SANITARY MAIN & MANHOLE	
	EXISTING WATER MAIN, VALVE, & HYDRANT	
	EXISTING CONTOUR	
	DEMOLISH UTILITY	
	TREE REMOVAL	
	REMOVE/MILL ASPHALT	
	PARKING COUNT	



**MARATHON ENGINEERING**  
ROCHESTER LOCATION  
39 CASCADE DRIVE  
ROCHESTER, NY 14614  
585-4548-7770  
ITHACA LOCATION  
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ITHACA, NY 14850  
607-241-2917  
www.marathoneng.com

## PRELIMINARY/FINAL SITE PLANS for COBBLESTONE PLACE PHASE 2

STATE OF NEW YORK

1025 RAVENSIDE LANE

MONROE COUNTY

JOB NO: 1764-25  
SCALE: 1"=30'  
DRAWN: RLB  
DESIGNED: RPB  
DATE: 08/13/2025

#### REVISIONS

DATE	BY	REVISION
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IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 14, SECTION 209 FOR ANY PERSON, FIRM, OR CORPORATION TO EMPLOY OR ENGAGE A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO SEAL OR SIGN ANY INSTRUMENT OR DRAWING OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR WITHOUT THE PERSONAL SUPERVISION AND SIGNATURE OF THE LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A TRUST. THE ALTRUISTIC ENGINEER OR LAND SURVEYOR SHALL REPORT TO THE TRIBUNAL AND THE ACTION TO BE TAKEN BY FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ACTION, AND A SPECIFIC DESCRIPTION OF THE VIOLATION.

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APPROVED BY: \_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT  
DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
TOWN ENGINEER  
DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
WEBSTER SEWER DISTRICT  
DATE: \_\_\_\_\_

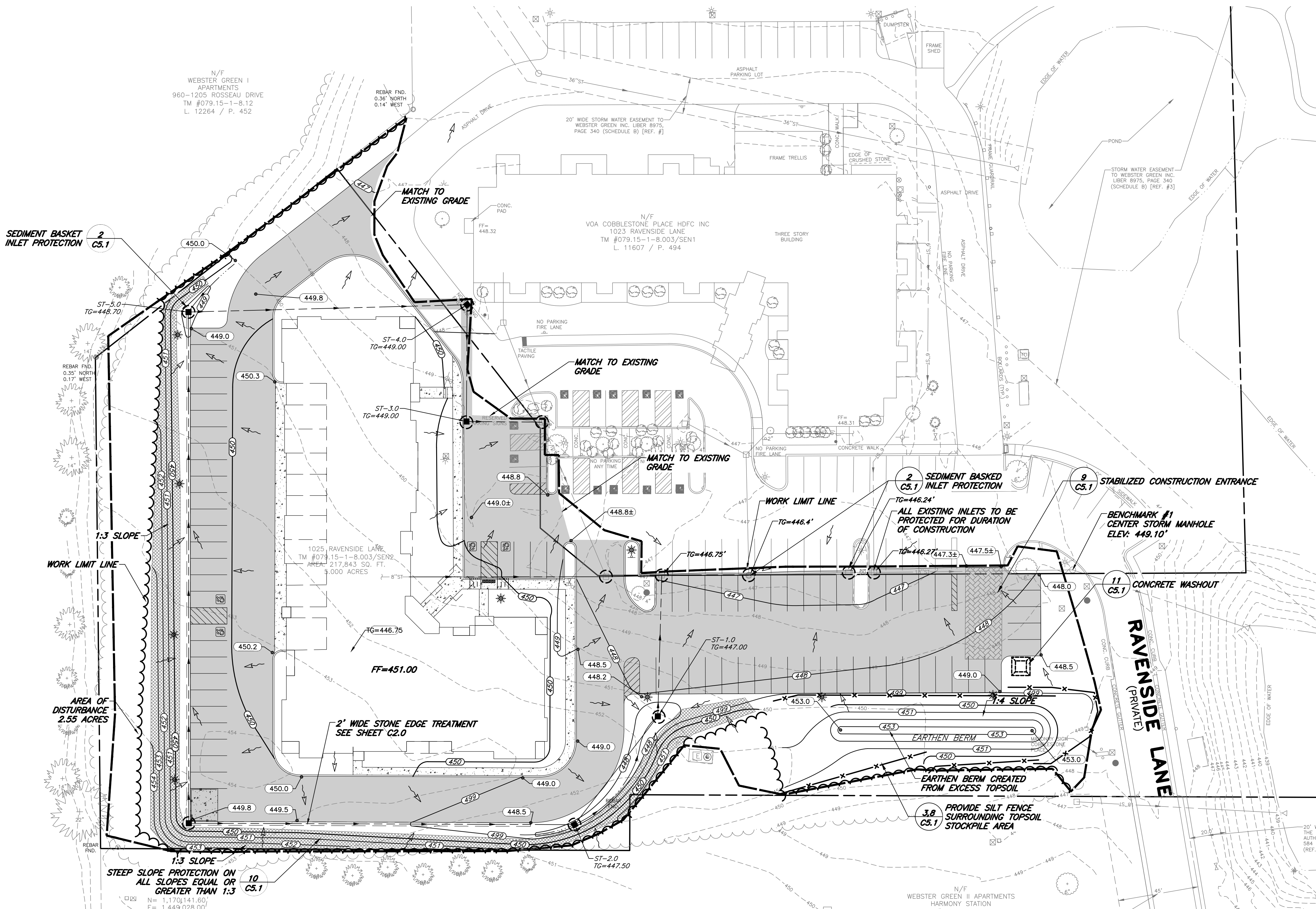
DRAWING TITLE:  
EXISTING  
CONDITIONS AND  
DEMOLITION PLAN

1 of 7  
SHEET No: **V1.0**  
1764-25  
JOB No: DRAWING No:

	APPROVED BY: _____
	FIRE MARSHAL DATE: _____
	APPROVED BY: _____
	TOWN ASSESSOR DATE: _____



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RESTORATION AND LANDSCAPING NOTES

- 1. GUARANTEE** - THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE REQUIREMENTS, MAINTENANCE, AND TIME TO ESTABLISH NEW TURF AND LANDSCAPING ACCEPTANCE BY THE OWNER.
- 2. TOPSOIL** - PLACE A MINIMUM OF 6 INCHES (REQUIRED) OF TOPSOIL ON ALL DISTURBED SURFACES. FINE GRADE TO ESTABLISH THE DESIGN ELEVATIONS AND DRAINAGE PATTERNS. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEEDING.
- 3. SEED** - LAWN AREAS SHALL BE HYDROSEEDING WITH AN APPROVED: SEED MIXTURE, MULCH, AND FERTILIZER. THE APPLICATION RATE SHALL BE DETERMINED BY CONTRACTOR TO ESTABLISH A "STANDY" OF GRASS. THE CONTRACTOR SHALL SUBMIT MATERIAL AND APPLICATION SPECIFICATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION.
- 4. PLANT STOCK** - PLANT MATERIALS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK". THE CONTRACTOR SHALL SUBMIT PLANT MATERIAL SPECIFICATIONS TO THE OWNER'S ON-SITE REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- 5. PLANT LOCATIONS** - THE PLANT LOCATIONS DEPICTED ON THE PLAN MAY BE FIELD ADJUSTED (SO THEY DO NOT INTERFERE WITH UTILITIES) AND TO THE SATISFACTION OF OWNER'S REPRESENTATIVE.
- 6. PLANTING BEDS** - PROVIDE TWELVE INCHES (12") OF TOPSOIL, WEED FABRIC (AS DIRECTED BY OWNER), AND THREE INCHES (3") OF MULCH AT PLANTING BEDS, UNLESS SPECIFIED OTHERWISE ON DRAWINGS.

LEGEND:

- |   |      |                           |
|---|------|---------------------------|
| 1+00                                    | 2+00 | CENTERLINE AND STATIONING |
| ADJACENT PROPERTY LINE                  |      |                           |
| PROJECT PROPERTY LINE                   |      |                           |
| STORM SEWER, MANHOLE & FIELD/DROP INLET |      |                           |
| CENTERLINE OF SWALE                     |      |                           |
| GRADING LIMITS                          |      |                           |
| WETLANDS                                |      |                           |
| FLOODPLAIN                              |      |                           |
| EXISTING CONTOUR                        |      |                           |
| PROPOSED MAJOR CONTOUR                  |      |                           |
| PROPOSED MINOR CONTOUR                  |      |                           |
| DRAINAGE FLOW ARROW                     |      |                           |
| EXISTING SPOT ELEVATION                 |      |                           |
| PROPOSED SPOT ELEVATION                 |      |                           |
| EXISTING POWER POLE                     |      |                           |
| EXISTING TREE LINE                      |      |                           |
| TREE LINE / CLEARING LIMITS             |      |                           |

EROSION CONTROL NOTES

- 1. CERTIFICATION** - THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH INCLUDES THE "GRADING PLAN", "EROSION CONTROL PLAN", "EROSION CONTROL NOTES", ALONG WITH THE "DRAINAGE REPORT", DEFINES AND MEETS THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) LATEST STORM WATER REGULATIONS.
- 2. CONTRACTOR RESPONSIBILITY** - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL CERTIFY WITHIN THE SWPPP THAT THEY WILL IMPLEMENT AND MAINTAIN STORM WATER MANAGEMENT PRACTICES.
- 3. INSPECTION** - EROSION CONTROL (EC) MEASURES INSTALLED AND MAINTAINED BY THE SITE WORK CONTRACTOR ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE: MUNICIPALITY, DESIGN ENGINEER, NYSDEC, AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR CORRECTIVE MEASURES ARE REQUIRED BY ANY ONE OF THESE CITED REVIEWERS. EROSION CONTROL MEASURES NOT SPECIFICALLY SHOWN ON CONTRACT DRAWINGS (I.E., STRAW BALES, COLLARS, FABRICS, ETC.) SHALL BE INSTALLED AS WARRANTED BY FIELD CONDITIONS, AND AS DIRECTED BY THE AFOREMENTIONED REVIEWERS.
- 4. NOTIFICATION** - AS DESIGN ENGINEER, OUR OFFICE HAS NOTIFIED THE OWNER OF THE INSPECTION REQUIREMENTS UNDER GP-0-25-001. DISTURBANCES OF 1.0 ACRE OR GREATER REQUIRE THAT THE OWNER FILE A NOTICE OF INTENT (NOI) AND A SWPPP WITH THE NYSDEC UNDER STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT #GP-0-25-001. THE REGULATIONS REQUIRE THAT A LICENSED PROFESSIONAL COMPLETE A WEEKLY INSPECTION (THROUGHOUT THE PERIOD OF LAND DISTURBANCE).
- 5. PRE-CONSTRUCTION** - THE APPROPRIATE EROSION CONTROL MEASURES AS DEFINED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- 6. TOPSOIL** - UPON COMPLETION OF THE STRIPPING OPERATION, STOCKPILES SHALL BE STABILIZED IN ACCORDANCE TO NYSDEC REGULATIONS.
- 7. SLOPES** - UPON COMPLETION OF GRADING, SLOPES WITH A GRADIENT OF ONE FOOT VERTICAL TO THREE FEET HORIZONTAL (1 ON 3) OR GREATER SHALL BE: TOPSOILED, SEEDING, FERTILIZED AND MULCHED OR TREATED AS SPECIFIED ON CONTRACT DRAWINGS.
- 8. DUST** - THE CONTRACTOR SHALL APPLY WATER AND/OR CALCIUM CHLORIDE, AS CONDITIONS WARRANT, TO CONTROL WIND BORN EROSION. THIS MEASURE APPLIES TO: HAUL ROADS, CUT AND FILL OPERATIONS, SUB-BASE AND ANY OTHER EXPOSED SURFACES.
- 9. OPERATION & MAINTENANCE** - THROUGHOUT THE PERIOD OF CONSTRUCTION AND PRIOR TO ESTABLISHING FINAL GROUND COVER THE SITE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE TEMPORARY EROSION CONTROL MEASURES. FOR EXAMPLE, THE SILTATION FACILITIES SHALL BE RE-EXCAVATED WHEN THE VOLUME (8000 CUBIC FEET/DISTURBED ACRE) IS REDUCED BY ONE-HALF OR MORE OF ITS SPECIFIED CAPACITY AND/OR THE MATERIAL IS WITHIN ONE FOOT OF THE DISCHARGE POINT.
- 10. WORK STOPPAGE** - ALL DISTURBED AREAS NOT TO BE WORKED WITHIN 14 DAYS MUST BE SEEDING WITHIN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.
- 11. TEMPORARY STABILIZATION** - TEMPORARY STABILIZATION SHALL REQUIRE 4 TONS OF STRAW/ ACRE OF DISTURBANCE PLACED WITH TACKIFIER OR ROLLED WITH A TRACKED VEHICLE TO ENSURE NOT DISPLACED.
- 12. WINTER STABILIZATION** - ALL WINTER STABILIZATION METHODS IDENTIFIED IN THE NYS "BLUE BOOK" SHALL BE FOLLOWED FOR ANY DISTURBANCE OR NON-STABILIZED AREAS FROM NOVEMBER 15TH - APRIL 1ST.
- 13. SUBSOIL RESTORATION** - ALL AREAS TO BE RESTORED AS LAWN SHALL BE RESTORED PER CHAPTER 5 (5.1.6) OF THE NEW YORK STATE STORMWATER DESIGN MANUAL AND THE SOIL RESTORATION TABLE (TABLE 5.3 - SOIL RESTORATION REQUIREMENTS) SHOWN ON THE PLANS. THE PROJECT SOILS ARE HYDROLOGIC SOIL GROUP \_ AND SHALL BE RESTORED AS SPECIFIED.
- 14. SEQUENCE** - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT PRE-CONSTRUCTION MEETING:
  - INSTALL PERIMETER SEDIMENT CONTROLS, I.E. EROSION FENCING.
  - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
  - PROTECT VEGETATION TO REMAIN.
  - CLEAR/GRUB AND CONSTRUCT DIVERSIONARY SWALES, AND SEDIMENT BASINS.
  - COMPLETE CLEARING AND GRUBBING OPERATION.
  - PLACE EROSION CONTROL MEASURES AT TOPSOIL, STOCKPILES AND STRIP TOPSOIL.
  - CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
  - MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
  - RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
  - REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.

EARTHWORK NOTES

- 1. PREPARATION** - PRIOR TO START OF EARTHWORK OPERATIONS THE CONTRACTOR SHALL COMPLETE THE FOLLOWING APPLICABLE ITEMS AS DEFINED BY CONTRACT DOCUMENTS:
  - **SITE DEMOLITION** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; STRUCTURES, UTILITIES, PAVEMENTS, ETC.
  - **CLEARING AND GRUBBING** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; TREES, BRUSH, STUMPS, ETC.
  - **TOPSOIL STRIPPING** - STRIP AND STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL MAY BE REMOVED FROM SITE WITH APPROVAL BY OWNER AND MUNICIPALITY.
- 2. RESPONSIBILITY** - THE CONTRACTOR IS RESPONSIBLE FOR:
  - **ESTIMATE** - COMPLETION OF A QUANTITY TAKEOFF TO DETERMINE THE VOLUME OF CUT, FILL, AND TOPSOIL COMPARE AND COORDINATE WITH INFORMATION PROVIDED BY THE DESIGN ENGINEER.
  - **GRADE TOLERANCES** - ESTABLISHING DESIGN SUBGRADE ELEVATIONS TO WITHIN ONE TENTH OF ONE FOOT (0.10') IN PAVEMENT AREAS (INCLUDING WALKS) AND TO WITHIN THIRTY-THREE HUNDREDTHS OF ONE FOOT (0.33') FOR ALL REMAINING AREAS.
  - **COMPACTION** - ACHIEVING THE SPECIFIED MINIMUM COMPACTION VALUES FOR EMBANKMENT/FILL AREAS. THE TERMS "FILL" AND "EMBANKMENT" ARE INTERCHANGEABLE.
  - **CUTS** - ONCE EXCAVATIONS ARE SHAPED TO THE DESIGN GRADES THE AREAS SHALL BE PROTECTED TO ASSURE THAT THE INTEGRITY OF MATERIAL IS NOT COMPROMISED BY CONSTRUCTION VEHICLES AND/OR IMPROPER DRAINAGE. AREAS DETERMINED BY CONTRACTOR TO BE NOT SUITABLE FOR SUBGRADE PLACEMENT SHALL BE IMMEDIATELY REPORTED WHEN THE SUBGRADE IS ESTABLISHED TO OWNER'S REPRESENTATIVE. STABILIZATION MEASURES FOR CUT AREAS MAY BE CONSIDERED BY OWNER'S REPRESENTATIVE AS A CHANGE TO THE BASE CONTRACT.
- 3. TESTING** - THE FOLLOWING MAXIMUM DRY DENSITIES SHALL BE ACHIEVED AS MEASURED BY THE MODIFIED PROCTOR METHOD ASTM D-1557:
  - **95% UNDER PAVEMENTS, WALKS, AND IN STRUCTURAL FILL AREAS**
  - **85% IN REMAINING AREAS**
- 4. LIFT THICKNESS** - THE MAXIMUM LIFT THICKNESS UNDER PAVEMENTS, WALKS, AND STRUCTURAL FILLS SHALL BE 12 INCHES. HAND OPERATED COMPACTION FILLS SHALL NOT EXCEED 6 INCHES.
- 5. PROOF ROLLING** - THE OWNER'S REPRESENTATIVE MAY REQUEST A PROOF ROLL (I.E. LOADED TEN WHEELER) OF SUBGRADE AREAS PRIOR TO PLACEMENT OF SUBBASE MATERIALS. AREAS THAT "FAIL" SHALL BE REMOVED AND REPLACED TO ACHIEVE A PASSING SUBGRADE.

THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE NUMBER OF TESTS AND RESPONSIBILITY. WE RECOMMEND IN EMBANKMENT AREAS ONE PER LIFT AND/OR ONE PER 1,000 CUBIC YARDS.

APPROVED BY:

PLANNING BOARD CHAIRPERSON

DATE:

APPROVED BY:

TOWN HIGHWAY SUPERINTENDENT

DATE:

APPROVED BY:

DIRECTOR OF COMMUNITY DEVELOPMENT

DATE:

APPROVED BY:

TOWN ENGINEER

DATE:

APPROVED BY:

WEBSTER SEWER DISTRICT

DATE:

APPROVED BY:

FIRE MARSHAL

DATE:

APPROVED BY:

TOWN ASSESSOR

DATE:

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1025 RAVENSIDE LANE

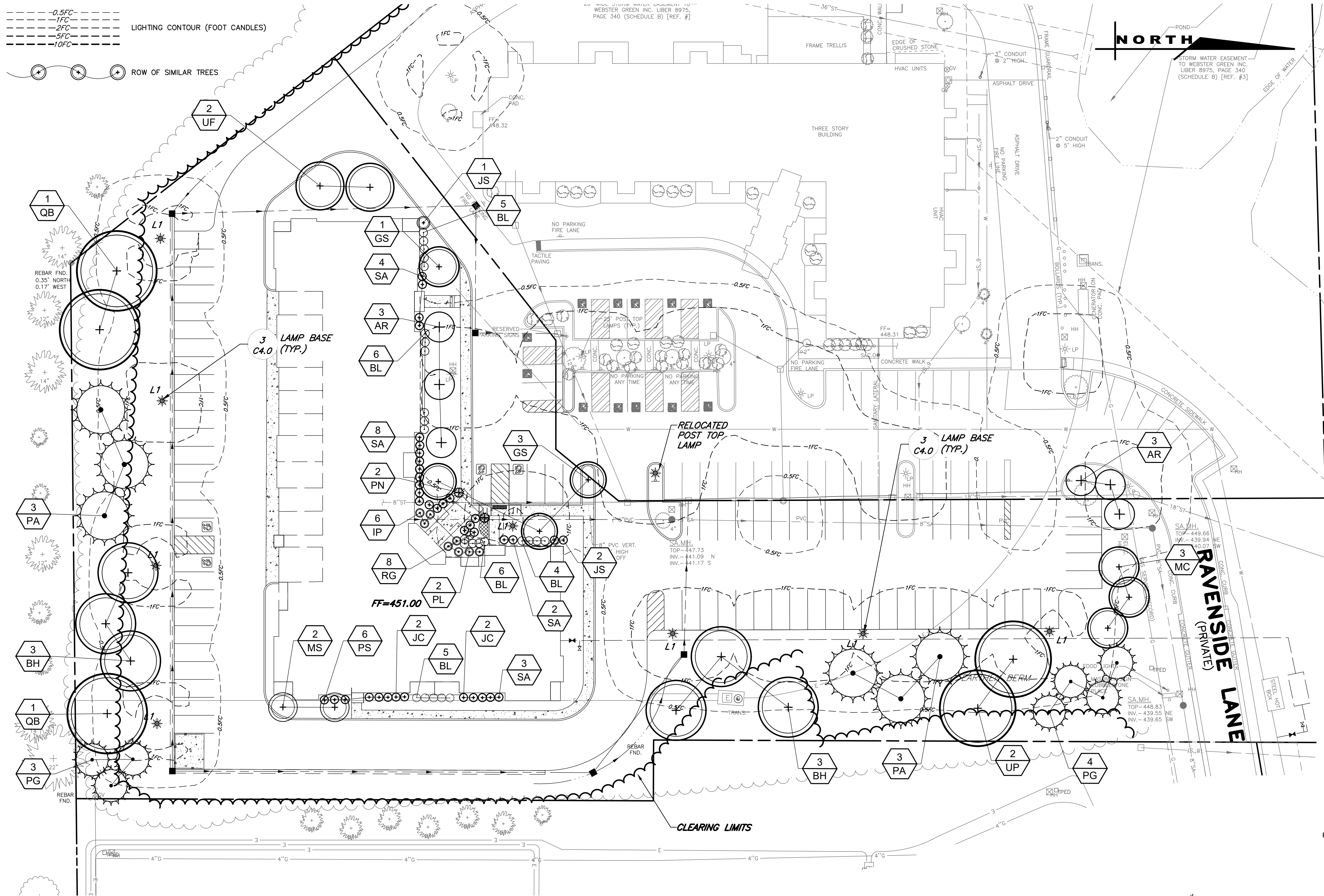
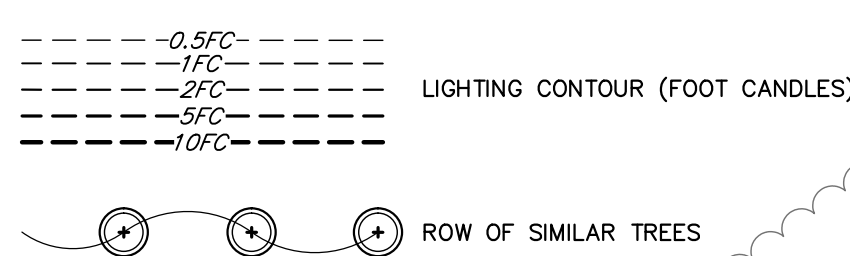
JOB NO: 1764-25  
SCALE: 1"=30'  
DRAWN: RLB  
DESIGNED: RPB  
DATE: 08/13/2025

REVISIONS

DATE	BY	REVISION
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File: z:\engineering\job\_files\1764-24\Drawings\Sheets\1764-24\_C4.0.dwg, Last saved: 5/13/2025, Plot Date: 5/13/2025, By: RAFAEL BARRETO, Plot Style: MARATHON STANDARD.CTB

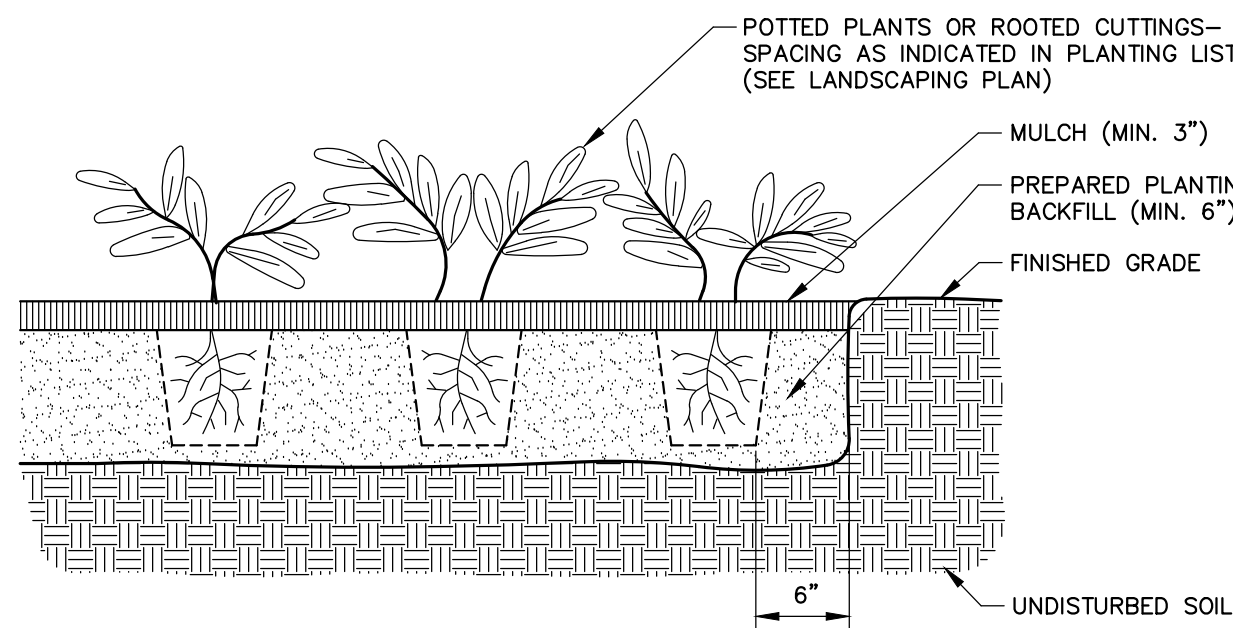
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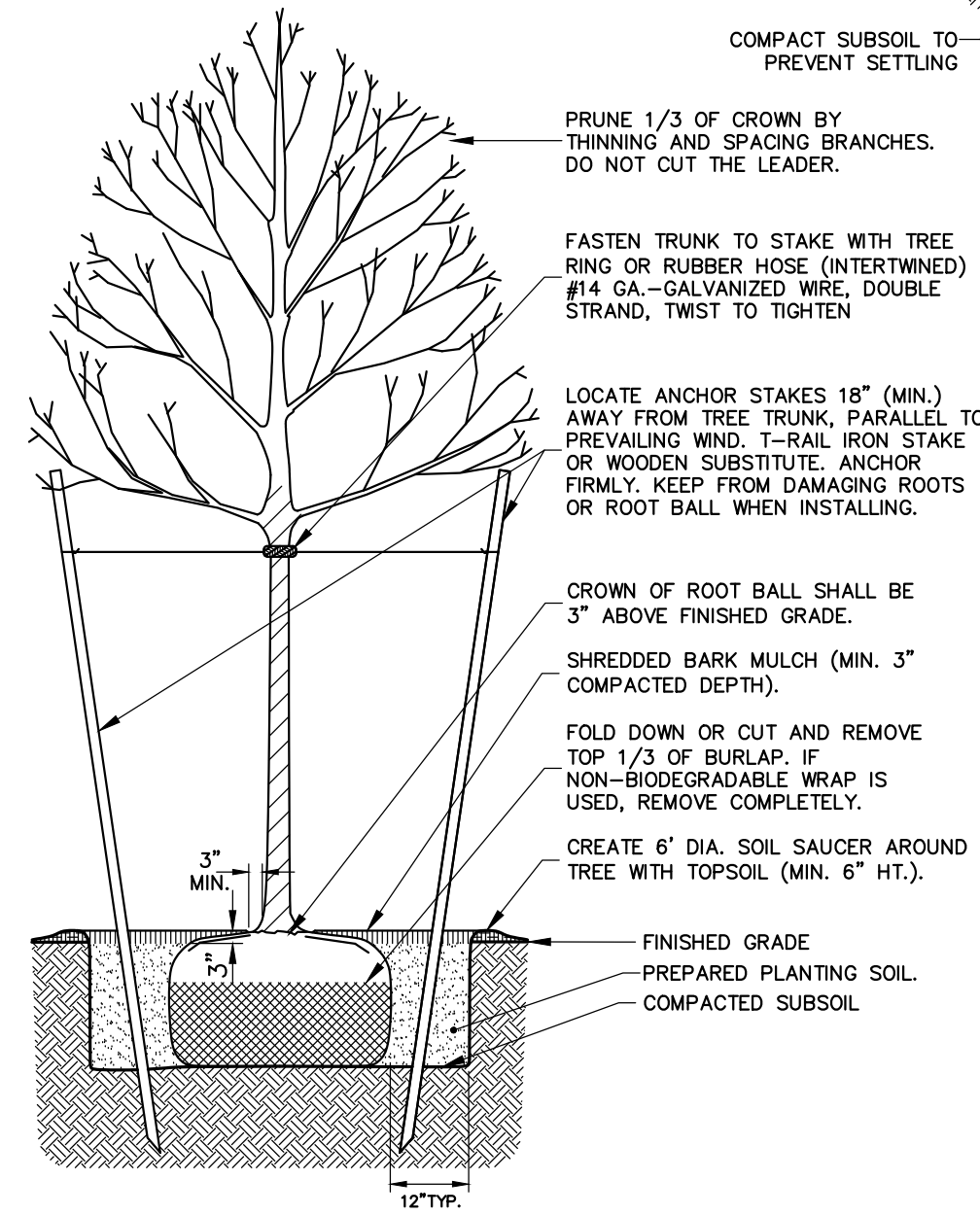
LIGHTING SCHEDULE								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Mounting Height
L1	Global Lighting Perspectives	AB40 SERIES	AB40AC-CL/G3L ED65-T5-27K	1x	7589 lm	0.80	67.3 W	20'

MANUFACTURER, LAMP POST, AND POST SPACING IS INTENDING TO MATCH THE APPROVED LIGHTING FOR PHASE 1

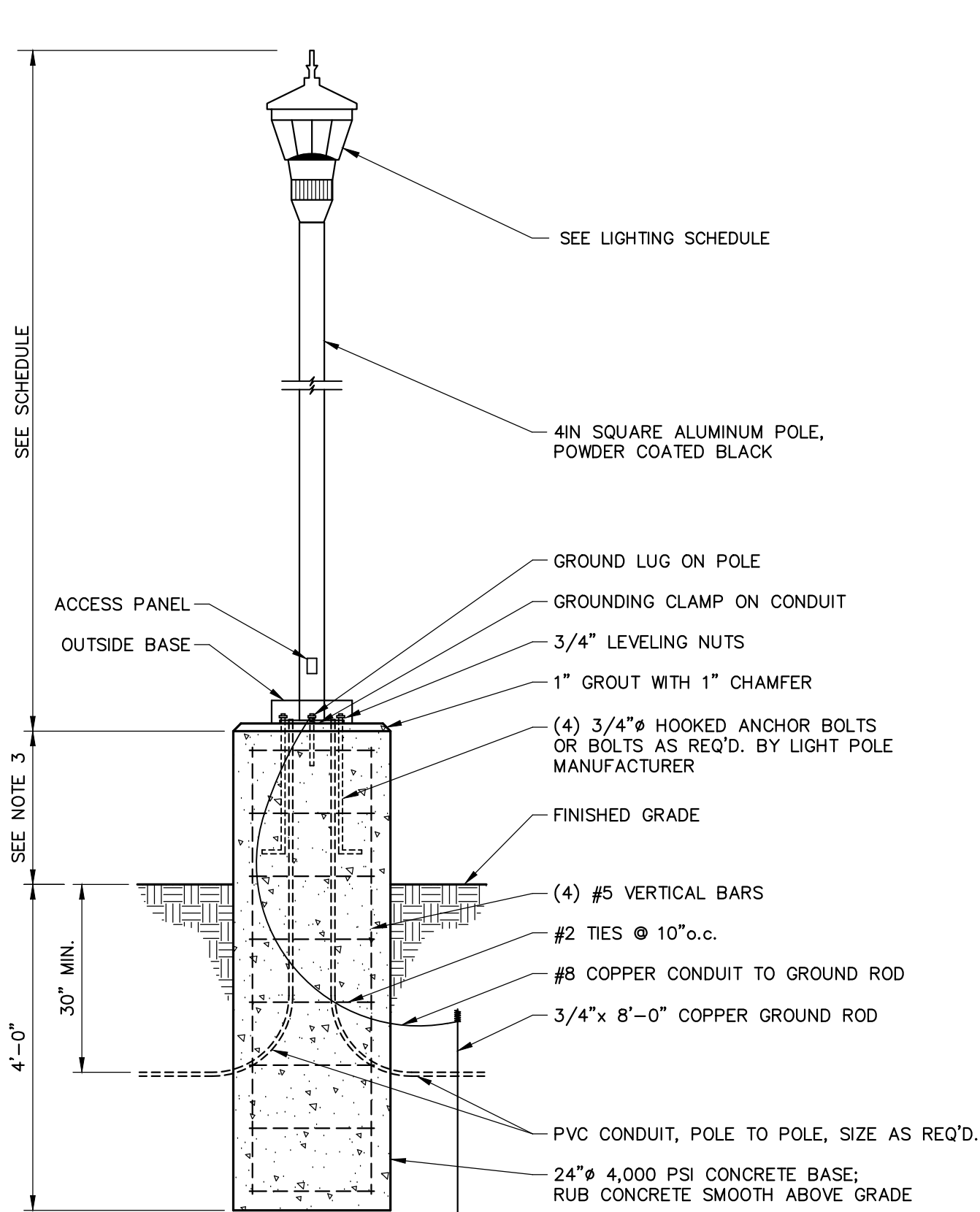
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	REMARKS
AR	ACER RUBRUM 'MAGNIFICENT MAGENTA'	BURGUNDY BELLE RED MAPLE	6	TBD	BALLED & BURLAPPED	
BL	BERBERIS WORTHYFREE LEMONCUTIE	LEMON CUTIE BARBERRY	26	18" HT	2" CONT.	
BH	BETULA NIGRA HERITAGE	HERITAGE BLUEBIRCH	6	10" HT	BALLED & BURLAPPED	CLUMP FORM 3 STEM
GS	GLEDITSIA TRIA. NER. 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	4	1 3/4" CALIPER	BALLED & BURLAPPED	
IP	ILEX MERS. 'BLUE PRINCE & PRINCESS'	BLUE PRINCE(2) BLUE PRINCESS (4) HOLLY	6	24" HT	#5 CONT.	
JC	JUNIPERUS SAB. 'CALGARY CARPET'	CALGARY CARPET JUNIPER	4	15-18" SPREAD	#3 CONTAINER	
JS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3	24" SPREAD	BALLED & BURLAPPED	
MC	MALUS 'CARDINAL'	CARDINAL CRABAPPLE	3	2" CAL	BALLED & BURLAPPED	
MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2	1 3/4" CALIPER	BALLED & BURLAPPED	
PL	PHYSCARPUS OPUL. 'LEMON CANDY'	LEMON CANDY NINEBARK	2	18-24" HT	BALLED & BURLAPPED	
PS	PHYSCARPUS OPUL. 'SUMMER WINE'	SUMMER WINE NINEBARK	6	3-4" HEIGHT	BALLED & BURLAPPED	
PA	PICEA ABIES	NORWAY SPRUCE	6	6-7" HEIGHT	BALLED & BURLAPPED	
PN	PICEA A. NIDIFORMIS	BIRDS NEST SPRUCE	2	CLUMP	#2 CONTAINER	
PG	PICEA GLAUCOA	WHITE SPRUCE	7	6-7" HEIGHT	BALLED & BURLAPPED	
QB	QUERCUS BILOBA	SWAMP WHITE OAK	2	2.2.5" CALIPER	BALLED & BURLAPPED	
RG	RHUS AROM. 'GRO-LOW'	GRO-LOW SUMAC	8	18" SPR	#2 CONTAINER	FULL BODY
UF	ULMIS X. 'FRONTIER'	FRONTIER ELM	2	2" CAL	BALLED & BURLAPPED	



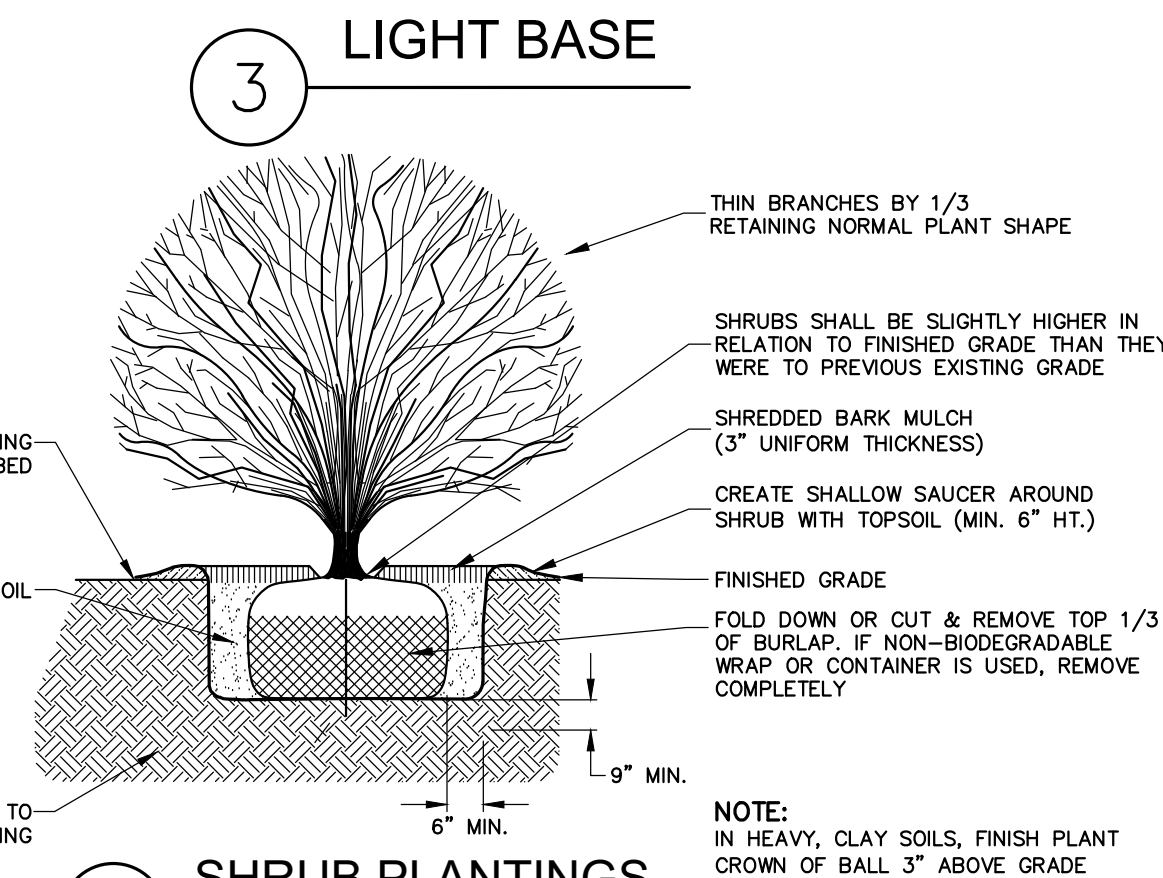
1 GROUND COVER PLANTINGS



2 DECIDUOUS PLANTINGS



- NOTES:
- POLE BASE MAY BE PRECAST BY LAKELANDS (LB24D)
  - LIGHT POLE MANUFACTURER TO SUPPLY ANCHOR BOLTS, OUTSIDE BASE, AND BOLT PATTERN TEMPLATES.
  - IN PAVEMENT AREAS CONCRETE BASE SHALL EXTEND 24" MINIMUM ABOVE ASPHALT. IN PROTECTED LANDSCAPE AREAS (BEHIND CURB) BASES SHALL HAVE A MINIMUM OF 6" REVEAL ABOVE FINISHED GRADE.
  - BASES SHALL HAVE 2" MIN. HORIZONTAL SEPARATION FROM BACK OF CURB OR SIDEWALK UNLESS SPECIFICALLY CALLED OUT OTHERWISE ON THE PLANS.



4 SHRUB PLANTINGS

APPROVED BY:	APPROVED BY:
PLANNING BOARD CHAIRPERSON	FIRE MARSHAL
DATE:	DATE:
APPROVED BY:	APPROVED BY:
TOWN HIGHWAY SUPERINTENDENT	TOWN ASSESSOR
DATE:	DATE:

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REVISIONS

DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 129 FOR ANY PERSON, FIRM, OR FIRM EMPLOYEE TO REPRESENT HIMSELF OR HERSELF AS A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ANY OTHER PERSON WITHOUT THE SIGNATURE OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF ANY FIRM EMPLOYEE, THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A FIDUCIARY OF THE ENGINEER OR LAND SURVEYOR AND NOT TO BE USED FOR ANY OTHER PURPOSE OR IN ANY MANNER NOT AUTHORIZED BY THEIR SIGNATURE AND THE DATE OF SUCH ACTIVATION, AND A SPECIFIC DESCRIPTION OF THE ACTIVATION.

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APPROVED BY:

DIRECTOR OF COMMUNITY DEVELOPMENT

DATE:

APPROVED BY:

TOWN ENGINEER

DATE:

APPROVED BY:

WEBSTER SEWER DISTRICT

DATE:

APPROVED BY:

FIRE MARSHAL

DATE:

APPROVED BY:

TOWN ASSESSOR

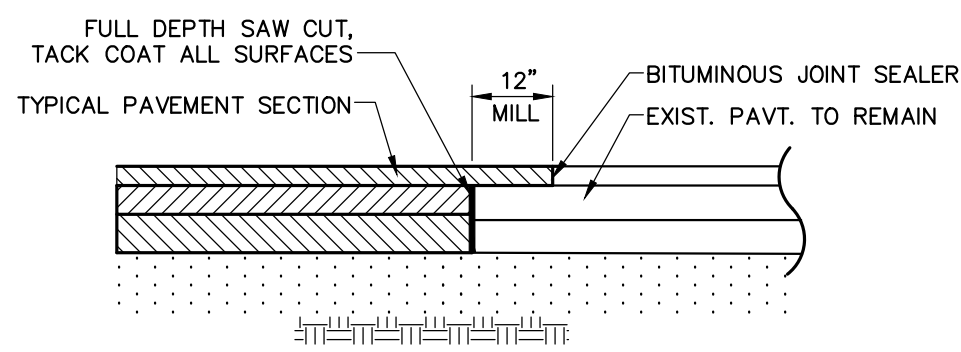
DATE:

DRAWING TITLE:

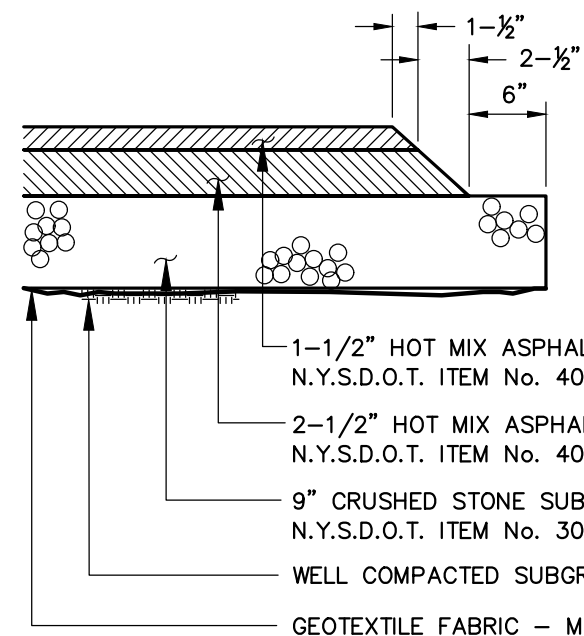
LIGHTING & LANDSCAPING PLAN

5 of 7  
SHEET No: C4.0  
1764-25  
JOB No: DRAWING No:

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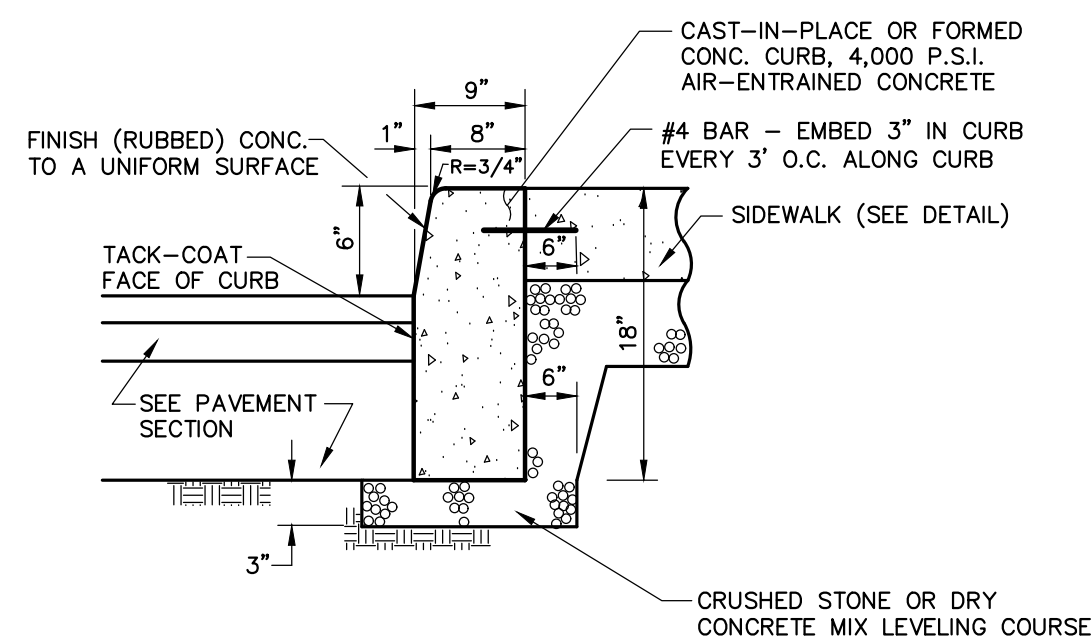


## 1 PAVEMENT MATCH



## 2 PAVEMENT SECTION

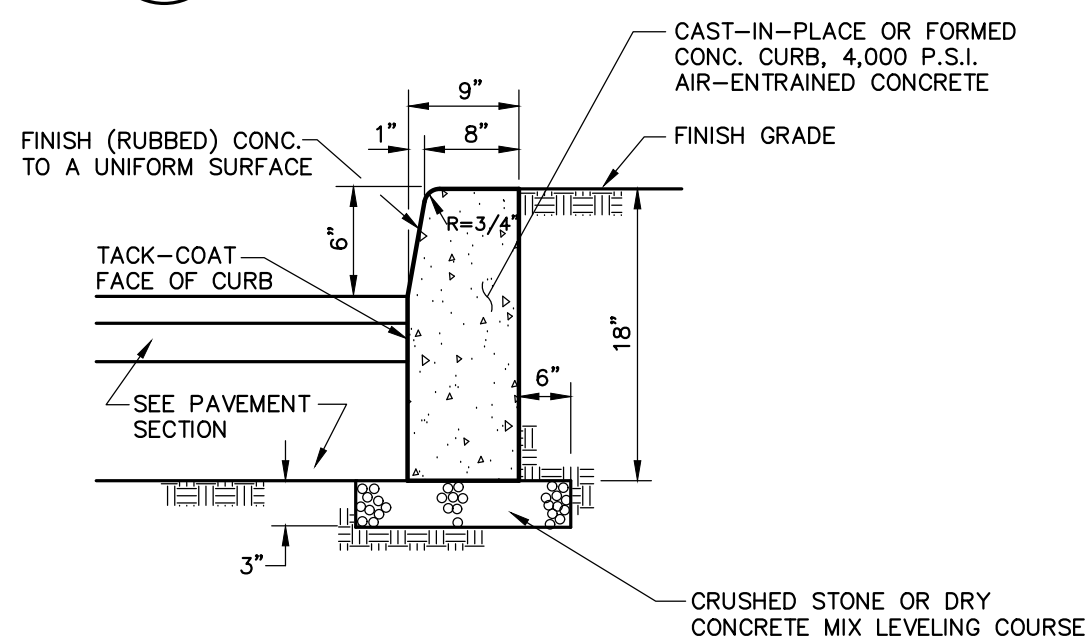
- NOTES:
- CONTRACTOR TO CLEAN AND TACK COAT BEFORE PLACING TOP COAT IF BINDER IS CONTAMINATED OR GREATER THAN 30 DAYS PASSES BETWEEN PLACEMENT OF BINDER AND TOP PAVEMENT SPECIFICATION NUMBERS REFERENCE THE 2008 NYSDOT STANDARD SPECIFICATION BOOK



### NOTES:

- PROVIDE 7" REVEAL AT DROP INLETS
- PROVIDE CONSTRUCTION JOINTS AT 20' INTERVALS AND EXPANSION JOINTS AT 80' MAXIMUM SPACING. EXPANSION JOINTS SHALL BE FORMED WITH PRE-MOLDED BITUMINOUS JOINT FILLER AND REBAR TO PREVENT SEPARATION.

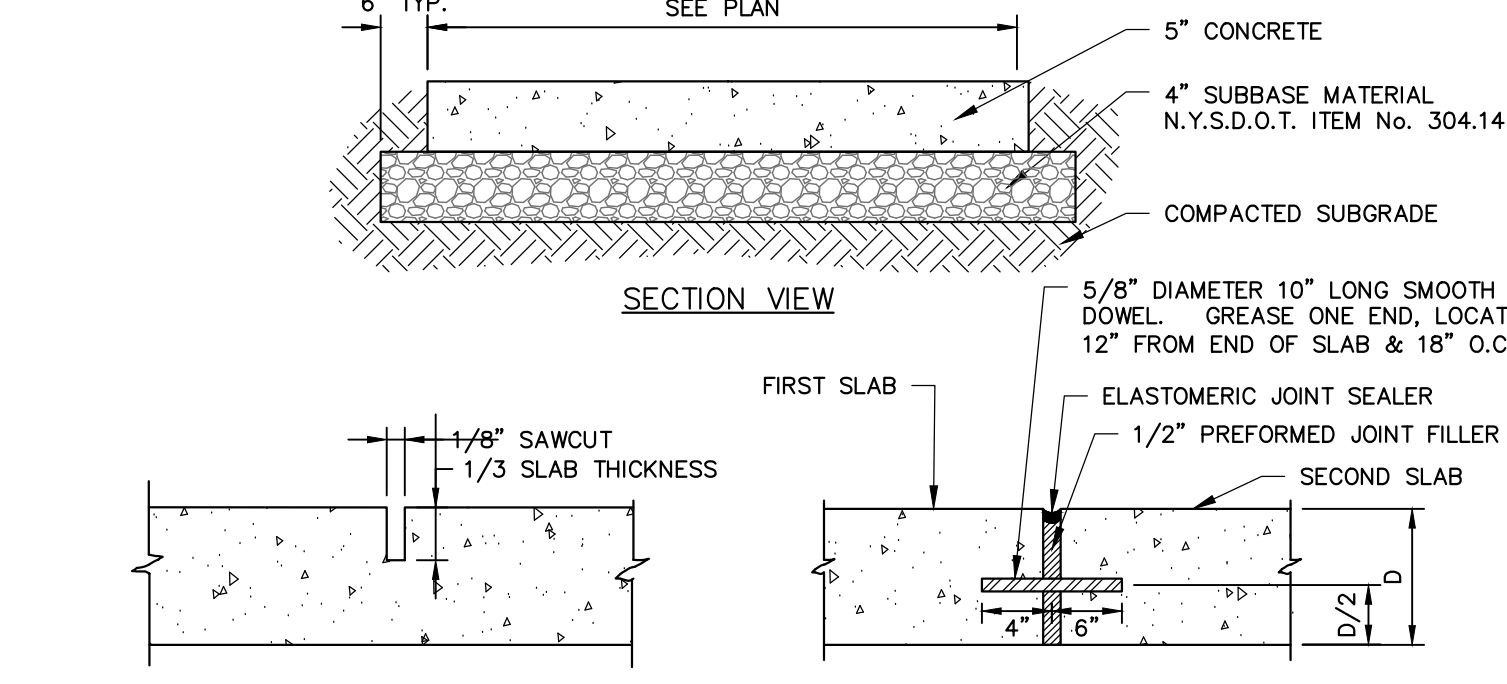
## 3 CONCRETE CURB WITH SIDEWALK BEHIND



### NOTES:

- PROVIDE 7" REVEAL AT DROP INLETS
- PROVIDE CONSTRUCTION JOINTS AT 20' INTERVALS AND EXPANSION JOINTS AT 80' MAXIMUM SPACING. EXPANSION JOINTS SHALL BE FORMED WITH PRE-MOLDED BITUMINOUS JOINT FILLER AND REBAR TO PREVENT SEPARATION.

## 4 CONCRETE CURB WITH LAWN/ PLANTER BEHIND

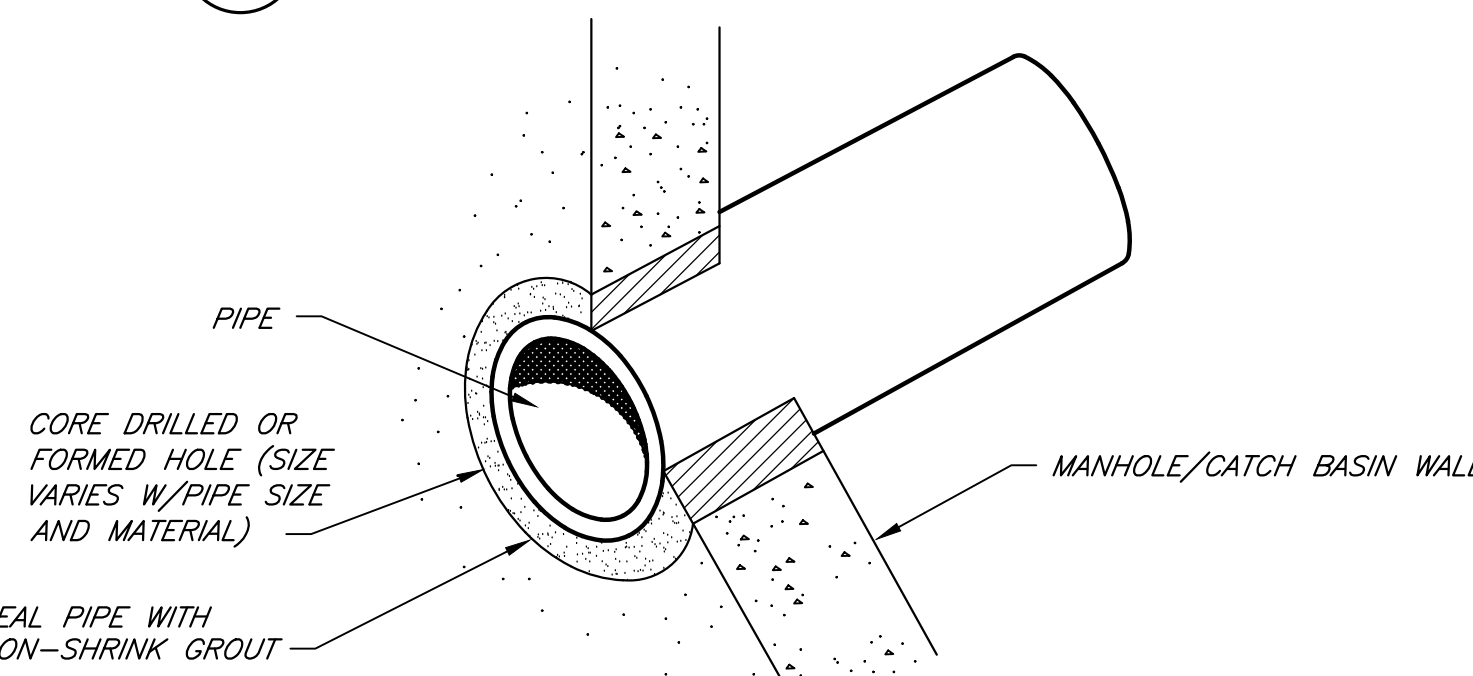


### CONTROL/SCORE JOINT

### NOTES:

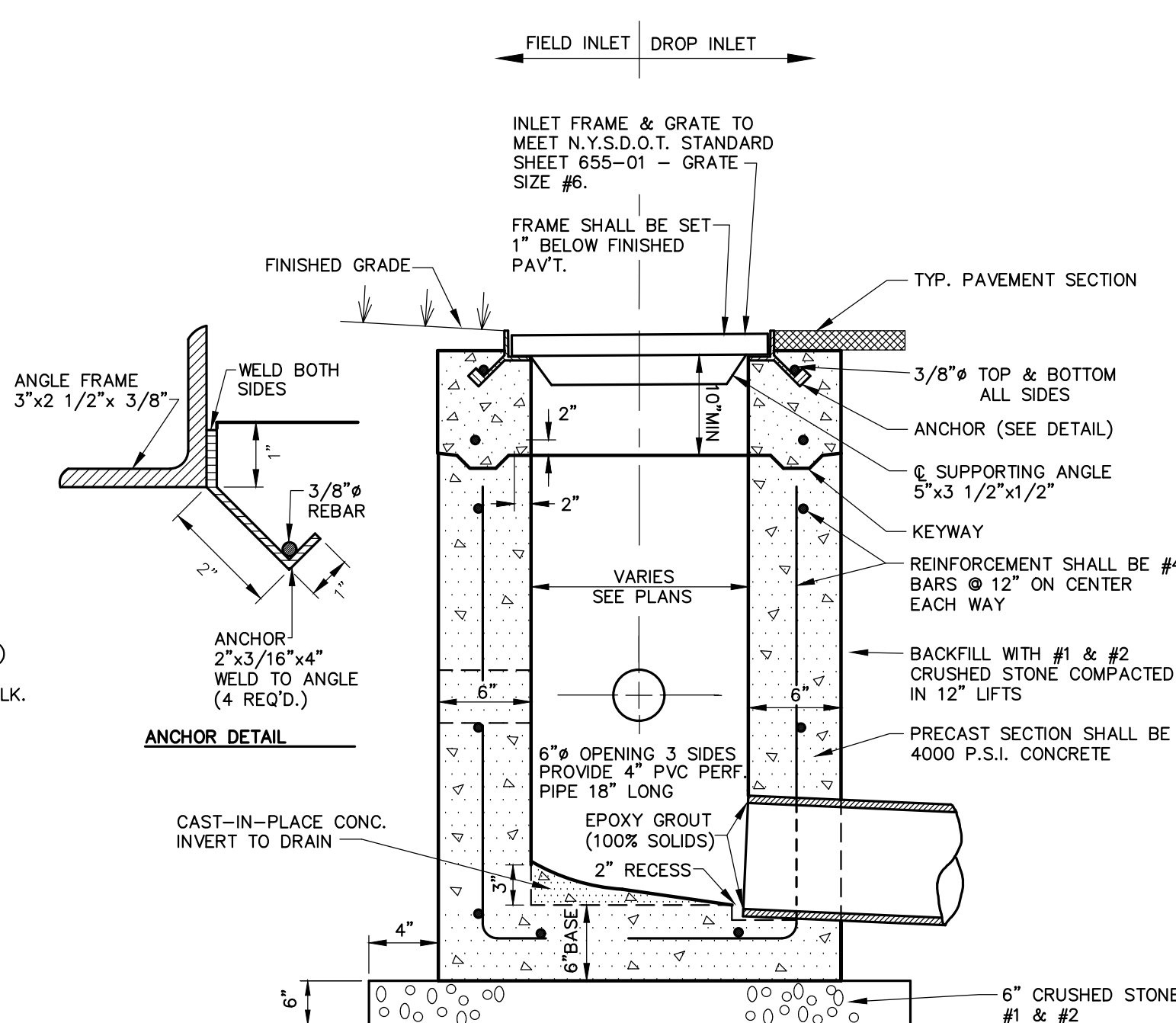
- CONCRETE SHALL BE 4000 PSI AIR-ENTRAINED MIX.
- CONCRETE SURFACE SHALL RECEIVE A BROOM FINISH (IF NOT SPECIFIED AS EXPOSED AGGREGATE CONCRETE) AND TWO COATS OF A MEMBRANE FORMING SEALER AT RATES SPECIFIED BY PRODUCT MANUFACTURER.
- EXPANSION JOINTS SHALL BE PROVIDED AT FIXED STRUCTURES AND AT LEAST EVERY 30' ALONG THE SIDEWALK.
- CONSTRUCTION JOINTS WITH DOWELS SHALL BE PROVIDED AT SUBSEQUENT POURS.
- CONTROL JOINTS SHALL BE LOCATED AS SHOWN ON PLAN AND IN ACCORDANCE WITH ACI 330-R92. THESE JOINTS SHALL BE COMPLETED WITHIN 24 HOURS OF CONCRETE PLACEMENT.
- SCORE PATTERN - SIDEWALK TO BE SCORED EVERY 5 FEET CREATING 5' X 5' SQUARES (MAY VARY IN CERTAIN AREAS). SCORING SHALL BE COORDINATED WITH OWNERS ON-SITE REP PRIOR TO SCORING.
- SIDEWALKS SHALL HAVE A MINIMUM 0.5% AND MAXIMUM 2.0% CROSS SLOPE TO PROVIDE POSITIVE DRAINAGE. CROSS SLOPE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND ENTRANCES.
- 'SNAP-CAP' OR EQUAL SHALL BE USED FOR PROTECTING TOP EDGE OF EXPANSION JOINTS.
- SEE CURBING DETAIL FOR DOWELING WHEN ADJACENT TO CONCRETE CURBING.

## 5 CONCRETE SIDEWALK



## 6 CONNECT TO EXISTING STORM STRUCTURE

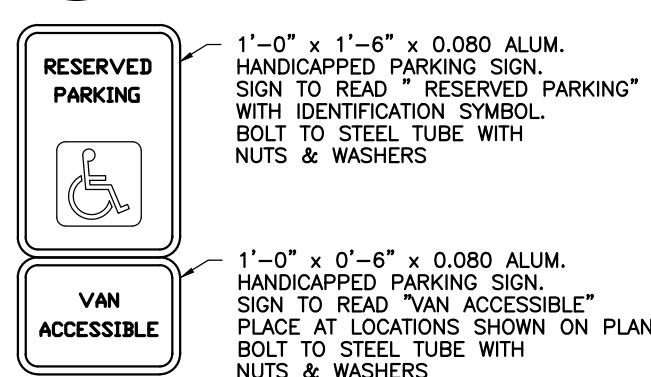
NOTE:  
FOR RECONNECTION OF EXISTING PIPES, CONTRACTOR SHALL INSTALL 5' STUB PIECE OF HDPE PIPE THROUGH MANHOLE WALL. TRANSITIONS WILL THEN BE MADE USING FERNCO COUPLINGS OR APPROVED EQUAL.



### NOTES:

- PRE-CAST INLET SECTIONS SHALL BE MANUFACTURED BY KISTNER, MODEL No. CB-24 (WITH KEYWAY) OR APPROVED EQUIVALENT.
- THE INSIDE & OUTSIDE WALLS OF INLET SHALL BE COATED WITH BITUMASTIC.

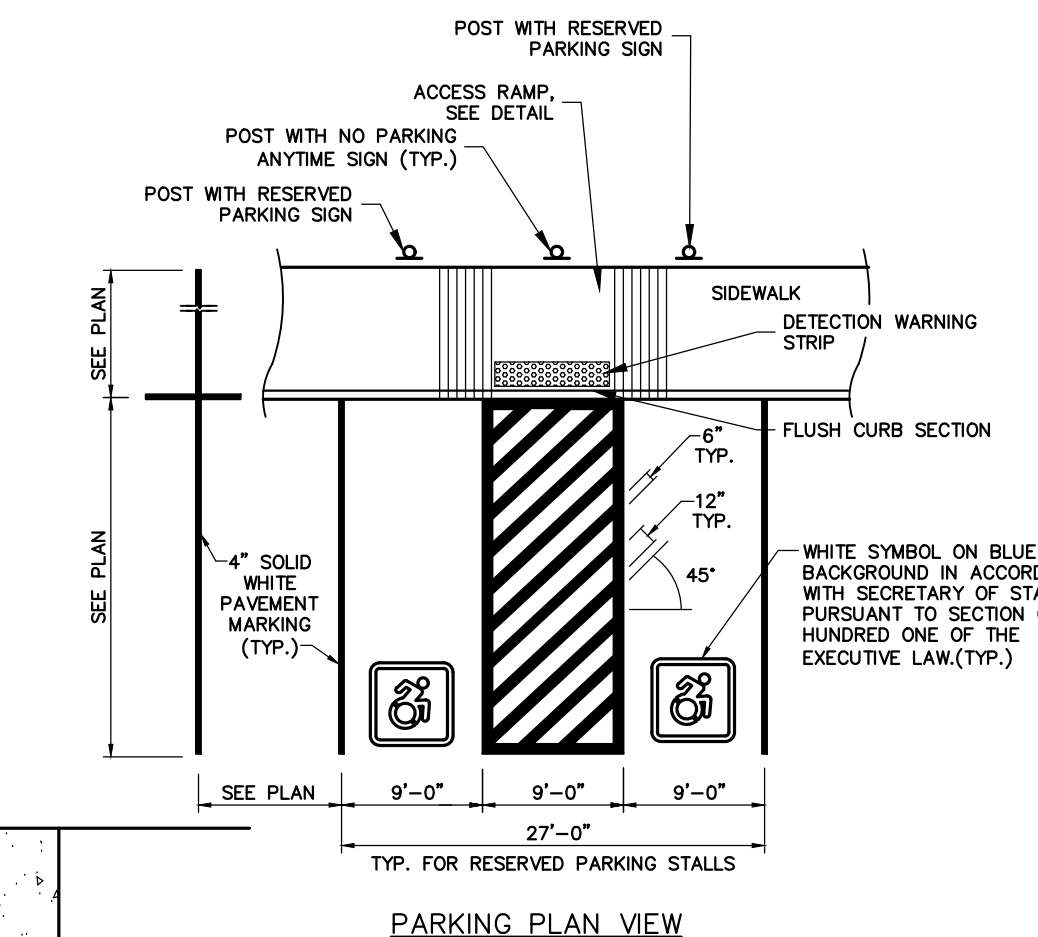
## 8 DROP/ FIELD INLET



NO PARKING SIGN

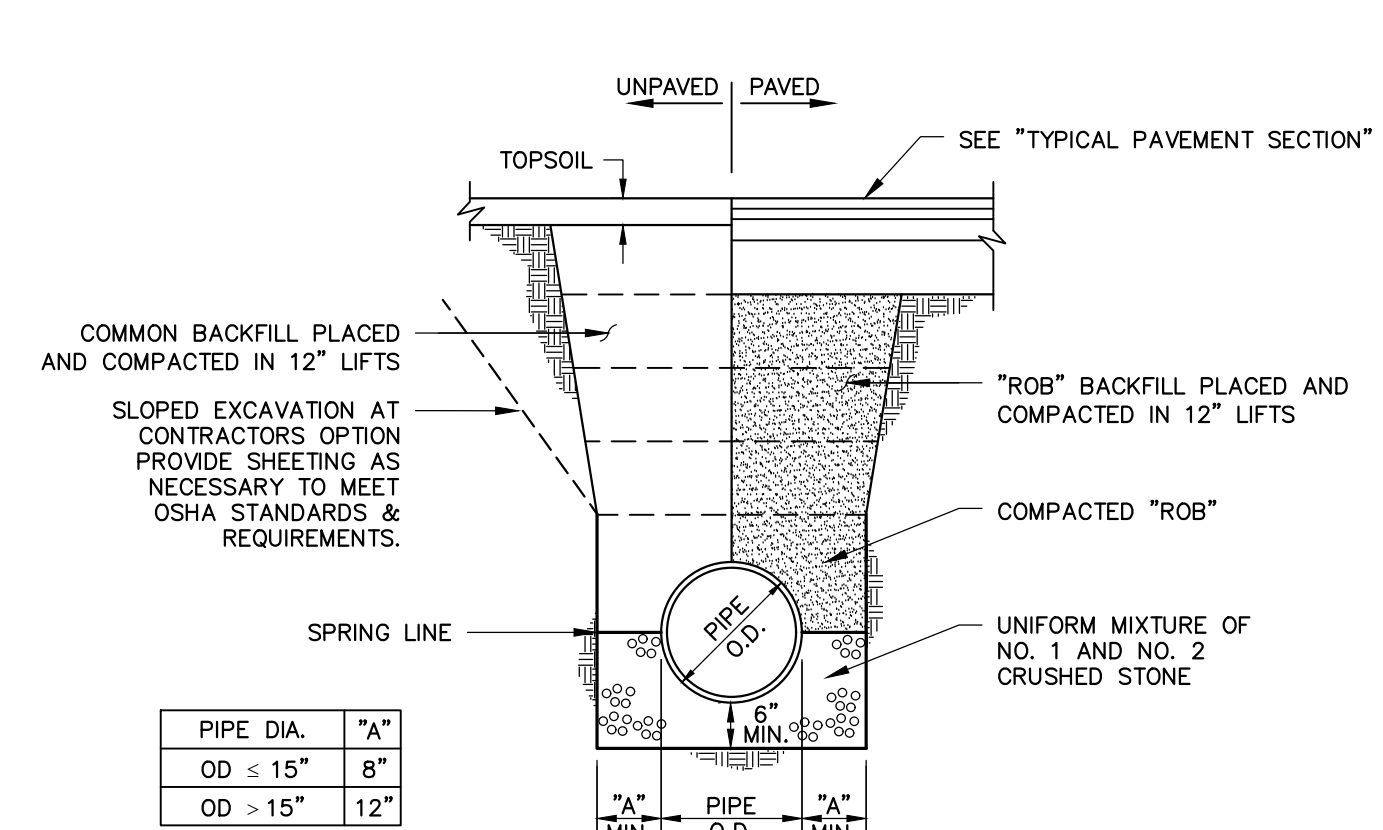
RESERVED PARKING SIGN

SIGN ASSEMBLIES

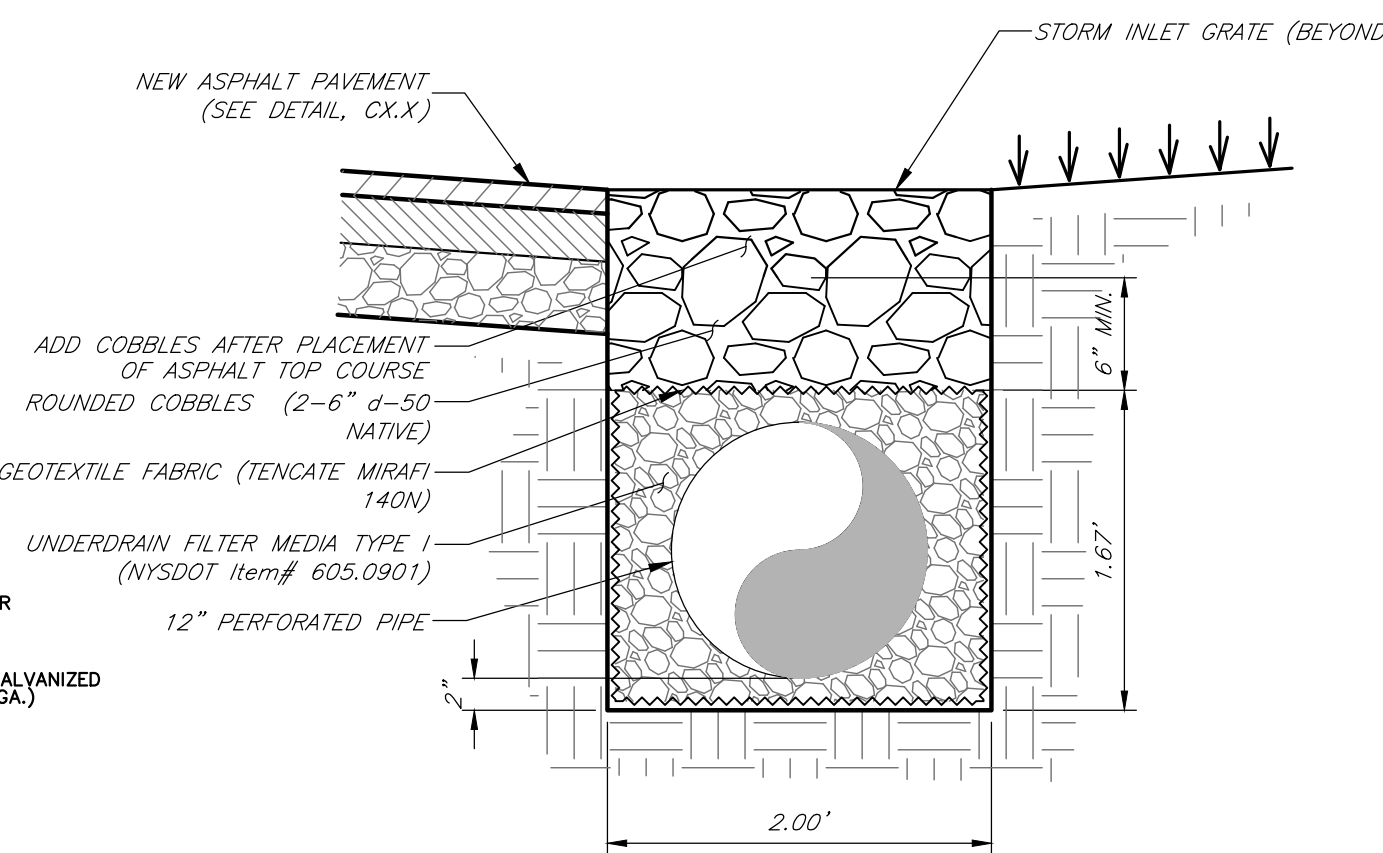


## 9 RESERVED PARKING AND SIGNAGE

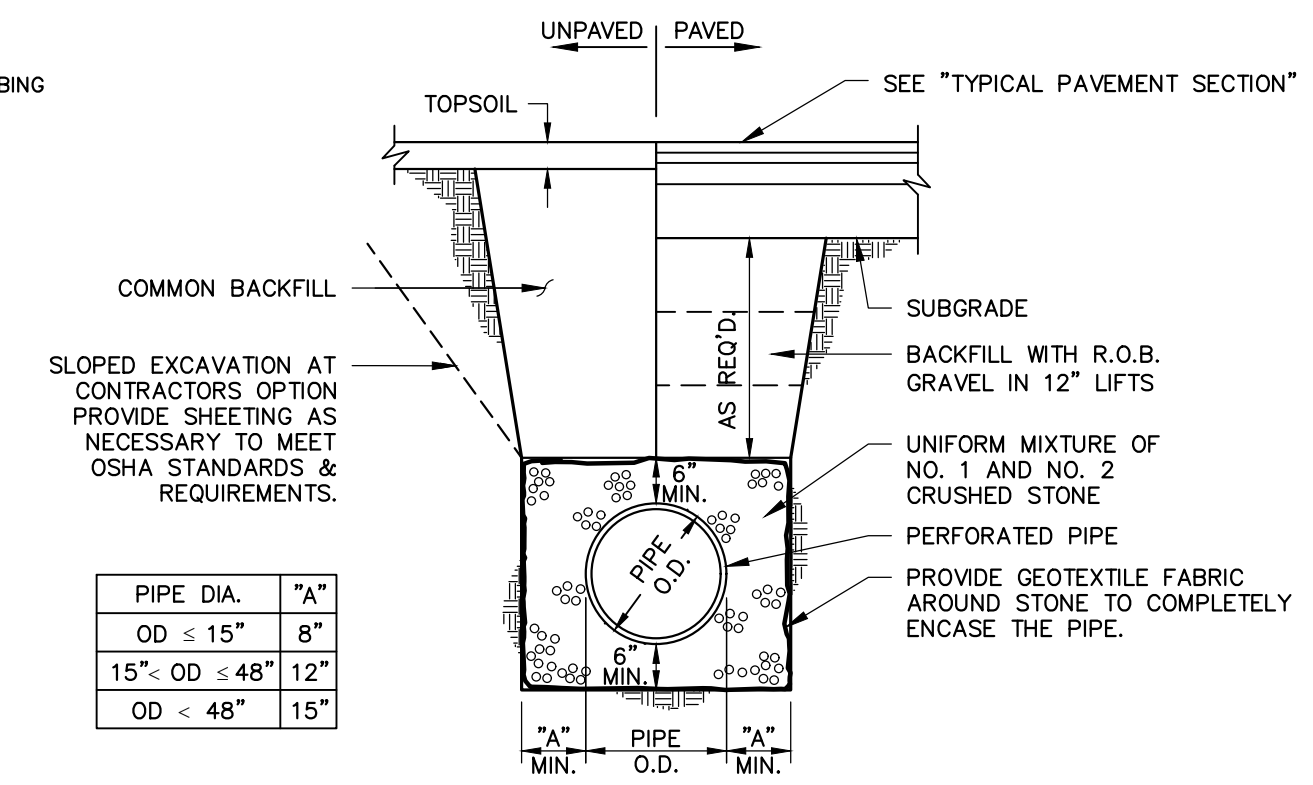
NOTE:  
ALL ACCESSIBLE PARKING AND ROUTES SHALL BE CONSTRUCTED CONSISTENT WITH THE MOST CURRENT ADA GUIDELINES. IN GENERAL ALL PARKING AND LOADING ZONES SHALL HAVE NO MORE THAN 2.0% SLOPE IN ANY DIRECTION. PRIOR TO PAVING CONTRACTOR SHALL VERIFY SLOPES AND REPORT ANY SLOPES GREATER THAN 2% TO THE ENGINEER.



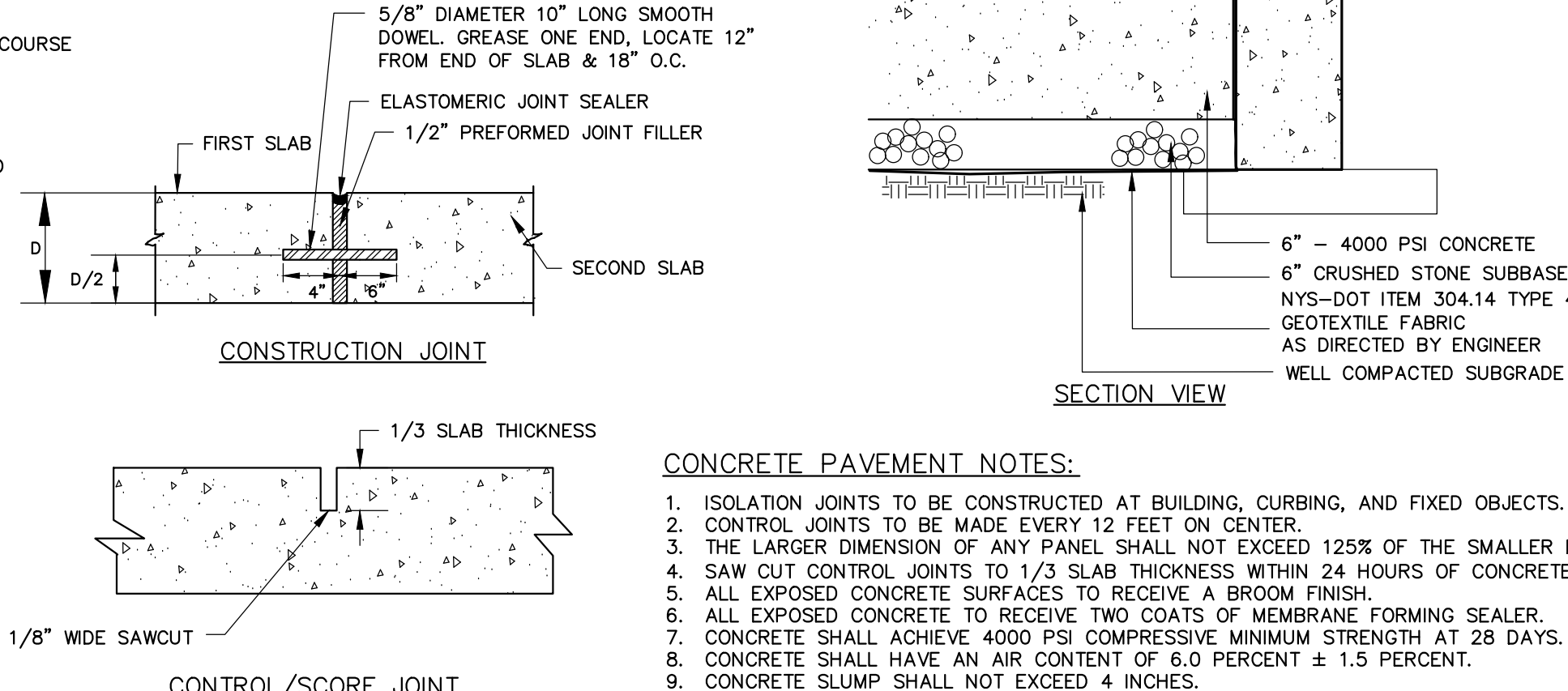
## 10 SANITARY TRENCH



## 11 STONE EDGE TREATMENT (WITHOUT CURB)



## 12 STORM TRENCH PERFORATED PIPE



### CONCRETE PAVEMENT NOTES:

- ISOLATION JOINTS TO BE CONSTRUCTED AT BUILDING, CURBING, AND FIXED OBJECTS.
- CONTROL JOINTS TO BE MADE EVERY 12 FEET ON CENTER.
- THE LARGER DIMENSION OF ANY PANEL SHALL NOT EXCEED 125% OF THE SMALLER DIMENSION.
- SAW CUT CONTROL JOINTS TO 1/3 SLAB THICKNESS WITHIN 24 HOURS OF CONCRETE PLACEMENT.
- ALL EXPOSED CONCRETE SURFACES TO RECEIVE A BROOM FINISH.
- ALL EXPOSED CONCRETE TO RECEIVE TWO COATS OF MEMBRANE FORMING SEALER.
- CONCRETE SHALL ACHIEVE 4000 PSI COMPRESSIVE MINIMUM STRENGTH AT 28 DAYS.
- CONCRETE SHALL HAVE AN AIR CONTENT OF 6.0 PERCENT  $\pm$  1.5 PERCENT.
- CONCRETE SLUMP SHALL NOT EXCEED 4 INCHES.

## 7 CONCRETE PAVEMENT

# PRELIMINARY/FINAL SITE PLANS for COBBLESTONE PLACE PHASE 2

STATE OF NEW YORK  
MONROE COUNTY  
TOWN OF WEBSTER  
1025 RAVENHIDE LANE

JOB NO: 1764-25  
SCALE: AS SHOWN  
DRAWN: RLB  
DESIGNED: RPB  
DATE: 08/13/2025

### REVISIONS

DATE BY REVISION

DATE	BY	REVISION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 125 SECTION 203B FOR ANY PERSON, UNDER ANY CIRCUMSTANCES, TO ENGAGE IN OR ATTEMPT TO ENGAGE IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING WITHOUT BEING A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. TO VIOLATE IN VIOLATION OF ARTICLE 125 SECTION 203B OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL BE USED TO SIGN AND SEAL ALL DRAWINGS, SPECIFICATIONS, AND REPORTS PREPARED BY THE ENGINEER OR LAND SURVEYOR. THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL BE USED TO SIGN AND SEAL ALL DRAWINGS, SPECIFICATIONS, AND REPORTS PREPARED BY THE ENGINEER OR LAND SURVEYOR.

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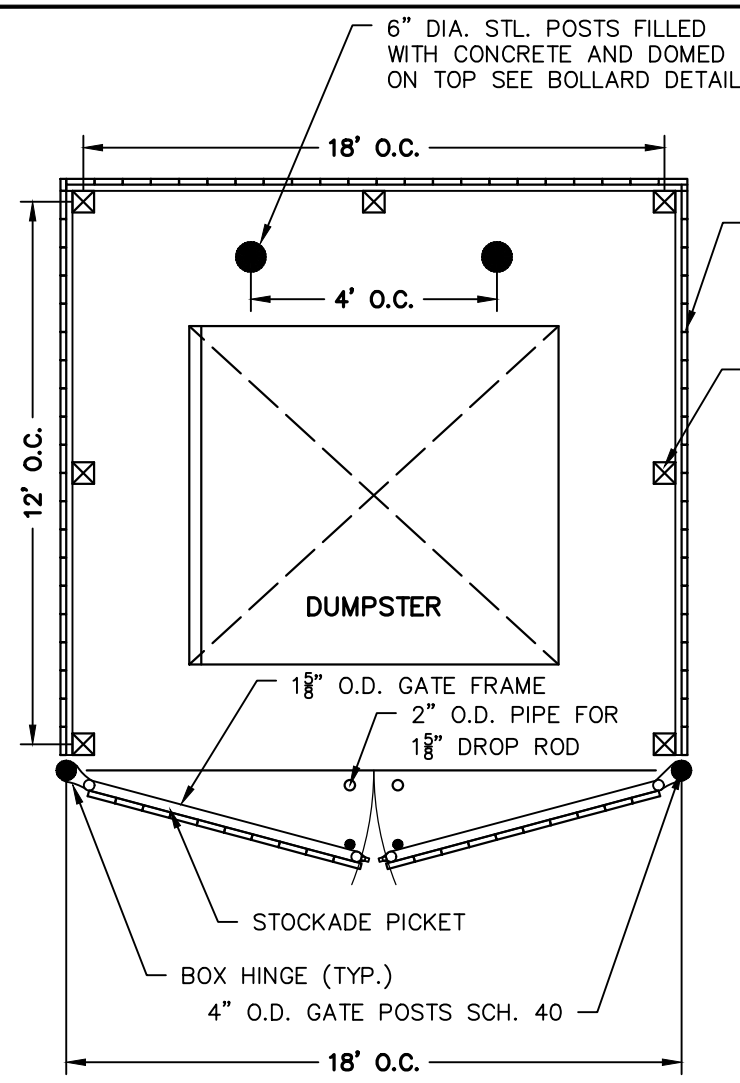


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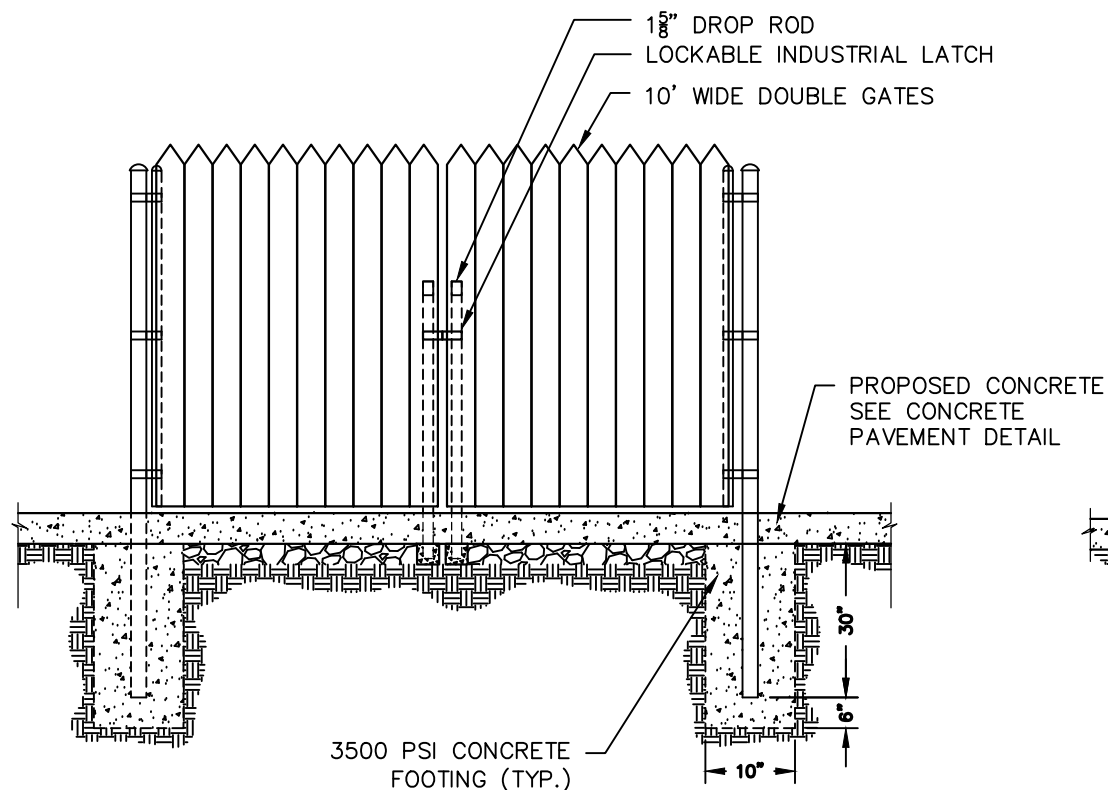
6 of 7  
SHEET No: **C5.0**  
1764-25  
JOB No: DRAWING No:

APPROVED BY:	APPROVED BY:
DIRECTOR OF COMMUNITY DEVELOPMENT	FIRE MARSHAL
DATE:	DATE:
APPROVED BY:	APPROVED BY:
TOWN ENGINEER	TOWN ASSESSOR
DATE:	DATE:
APPROVED BY:	APPROVED BY:
WEBSTER SEWER DISTRICT	
DATE:	
APPROVED BY:	APPROVED BY:
PLANNING BOARD CHAIRPERSON	
DATE:	
APPROVED BY:	APPROVED BY:
TOWN HIGHWAY SUPERINTENDENT	
DATE:	

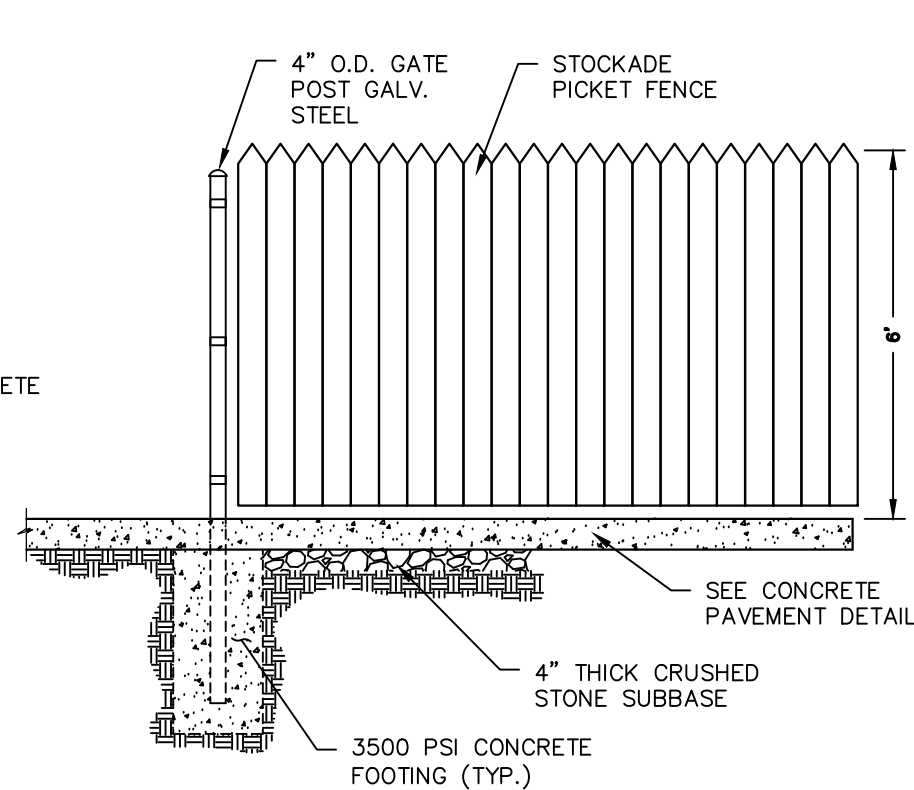
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PLAN VIEW

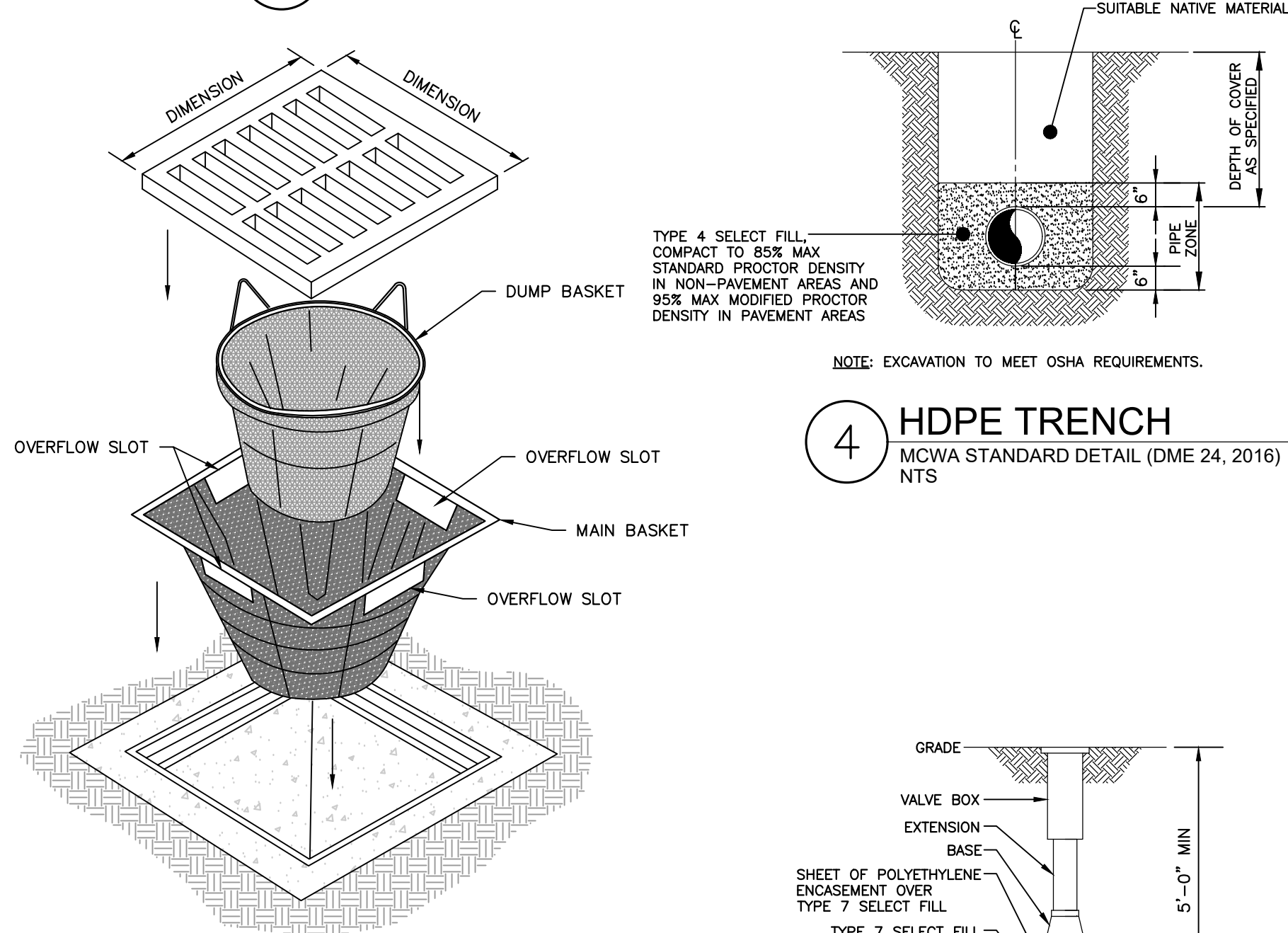


FRONT ELEVATION



SIDE ELEVATION

### 1 DUMPSTER ENCLOSURE



#### CONSTRUCTION SPECIFICATIONS

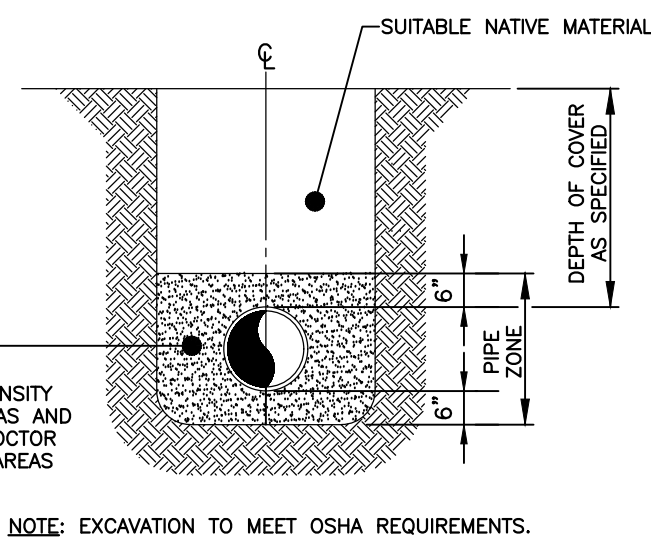
1. SEDIMENT BASKET SHALL BE "SED-CATCH-SEDBASKET" INLET PROTECTION, OR APPROVED EQUAL WITH OVERFLOW SLOTS THAT PRESERVE A MINIMUM OF 50% OF THE OPEN UNOBSTRUCTED DESIGN FLOW AREA.
2. DRAINAGE AREA SHALL BE LIMITED TO 1 ACRE.
3. FABRIC SHALL MEET OR EXCEED PERFORMANCE STANDARD OF SILT FENCE.
4. INSTALL BASKET(S) PER MANUFACTURES INSTRUCTION.
5. INSPECT AFTER EACH RAIN OR AS DIRECTED BY ENGINEER OR INSPECTOR.
6. IF THERE IS AN ACCUMULATION OF SEDIMENT; SLIDE THE GRATE OFF THE INLET, LIFT THE DUMP BASKET OUT OF THE MAIN BASKET, EMPTY CONTENTS IN A SUITABLE LOCATION, REPLACE DUMP BASKET, REPLACE GRATE.
7. EMPTY THE BASKET OF ANY ACCUMULATED SEDIMENT AS RECOMMENDED BY MANUFACTURER, OR AS DIRECTED BY INSPECTOR.
8. AS WITH ALL INLET PROTECTION DEVICES, CHECK TO SEE HOW DEEP THE WATER COULD RISE IF THE INLET WERE TO BE BLOCKED ENTIRELY. DO NOT INSTALL IF IT COULD CAUSE PROPERTY DAMAGE OR POSE A SAFETY HAZARD TO TRAFFIC.

### 2 SEDIMENT BASKET INLET PROTECTION

SCALE: N.T.S.

### 4 HDPE TRENCH

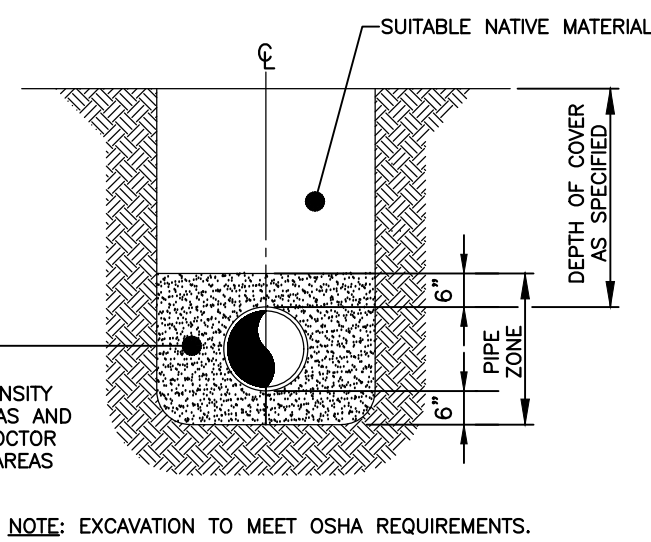
MCWA STANDARD DETAIL (DME 24, 2016) NTS



NOTE: EXCAVATION TO MEET OSHA REQUIREMENTS.

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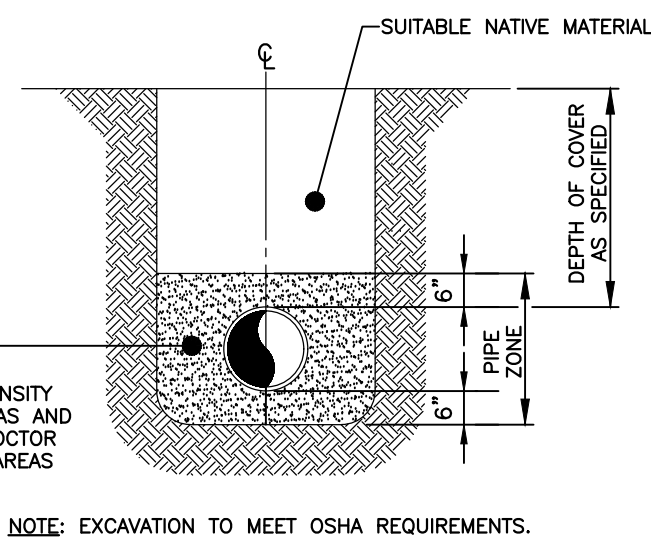
MCWA STANDARD DETAIL (DME 24, 2016) NTS



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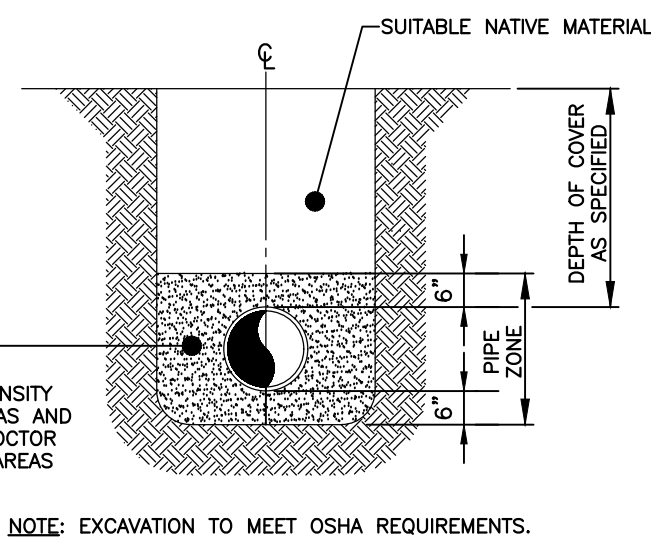
MCWA STANDARD DETAIL (DME 24, 2016) NTS



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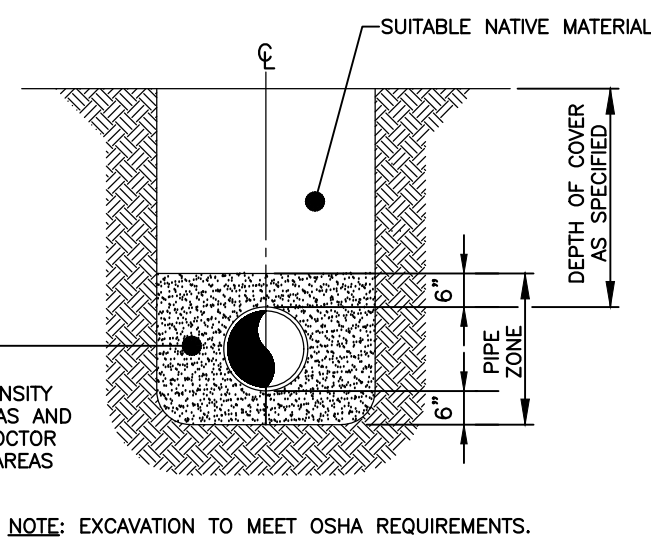
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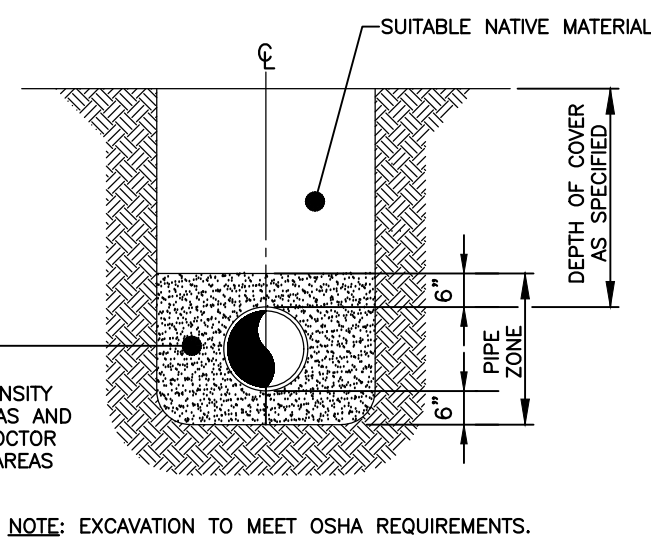
MCWA STANDARD DETAIL (DME 24, 2016) NTS



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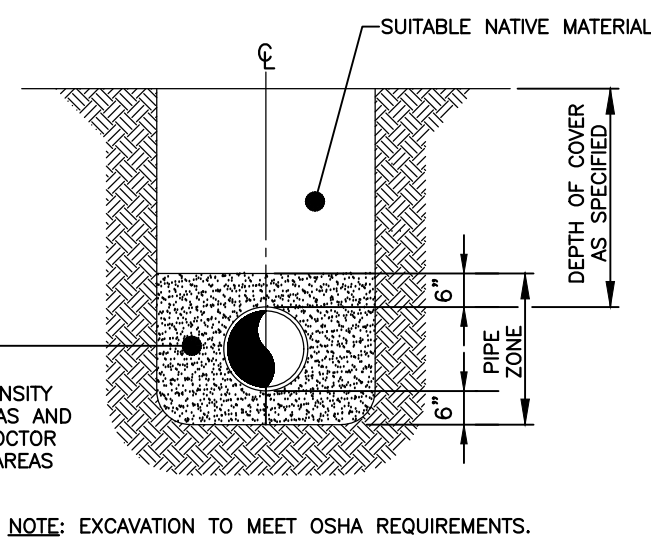
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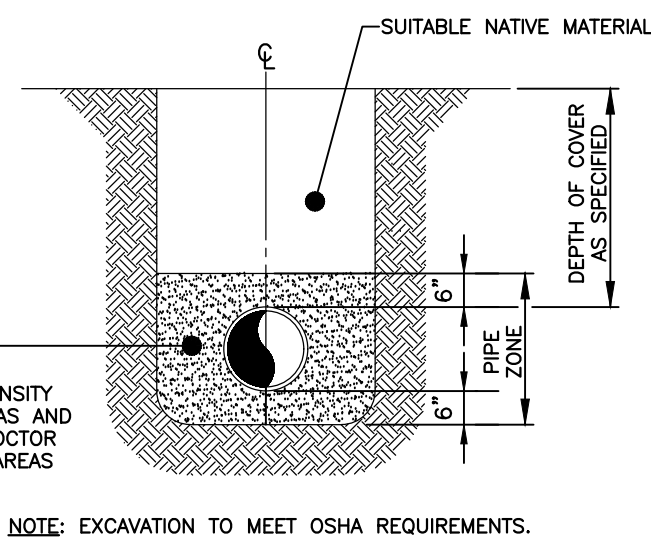
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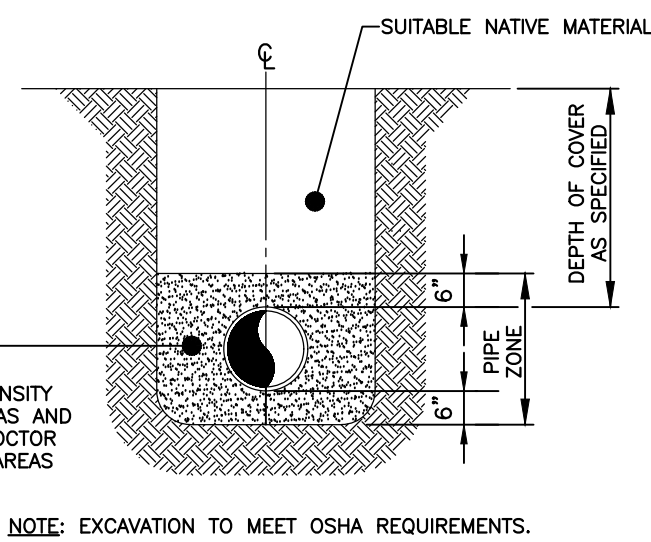
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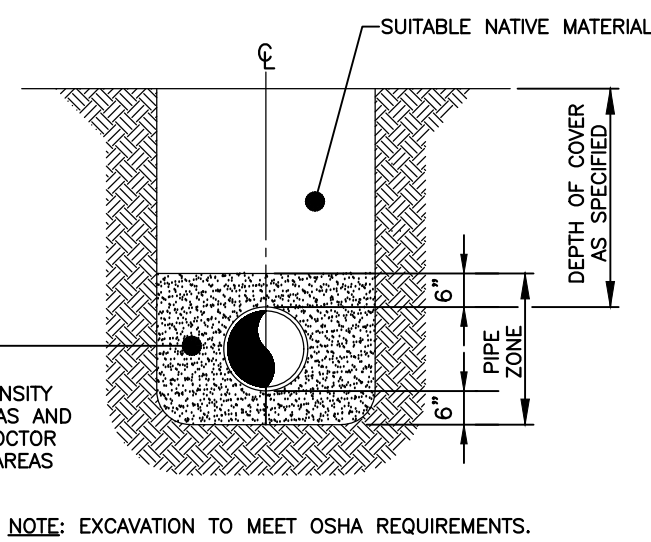
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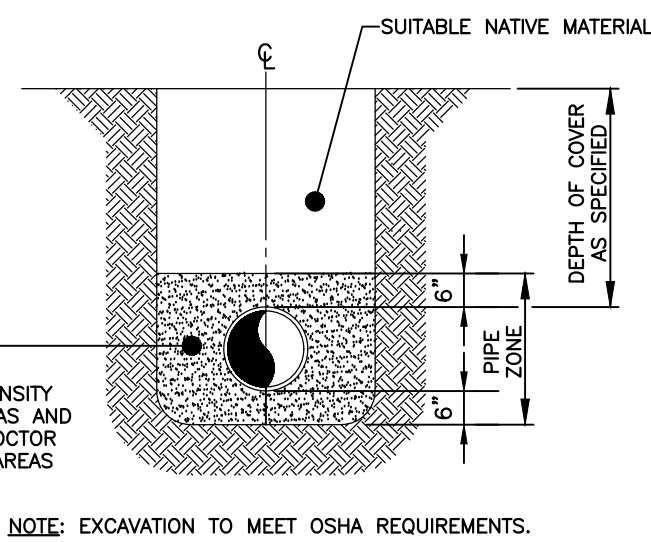
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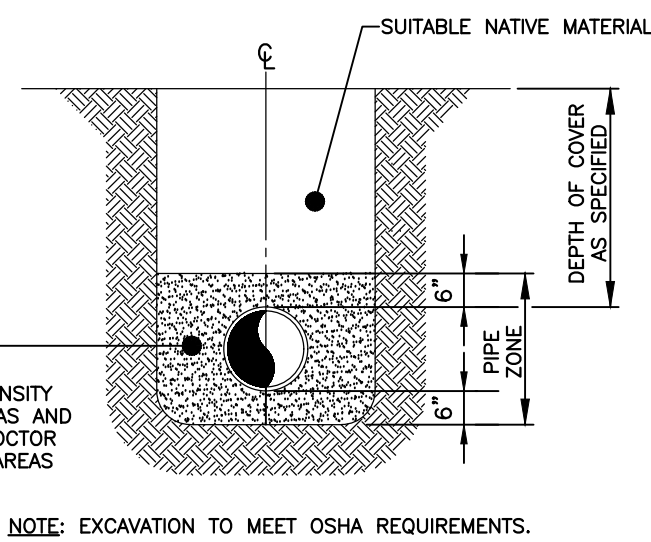
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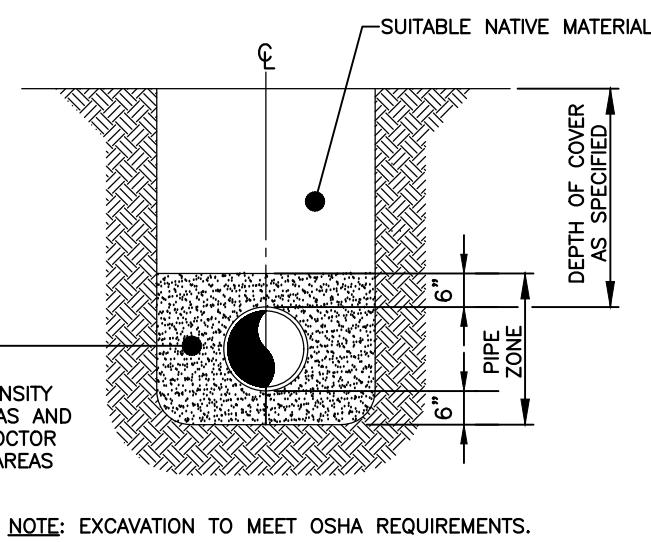
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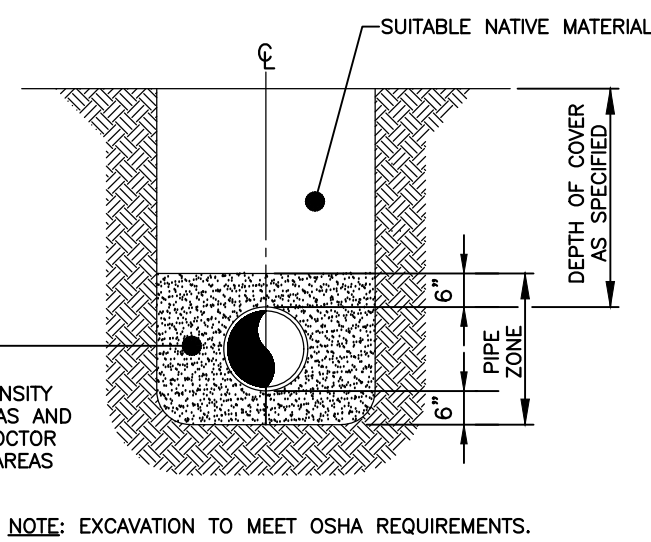
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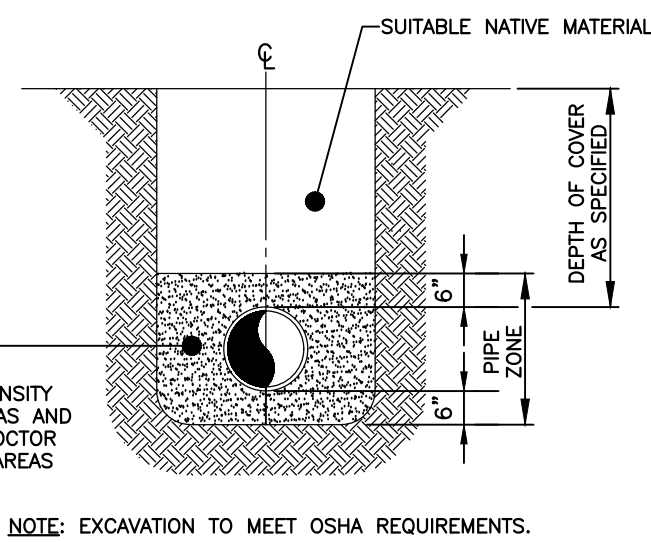
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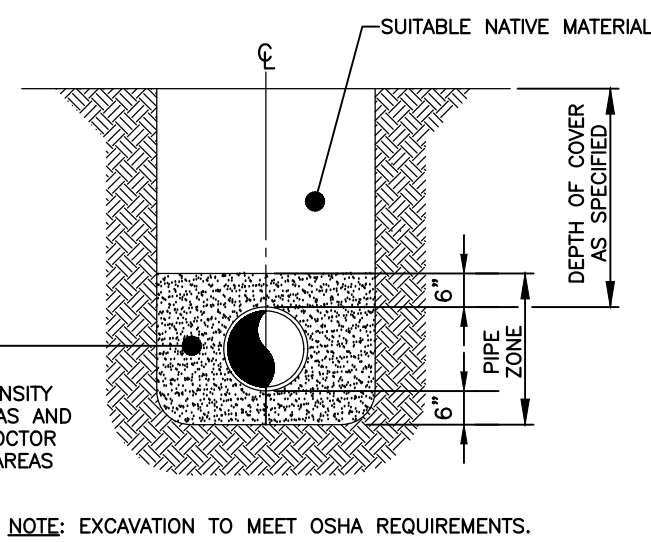
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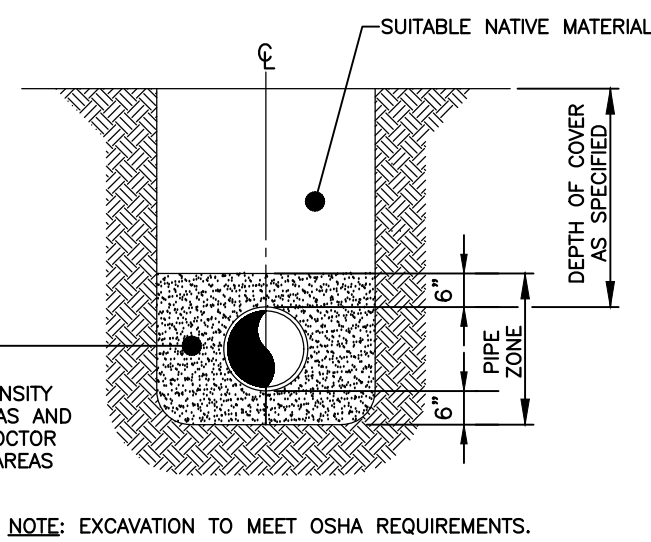
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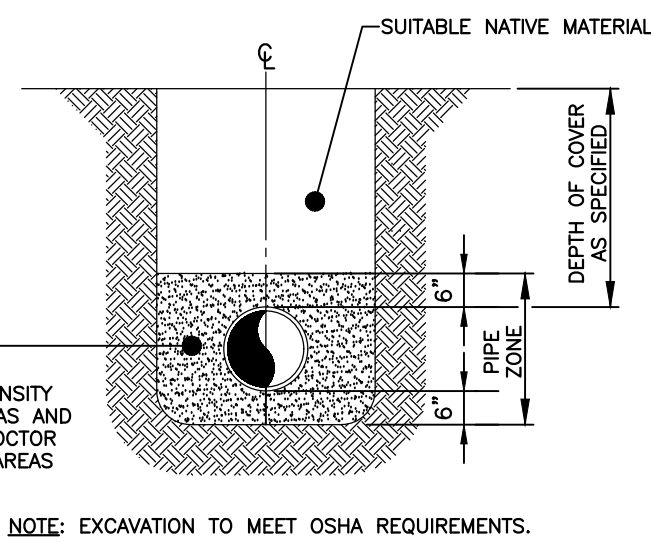
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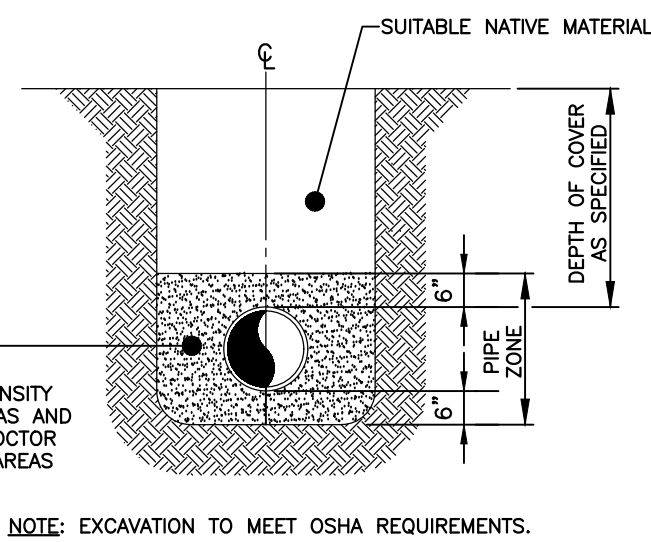
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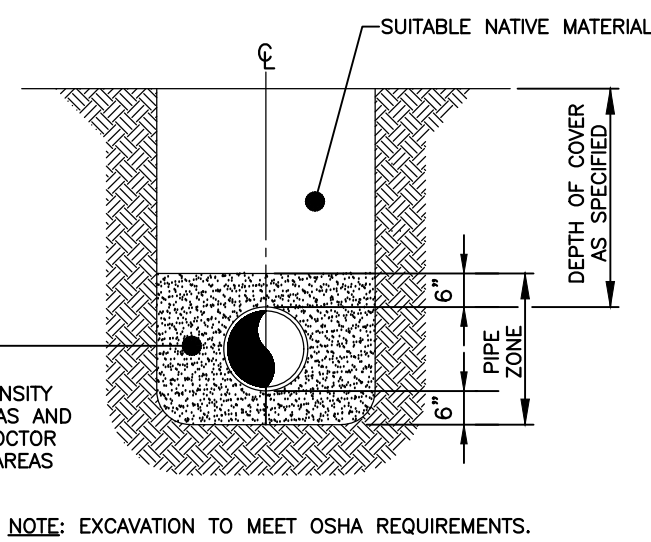
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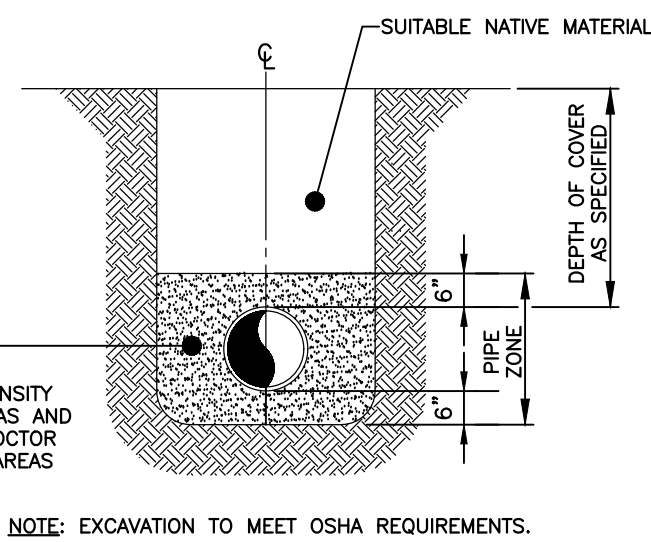
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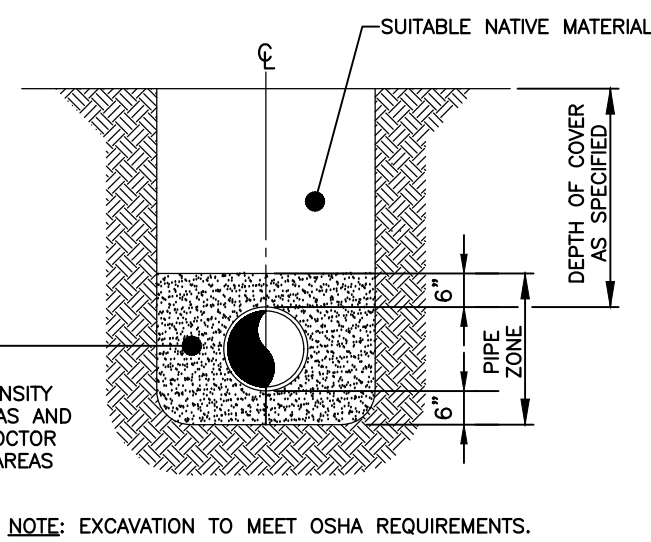
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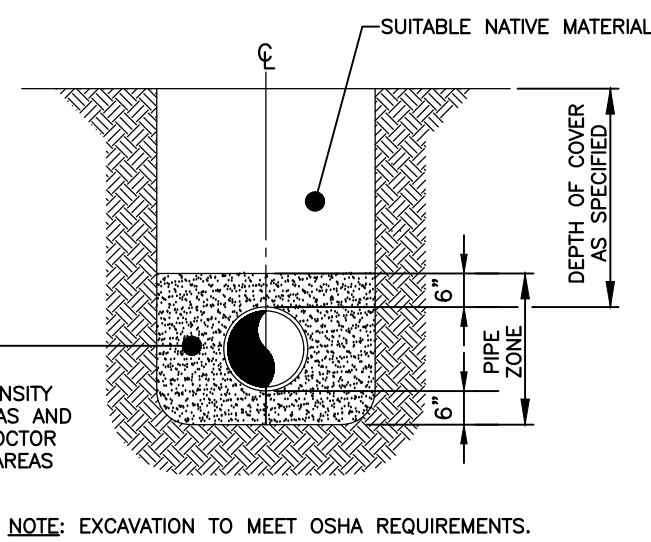
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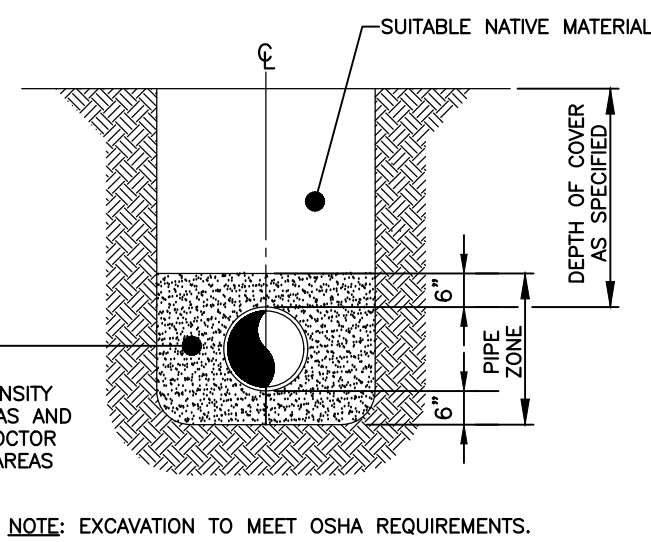
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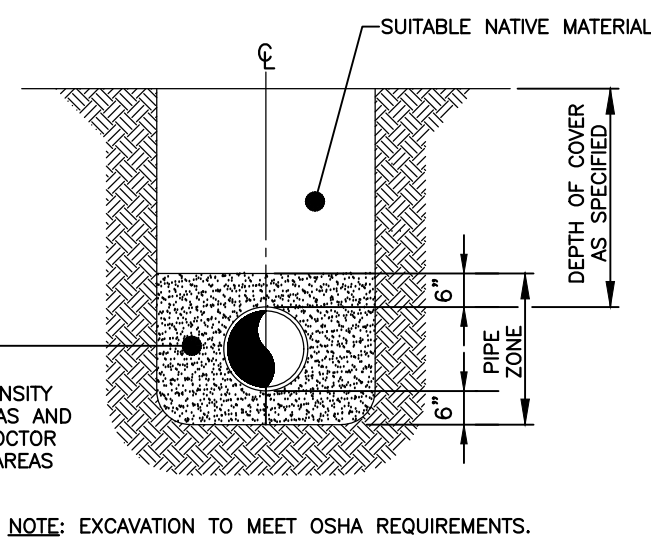
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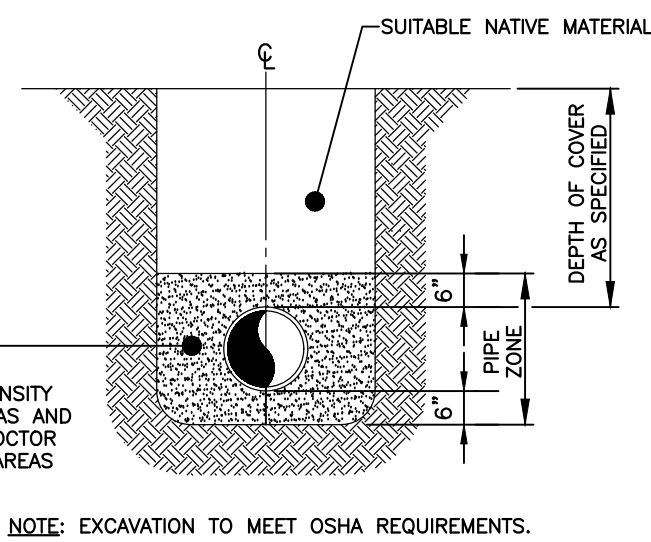
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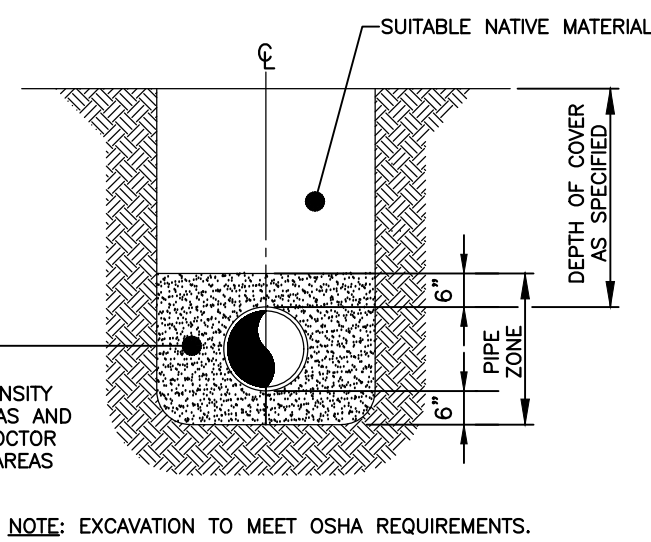
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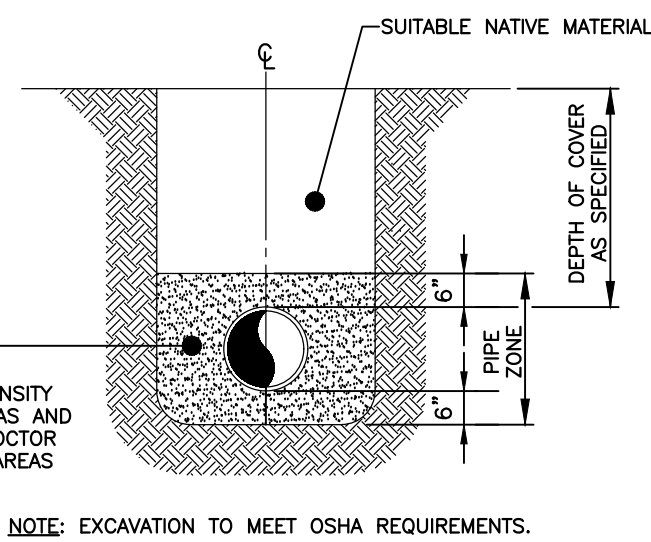
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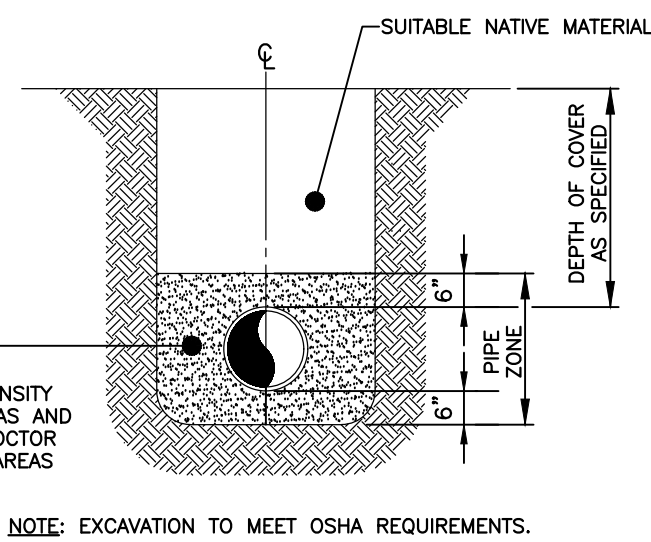
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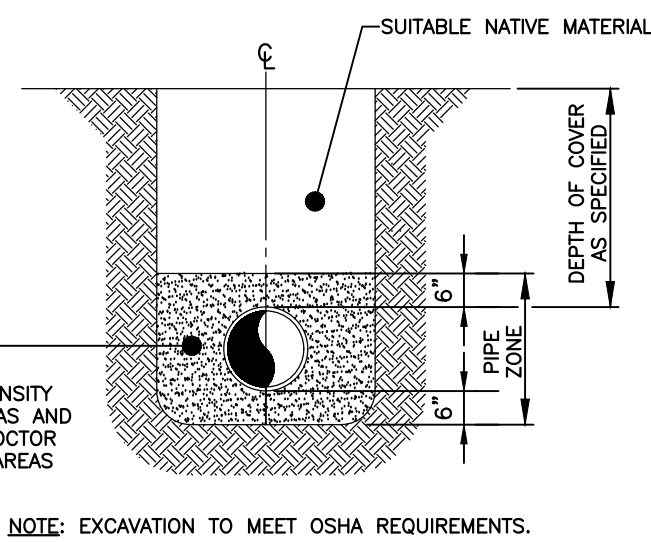
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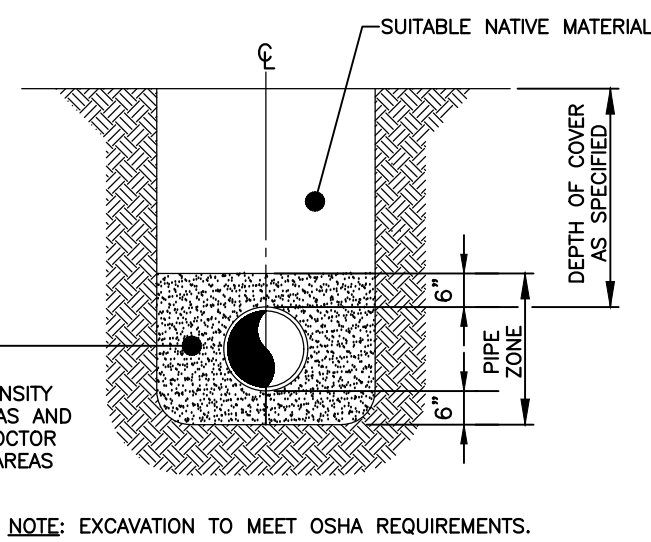
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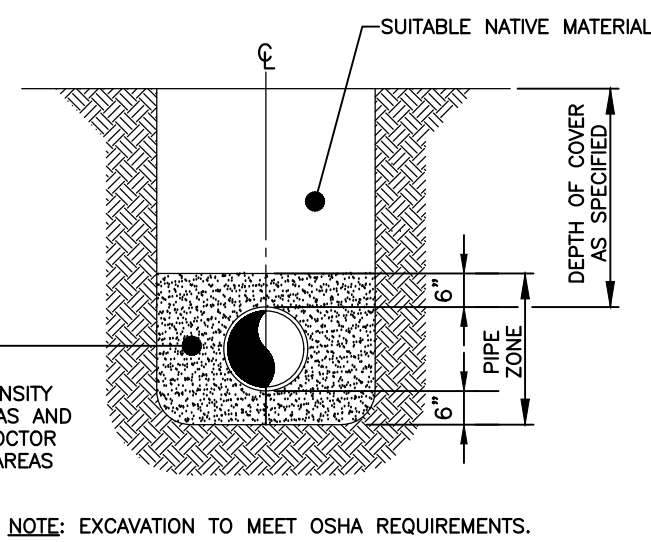
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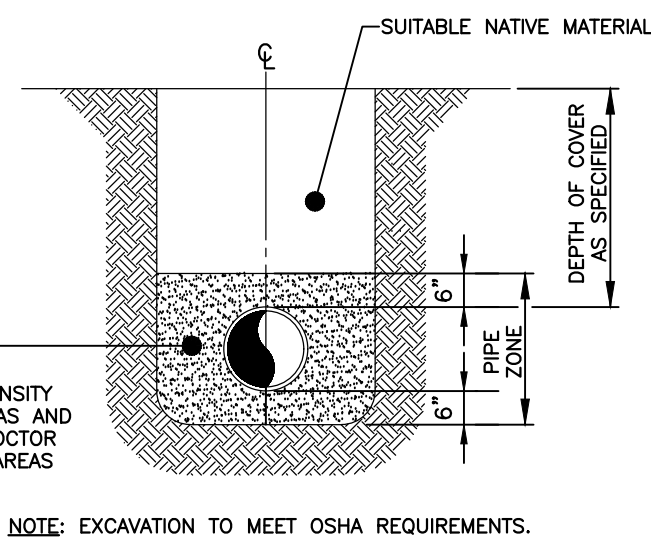
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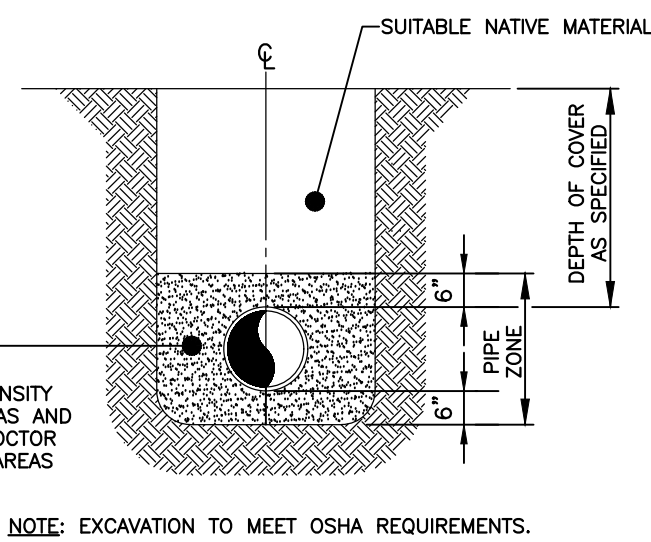
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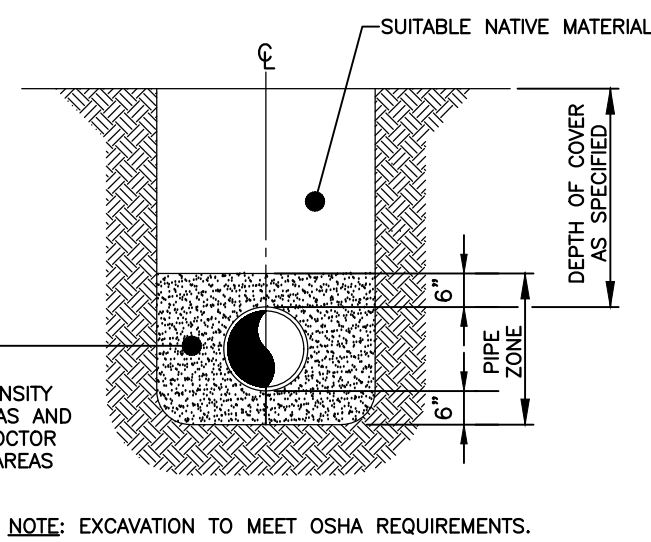
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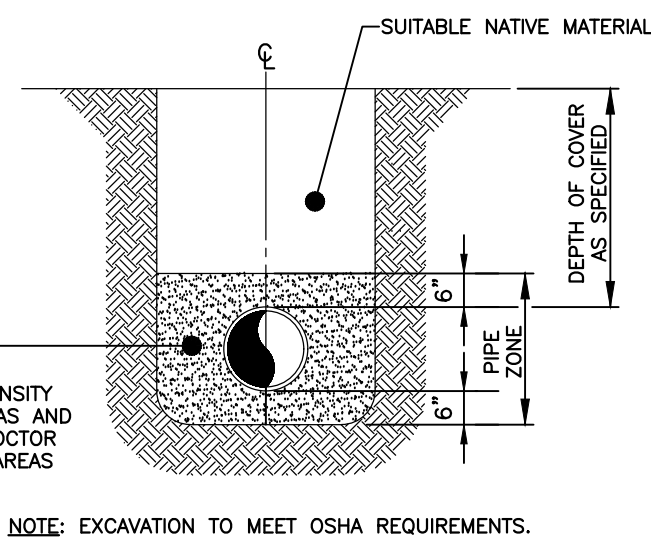
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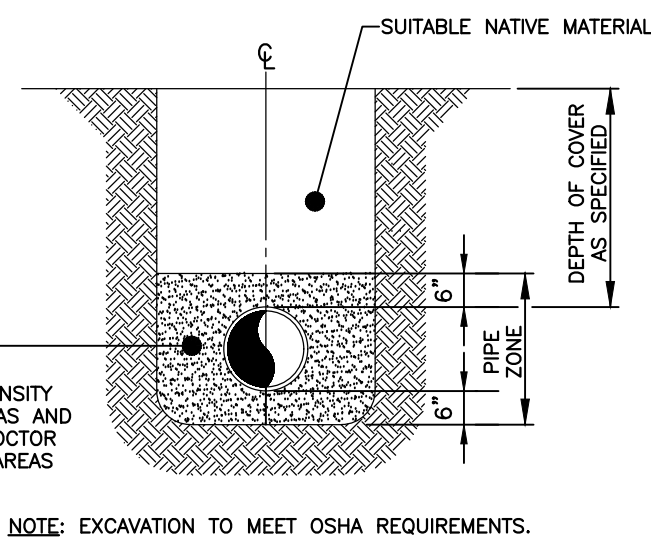
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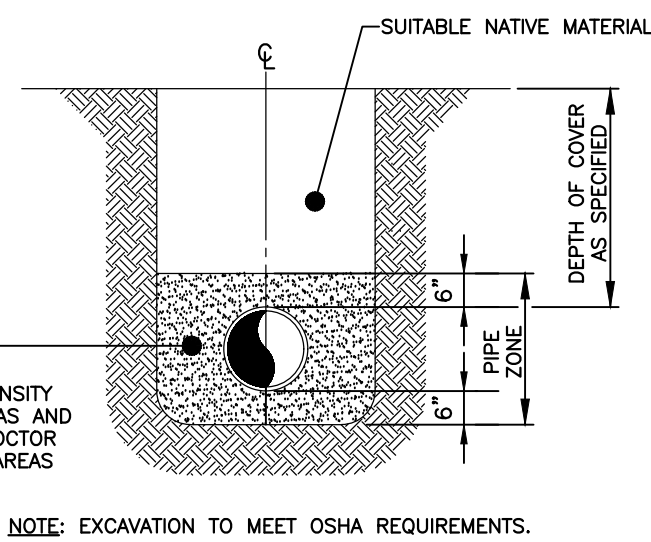
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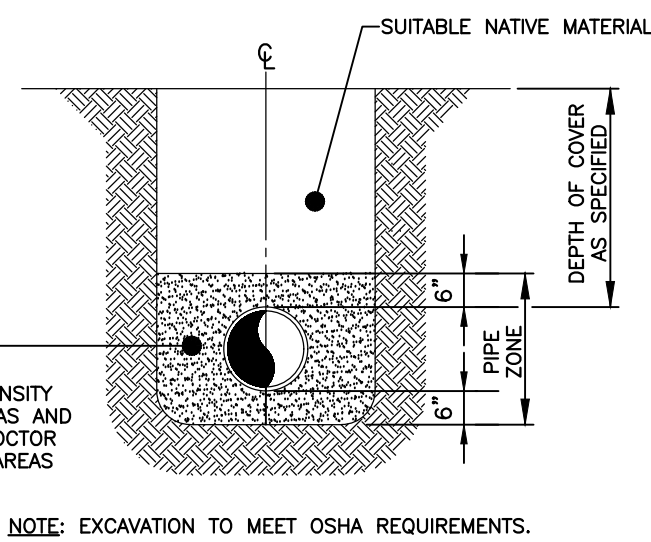
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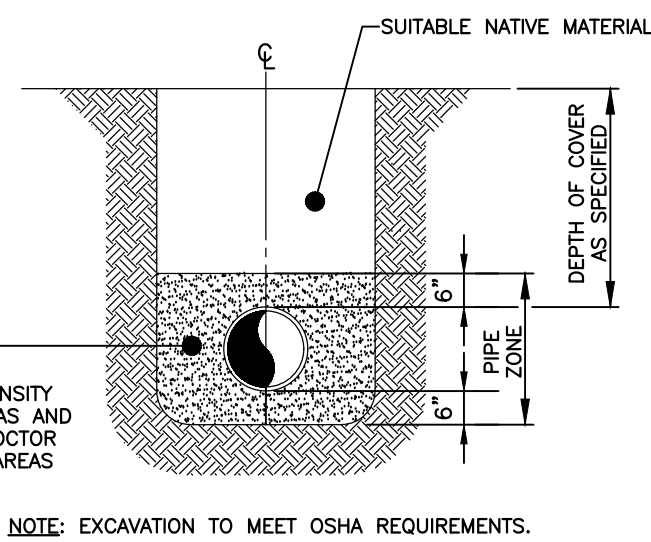
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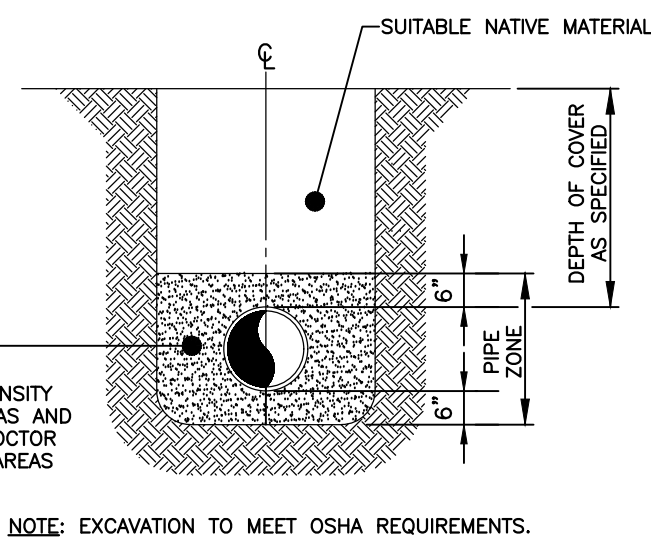
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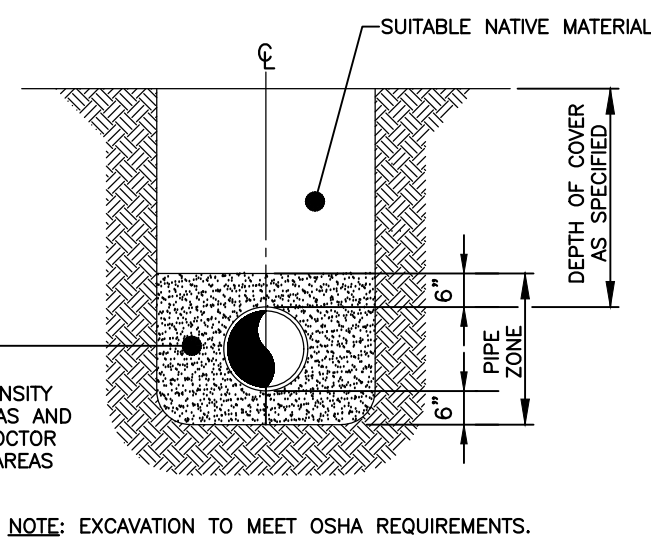
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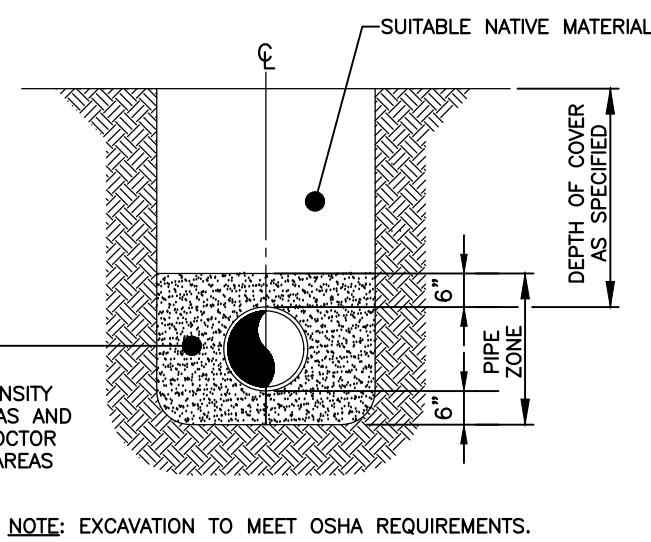
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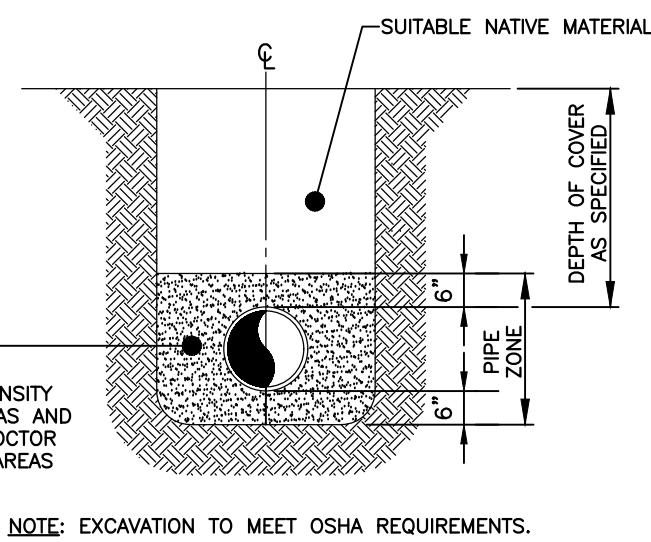
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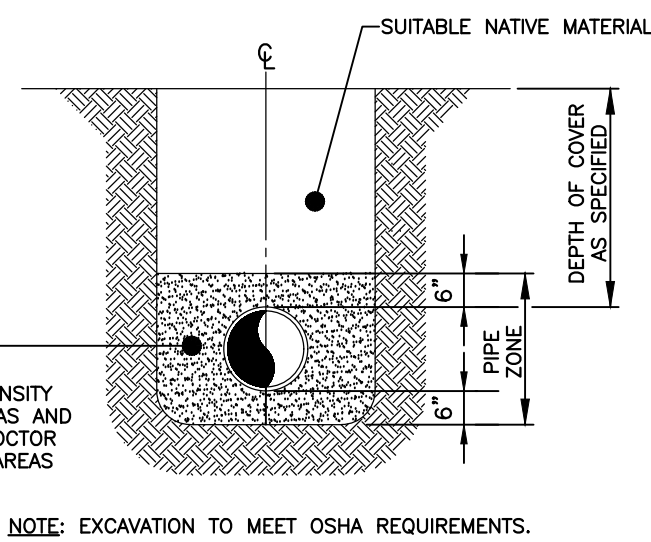
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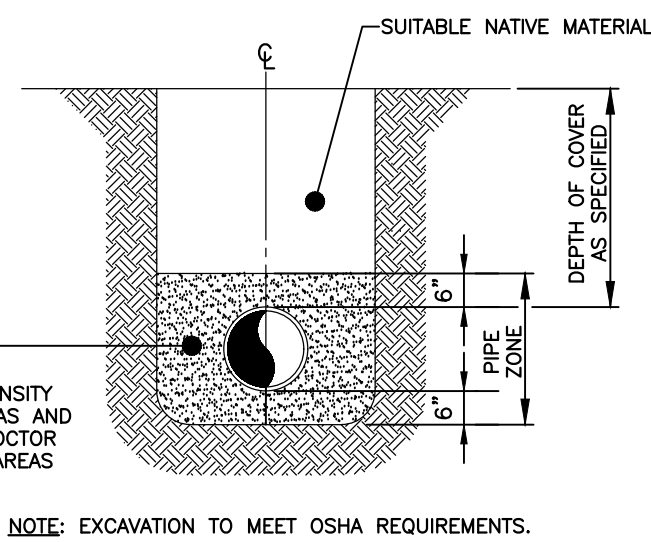
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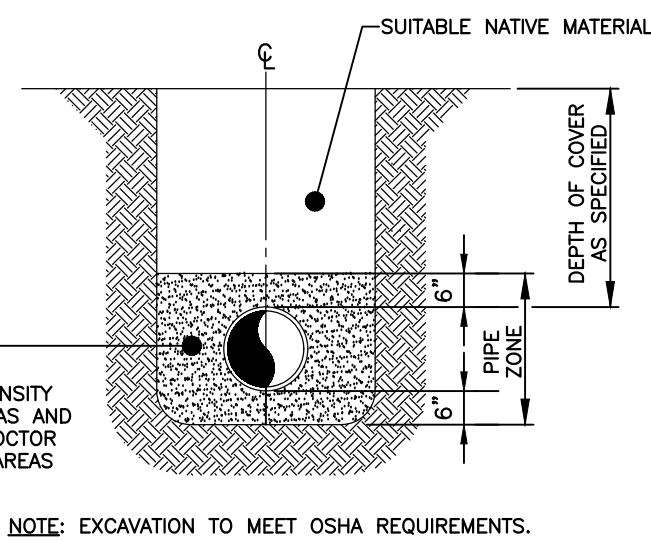
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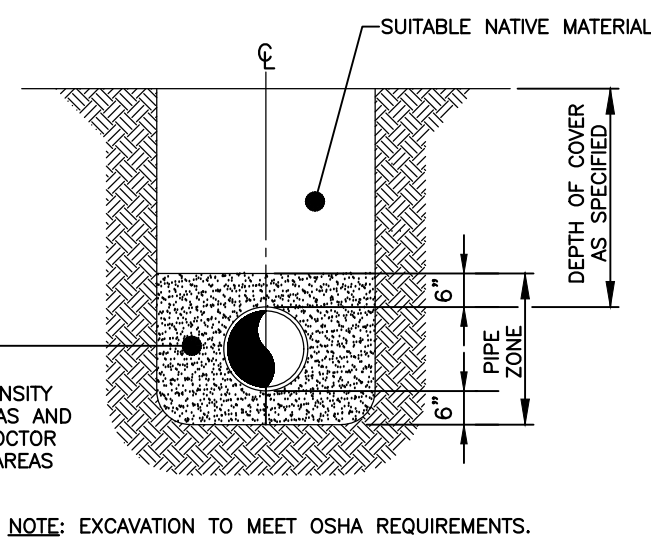
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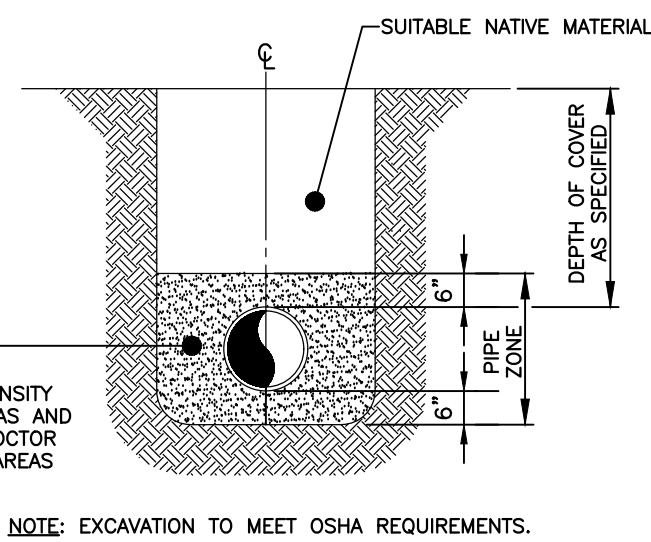
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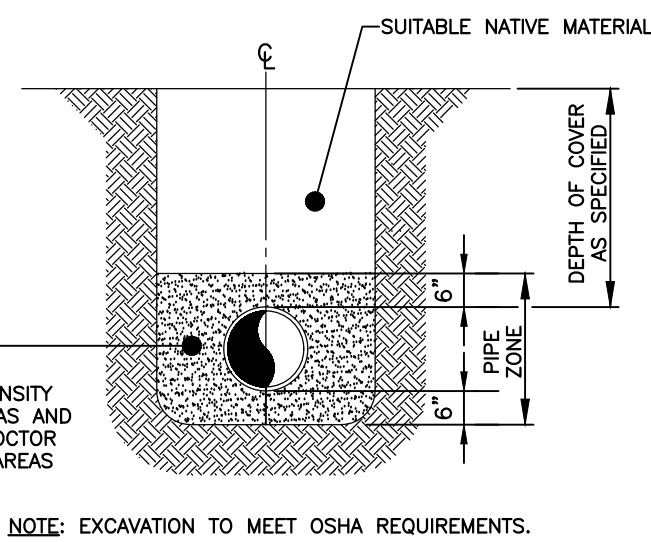
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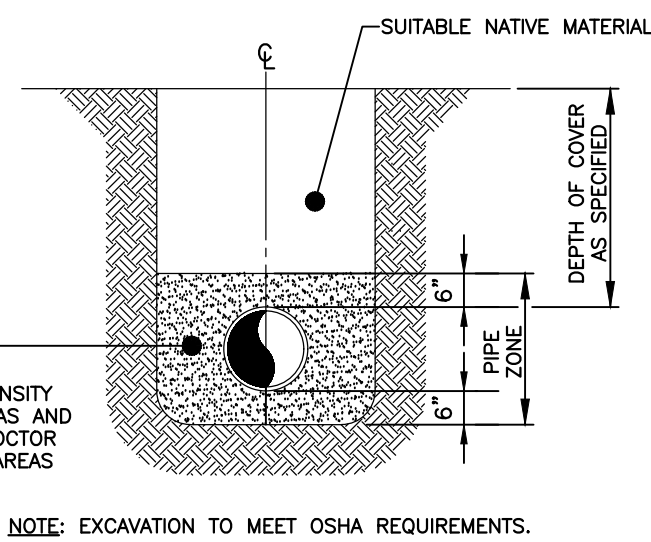
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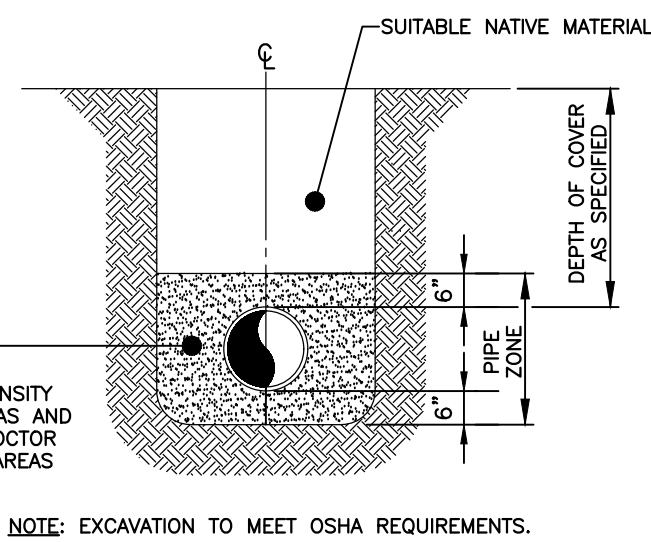
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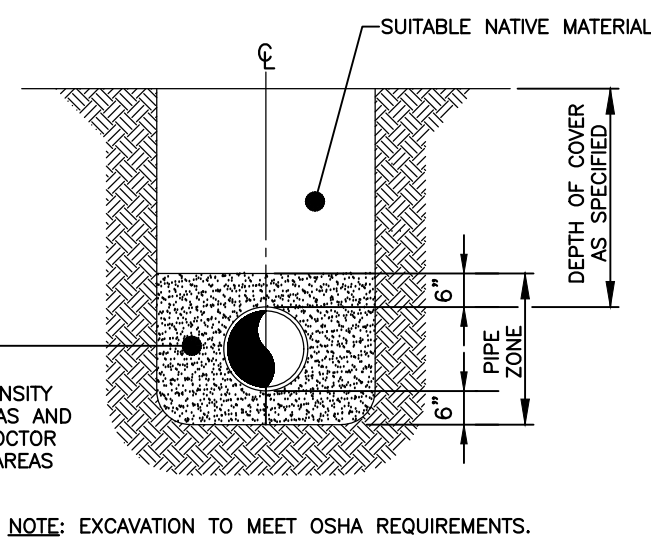
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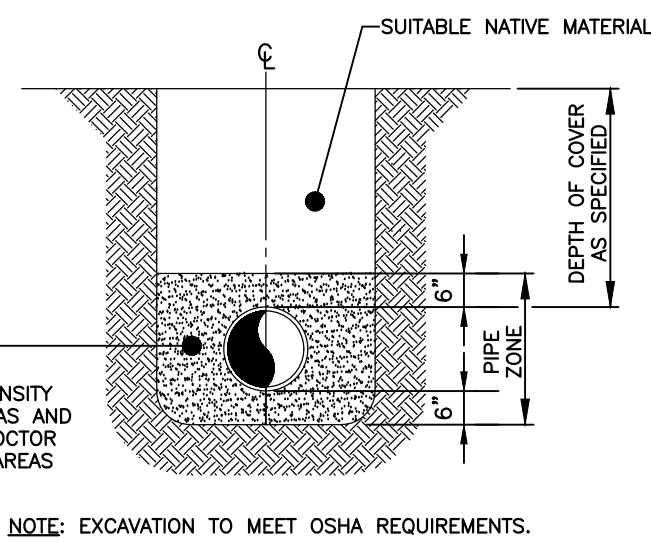
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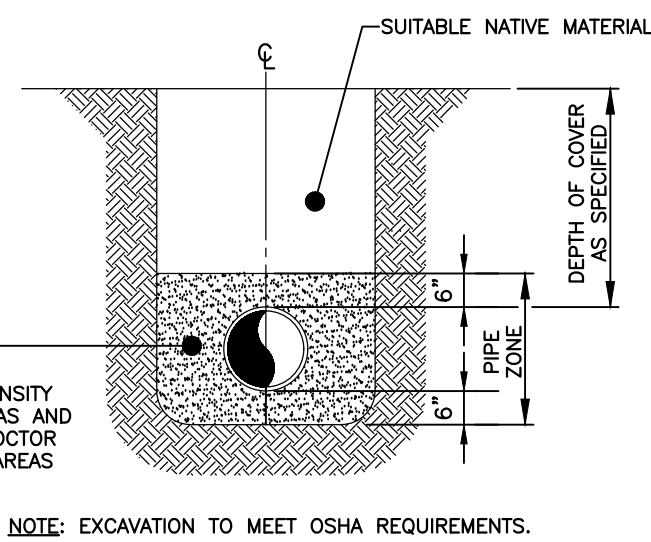
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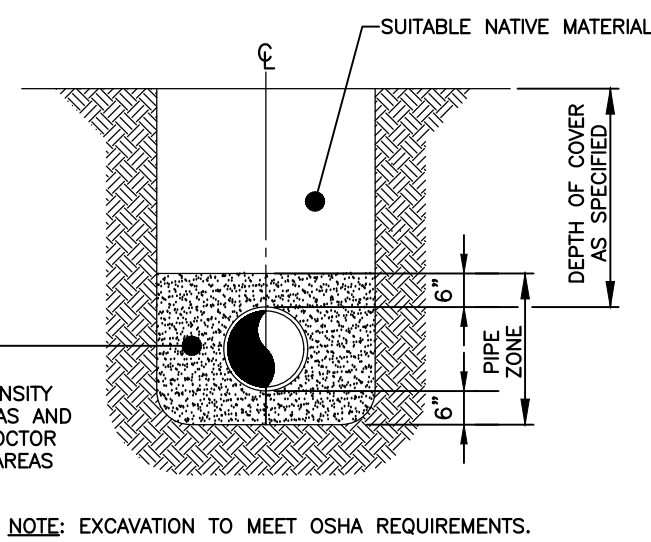
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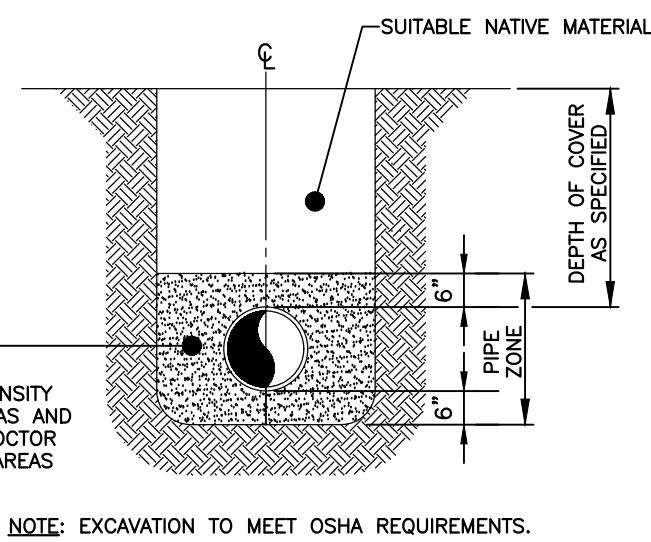
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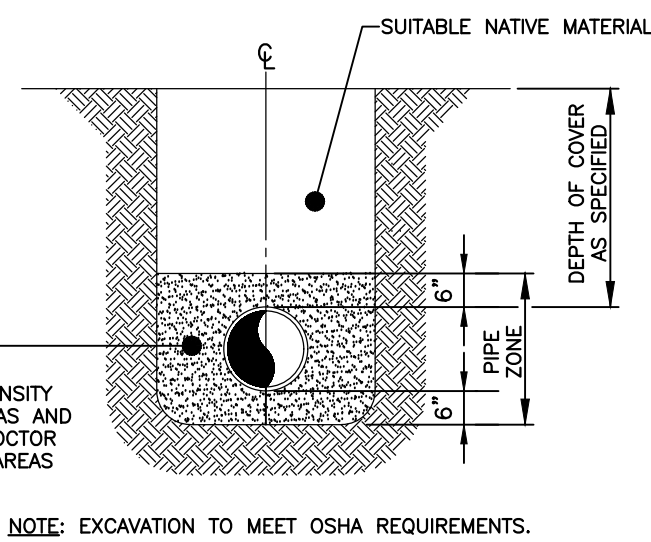
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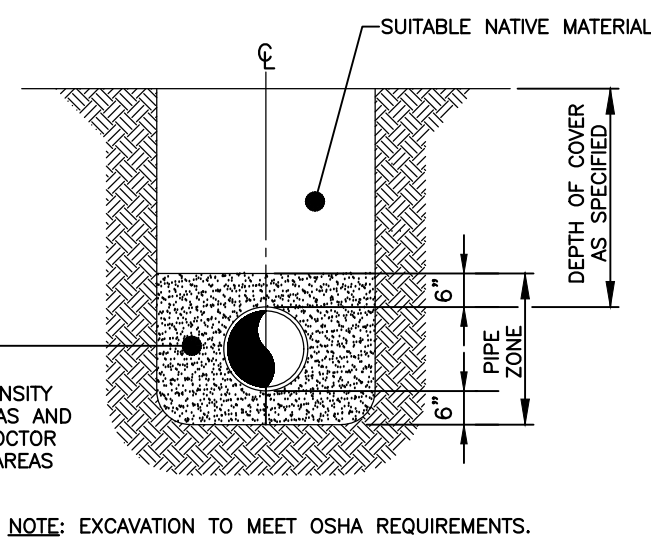
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