

LOCATION MAP
NOT TO SCALE

SIENNA RESERVE

FINAL SUBDIVISION PLANS

TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE

PREPARED FOR:
INSITE LAND DEVELOPMENT, INC.

28 WILLOW POND WAY, SUITE 300
PENFIELD, NY 14526

FINAL SUBDIVISION PLANS

SIENNA RESERVE

2723-16	COVER SHEET
2723-17	SUBDIVISION PLAT
2723-18	UTILITY PLAN
2723-19	GRADING PLAN
2723-20	CONSTRUCTION EROSION CONTROL PLAN
2723-21	LATERAL PLAN
2723-22	LANDSCAPE PLAN
2723-23	PROFILE AND NOTE SHEET
2723-24	WATERMAIN DETAIL SHEET
2723-25	SANITARY SEWER DETAIL SHEET
2723-26	STORMWATER MANAGEMENT FACILITY AND STORM SEWER DETAIL SHEET
2723-27	SITE AND CONSTRUCTION EROSION CONTROL DETAIL SHEET

SCALE: 1" = 50'

DRAWING NUMBER: 2723-16
DATED: JUNE 6, 2025

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFTBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450

WWW.BMEPC.COM
585-377-7360

P:\1723 Drawings\1723 Layout Base.dwg

SURVEY NOTES:

- THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL POSITIONING SYSTEM (GPS) (OR) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM NYSOT REFERENCE NETWORK CORS STATION (NYSP 0032). RECORD BEARINGS AND DISTANCES THAT DIFFER FROM REFERENCE 3 ARE SHOWN IN PARENTHESES.

MONUMENTATION:	PUBLISHED (NAD '27)	MEASURED (NAD '83)
(MCGS) 2070	N= 1,176,018.72 E= 802,893.36	N= 1,176,058.57 E= 1,451,251.31
(MCGS) 1936	N= 1,177,076.201 E= 802,880.069	N= 1,177,116.06 E= 1,451,238.02

BEARINGS SHOWN HEREON ARE GRID
DISTANCES SHOWN HEREON ARE GROUND
COMBINED FACTOR = 1.00004235

SUBDIVISION NOTES:

- EXISTING ZONING: R-3 SINGLE-FAMILY RESIDENTIAL.
- TOTAL PROJECT AREA: ± 5.94 ACRES.
- PROPOSED USE: (10) SINGLE FAMILY LOTS.
- LOT REQUIREMENTS

	REQUIRED	PROVIDED
FRONT SETBACK	50'	40' FROM EDGE OF PAVEMENT*
FRONT SETBACK, CORNER LOT	40'	40'
SIDE SETBACK	15' BETWEEN STRUCTURES	15' BETWEEN STRUCTURES**
REAR SETBACK	50'	50'
MIN LOT AREA	22,000 SQ. FT	18,500 SQ. FT*
MIN LOT WIDTH	75'	75'

* REDUCED SETBACK AND LOT AREA REQUIREMENTS PER WEBSTER TOWN CODE SECTION 192-27G, CLUSTER DEVELOPMENT GENERAL DESIGN REQUIREMENTS. CLUSTER DEVELOPMENTS ARE NOT REQUIRED TO MEET THE PREVAILING TOWN LAW REQUIREMENTS FOR FRONT SETBACKS AND LOT SIZE.

** SIDE SETBACK TO BE MINIMUM OF 5' FROM LOT LINE.

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEBSTER AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
- THIS PROPERTY DOES NOT FALL WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, TOWN OF WEBSTER, NEW YORK, PANEL 227 OF 528, MAP NUMBER 36055C0227G, DATED AUGUST 28, 2008.

MCDPH CONDITIONS OF APPROVAL FOR REALTY SUBDIVISIONS:

- MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH APPROVAL FOR THIS REALTY SUBDIVISION IS GRANTED ON CONDITION THAT:
- THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMITY WITH THE APPROVED PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH (MCDPH).
 - AN ORIGINAL REALTY SUBDIVISION MAP APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
 - THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLAN OR, IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE REALTY SUBDIVISIONS SHALL FURNISH EACH PURCHASER WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES INCLUDING SEWAGE, STORM WATER AND WATER SUPPLY.
 - ADEQUATE EROSION/SILTATION CONTROL MEASURES SHALL BE EMPLOYED PRIOR TO AND DURING CONSTRUCTION. IF THE PROJECT WILL RESULT IN THE DISTURBANCE OF ONE ACRE OR MORE, COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT GP-0-15-002 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED.
 - NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RE-SUBDIVISION BEING SUBMITTED AND APPROVED BY THE MCDPH.
 - PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY MCDPH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
 - PRIVATE WELLS AND PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED AFTER PUBLIC FACILITIES BECOME AVAILABLE.

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH
REALTY SUBDIVISION APPROVAL

THIS IS TO CERTIFY THAT APPROVED PLANS FOR WATER SUPPLY AND SEWAGE TREATMENT FOR THIS PROJECT ARE ON FILE IN THE OFFICE OF THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH. CONSENT IS HEREBY GIVEN FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE IN ACCORDANCE WITH ARTICLE III OF THE MONROE COUNTY SANITARY CODE.

DIRECTOR OF PUBLIC HEALTH

BY _____ PUBLIC HEALTH ENGINEER DATE _____

REFERENCES:

- A PLAN ENTITLED "ACURI SUBDIVISION" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 238 OF MAPS, PAGE 45.
- A PLAN ENTITLED "GNAGE-SPENCER SUBDIVISION" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 352 OF MAPS, PAGE 34.
- AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

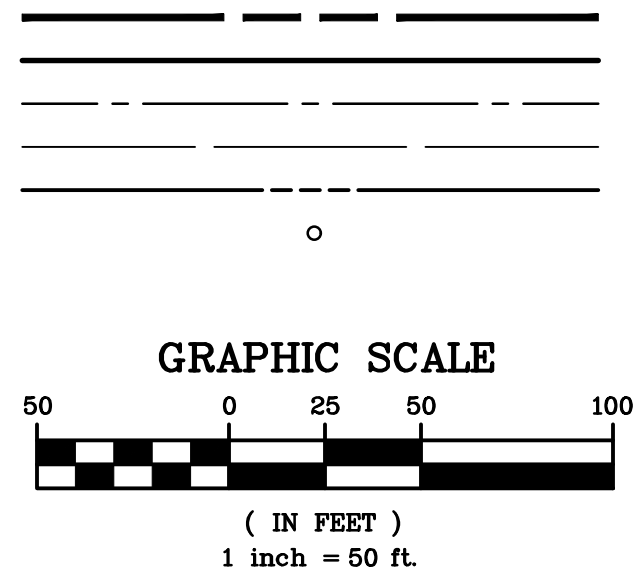
WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON AUGUST 18, 2021 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GWSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

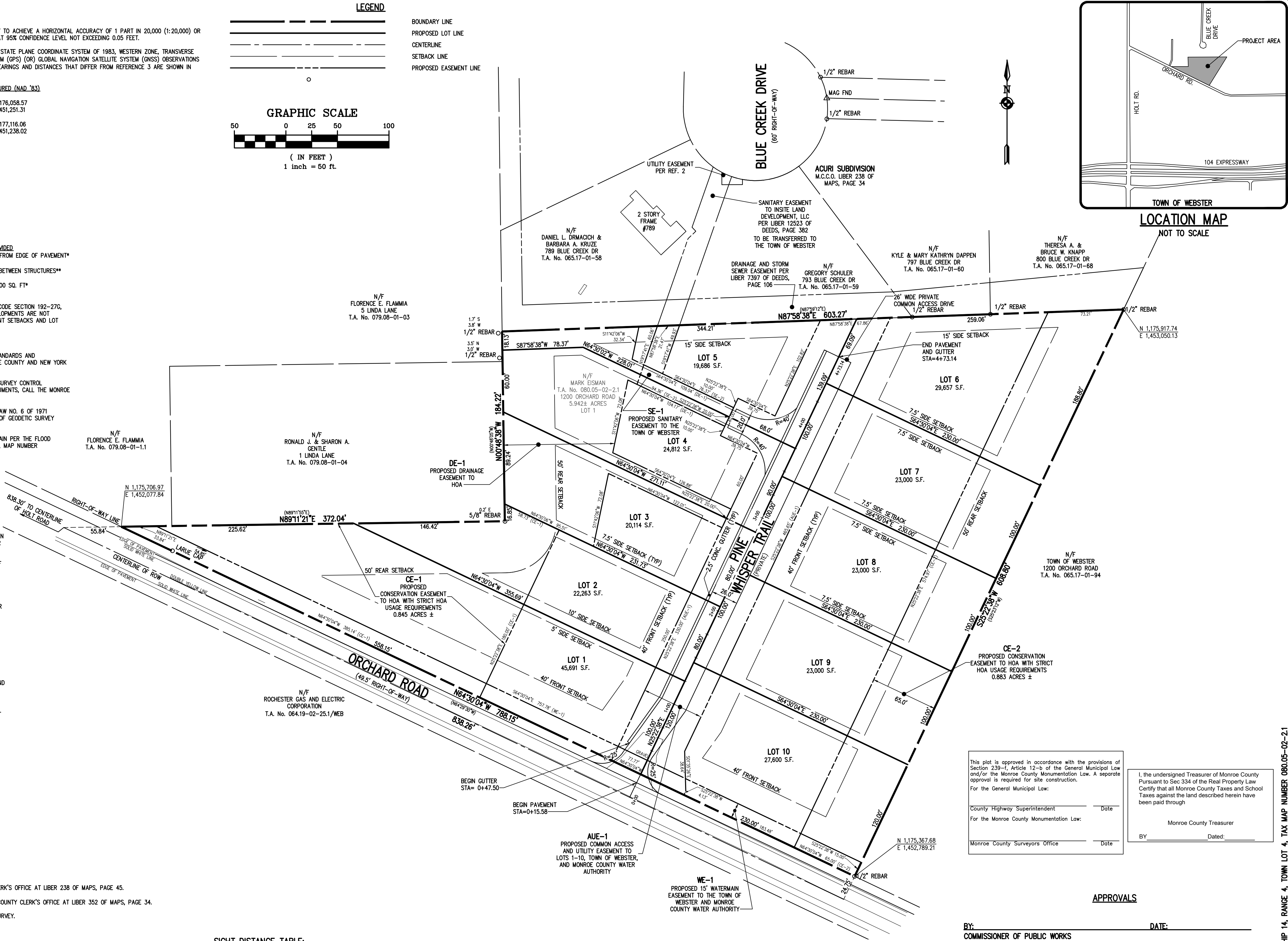
BY: Gregory D. Bell
GREGORY D. BELL, NYSPLS NO. 050661



LEGEND



- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPOSED EASEMENT LINE



SIGHT DISTANCE TABLE:

REQUIRED DISTANCES (DESIGN SPEED 40 MPH*):

REQUIRED INTERSECTION SIGHT DISTANCE:	±445'
REQUIRED STOPPING SIGHT DISTANCE:	±305'

MEASURED DISTANCES (ORCHARD ROAD):	(EAST)	(WEST)
INTERSECTION SIGHT DISTANCE:	700'	>1,000'
STOPPING SIGHT DISTANCE:	625'	>1,000'

* POSTED SPEED LIMIT 35, DESIGNED VALUES BASED ON 40 MPH SPEED LIMIT

NOT APPROVED

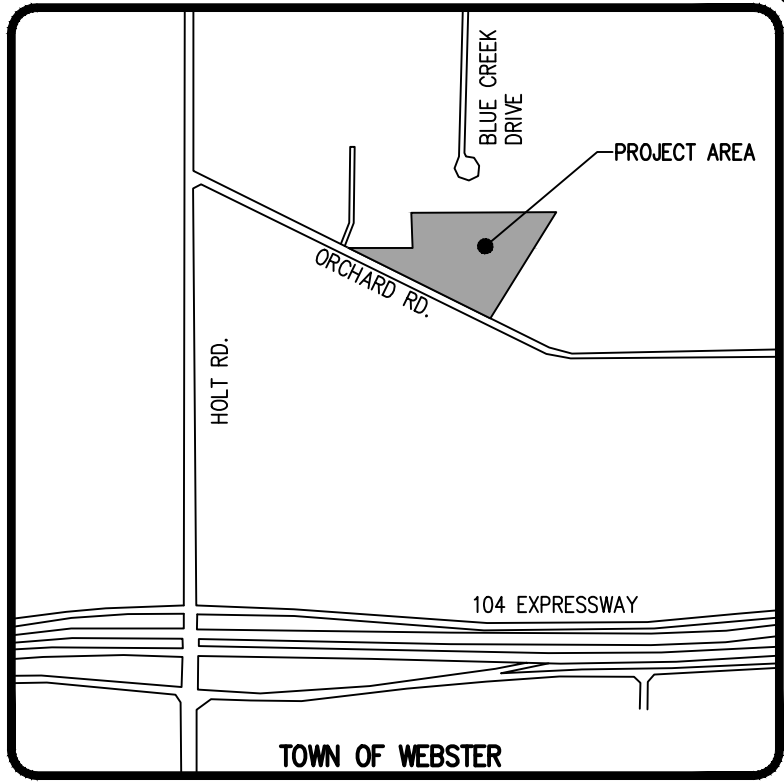
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

APPROVALS

BY: _____	DATE: _____
COMMISSIONER OF PUBLIC WORKS	
BY: _____	DATE: _____
HIGHWAY SUPERINTENDENT	
BY: _____	DATE: _____
TOWN ASSESSOR	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
PLANNING BOARD CHAIRMAN	
BY: _____	DATE: _____
WEBSTER SEWER DISTRICT	

LOCATION MAP

NOT TO SCALE



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way, if an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
WWW.BMEPC.COM
565-377-7360
10 LIFEBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450



SIENNA RESERVE
SUBDIVISION
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
INSITE LAND DEVELOPMENT, INC.
28 WILLOW PARK DRIVE
PERFECT, NY 14328
FINAL
BEING A SUBDIVISION OF LOT 1 OF
GNAGE-SPENCER SUBDIVISION

PROJECT LOCATION CLIENT DRAWING TITLE
PROJECT MANAGER
M. BOGOJEVSKI
PROJECT SURVEYOR
CD BELL
DRAWN BY
BC GOODING
SCALE DATE ISSUED
1"=50' JUNE 6, 2025
PROJECT NO.
2723
DRAWING NO.
17

P:\2723 Drawings\FINAL\2723 Design Base.dwg

MONROE COUNTY DEPARTMENT OF HEALTH STANDARD WATER MAIN 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 GENERALLY 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.

THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.

FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.

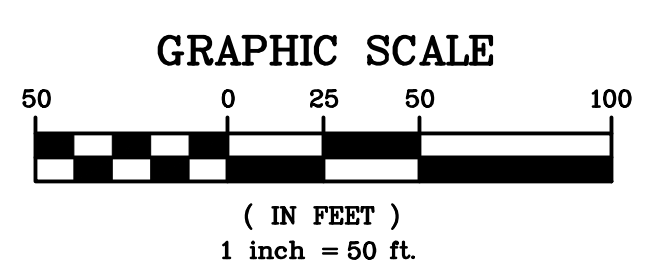
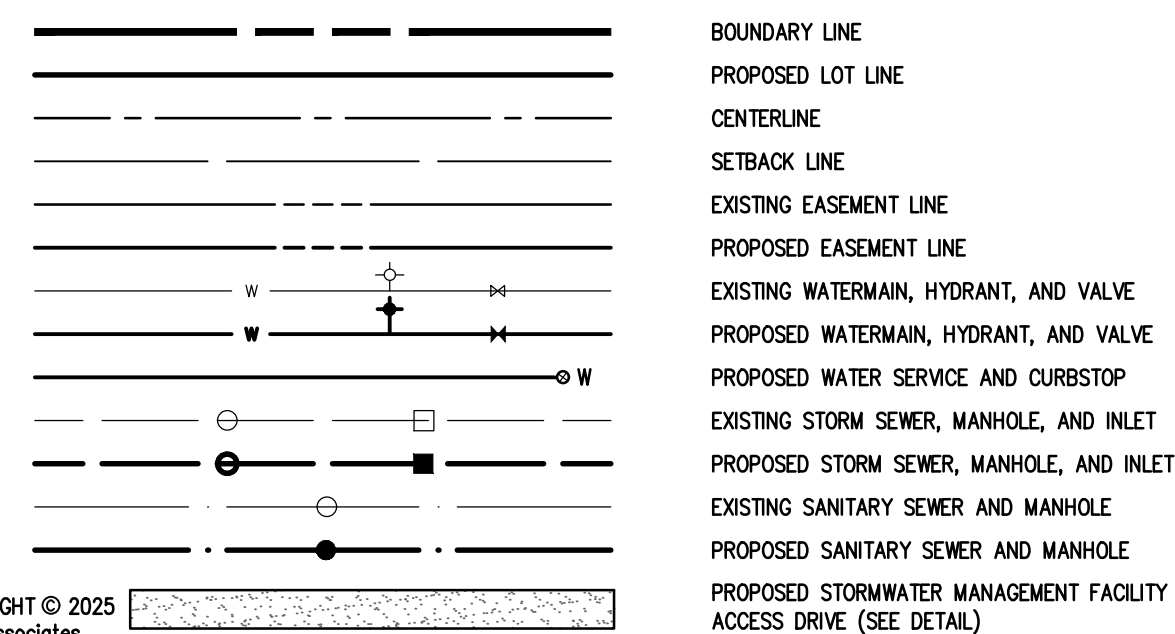
THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. THE DEPARTMENT WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL COLIFORM, ESCHERICHIA COLI (E. COLI) AND TURBIDITY.

THE WATER MAIN PIPE AND APPURTENANCES SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN PIPELINES AND SEWER PIPELINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN PIPE 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 PIPELINE 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 MAIN PIPES AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
- WHEN INSTALLING FIRE HYDRANTS, SHOULD GROUND WATER BE ENCOUNTERED WITHIN SEVEN (7) FEET OF THE FINISHED GRADE, FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED.
- THE WATER MAIN PIPELINE AND APPURTENANCES SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600, C602, C604, OR C605 (MOST RECENT VERSION AS APPLICABLE) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER.

MONROE COUNTY DEPARTMENT OF HEALTH STANDARD SANITARY SEWER EXTENSION NOTES:

- MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM DESIGNATION C920-99 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 MANORIEL. 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 PIPE 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 PIPELINE 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 PIPES AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.

LEGEND



DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL:

- THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE COLLECTION AND/OR TREATMENT SHALL BE INSTALLED IN CONFORMITY WITH SAID PLANS.
- THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NYSDOH GENEVA DISTRICT OFFICE.
- THAT PLAN APPROVAL IS LIMITED TO 5 YEARS FROM THE APPROVAL DATE. THE EXTENDING FOR PLAN APPROVAL MAY BE GRANTED BY THE NYSDOH GENEVA DISTRICT OFFICE BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THAT THE APPROVED PLANS MUST BE FILED WITH THE ONTARIO COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.
- THAT ALL LOCAL AND STATE AGENCY RULES AND REGULATIONS SHALL BE COMPLIED WITH.

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

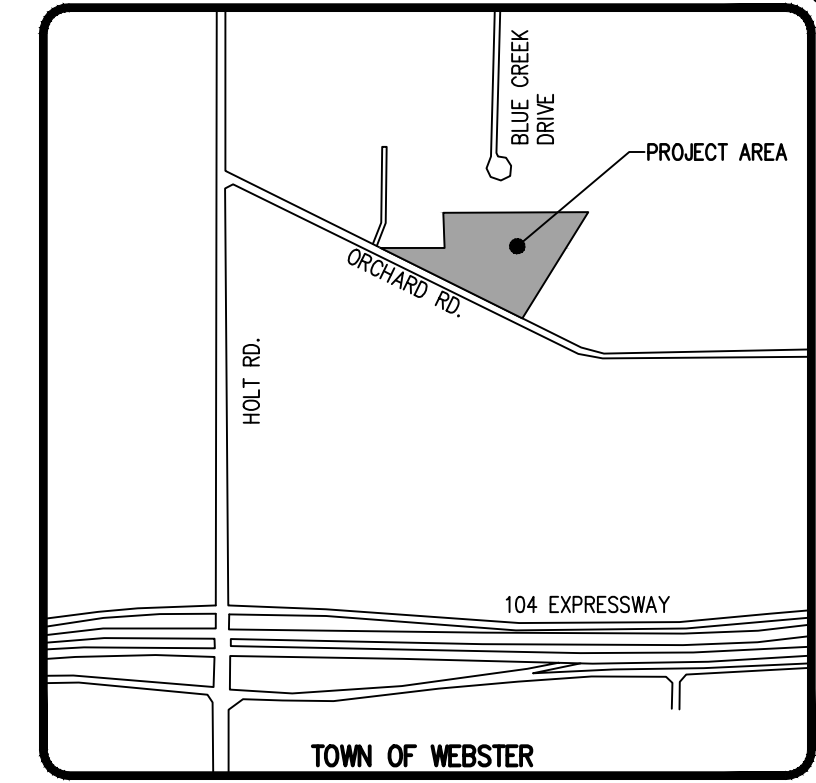
THESE PLANS FOR PUBLIC WATER SYSTEM EXTENSION / IMPROVEMENT ARE HEREBY APPROVED PURSUANT TO ARTICLE 17 OF THE STATE SANITARY CODE SUBJECT TO CONDITIONS OF APPROVAL.

DIRECTOR OF PUBLIC HEALTH

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

THESE PLANS FOR PUBLIC SANITARY SEWER EXTENSION / IMPROVEMENT ARE HEREBY APPROVED PURSUANT TO ARTICLE 17 OF THE NYS ENVIRONMENTAL CONSERVATION LAW SUBJECT TO CONDITIONS OF APPROVAL.

DIRECTOR OF PUBLIC HEALTH



LOCATION MAP
NOT TO SCALE

PUBLIC WATER SYSTEM NOTES

All materials, installation and testing procedures shall be in compliance with current AWWA standards and in accordance with the regulations and specifications of the Authority. Should a conflict exist the Authority's specifications shall govern.

Material:

- Water main(s) shall be 6" -inch class 52, cement mortar lined, zinc-coated, ductile iron pipe.
- Water service(s) shall be 1" -inch Type K Copper from the water main to the curb box and 1" -inch (Type K soft Copper or PE #4710) from the curb box to the meter.
- Water meter(s) to be located on the interior of exterior wall(s) immediately upon service entrance into the building footprint, heated enclosure, or in a meter tile when conditions warrant. A bypass assembly is not required around 5/8-inch through 1-inch meters. 1 1/2-inch and 2-inch meters may require a bypass assembly depending upon the application. 3-inch and larger meters require a bypass assembly.
- All gate valves shall have stainless steel body and bonnet bolts.

Tests:

- Soil Test.** The contractor shall provide a soil test evaluation to determine the need for V-BIO polyethylene encasement per ANSI/AWWA C105/AZI 5-82 prior to water main installation. Soil testing shall be conducted by an approved soil testing laboratory in accordance with Water Authority standards.
- Pressure Test.** Water mains to be pressure tested in accordance with the latest Water Authority specifications. A Water Authority representative must witness this test.
- Health Sample.** The water main shall be disinfected equal to AWWA Standard Specifications, designation C-651, by using the continuous feed method. After flushing and disinfecting the water main, water samples shall be collected from the main by the Health Department with jurisdiction of the area. Fire hydrants are not acceptable sampling points. Approval and notification by the Health Department must be received before the main is placed in service.

Installation:

- Water mains and all water service lines shall have a minimum of five feet of cover from finished grade in non-pavement areas and a minimum of six feet of cover from finished grade in paved areas.
- Minimum vertical separation between water main and sewer mains shall be 18" measured from the outside of the pipes at the point of crossing. Minimum horizontal separation between water mains and sewer mains shall be ten feet measured from the outside of the pipes. One full 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. Where a water main crosses under a sewer, adequate structural support (compacted selected fill) shall be provided for the sewers to prevent excessive deflection of joints and settling on and breaking the water mains.
- Fire hydrant weep holes (drains) shall be plugged when ground water is encountered within seven feet of the finished grade.
- All mechanical joint fittings (tees, bends, plugs, etc.) shall be backed with 2500 psi concrete thrust blocks of appropriate size to provide thrust restraint.



MONROE COUNTY
WATER AUTHORITY
ROCHESTER, NEW YORK

JAN 2025
DATE
DME 28

SEE PROFILE AND NOTE
SHEET (BME DWG. #2723-23)
FOR UTILITY NOTES

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

APPROVALS

BY: COMMISSIONER OF PUBLIC WORKS	DATE:
BY: TOWN HIGHWAY SUPERINTENDENT	DATE:
BY: TOWN ASSESSOR	DATE:
BY: FIRE MARSHAL	DATE:
BY: PLANNING BOARD CHAIRMAN	DATE:
BY: WEBSTER SEWER DISTRICT	DATE:
BY: MONROE COUNTY WATER AUTHORITY	DATE:

PHELPS & CORHAM PURCHASE, TOWNSHIP 14, RANGE 04, TOWN LOT 04, TAX MAP NUMBER 080.05-02-21

SIENNA RESERVE

TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
INSITE LAND DEVELOPMENT, INC.
28 WILLOW PARK DRIVE
PERFED, NY 14268

UTILITY PLAN

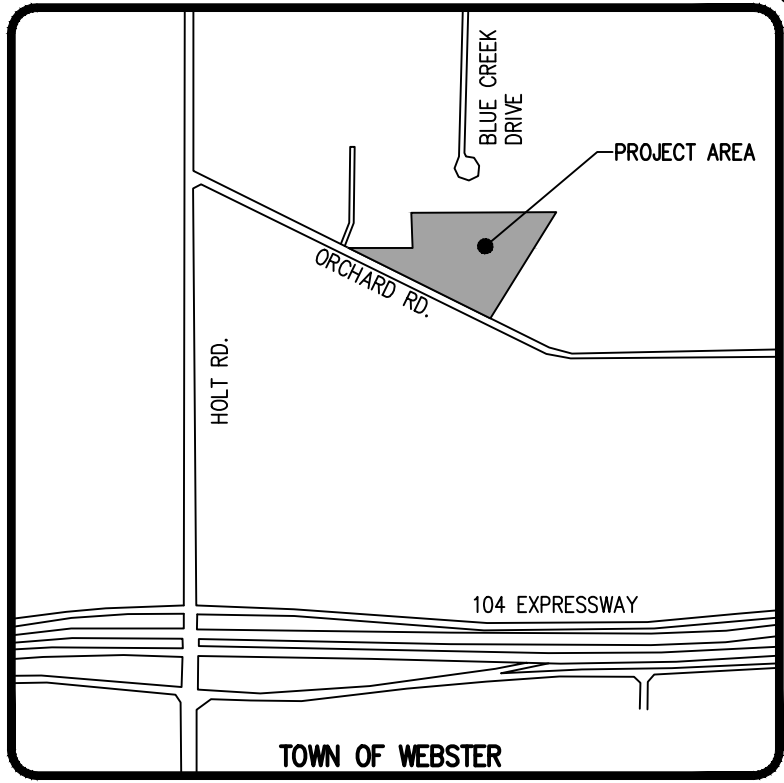
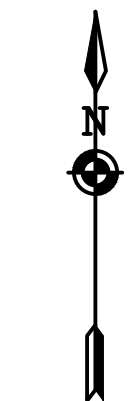
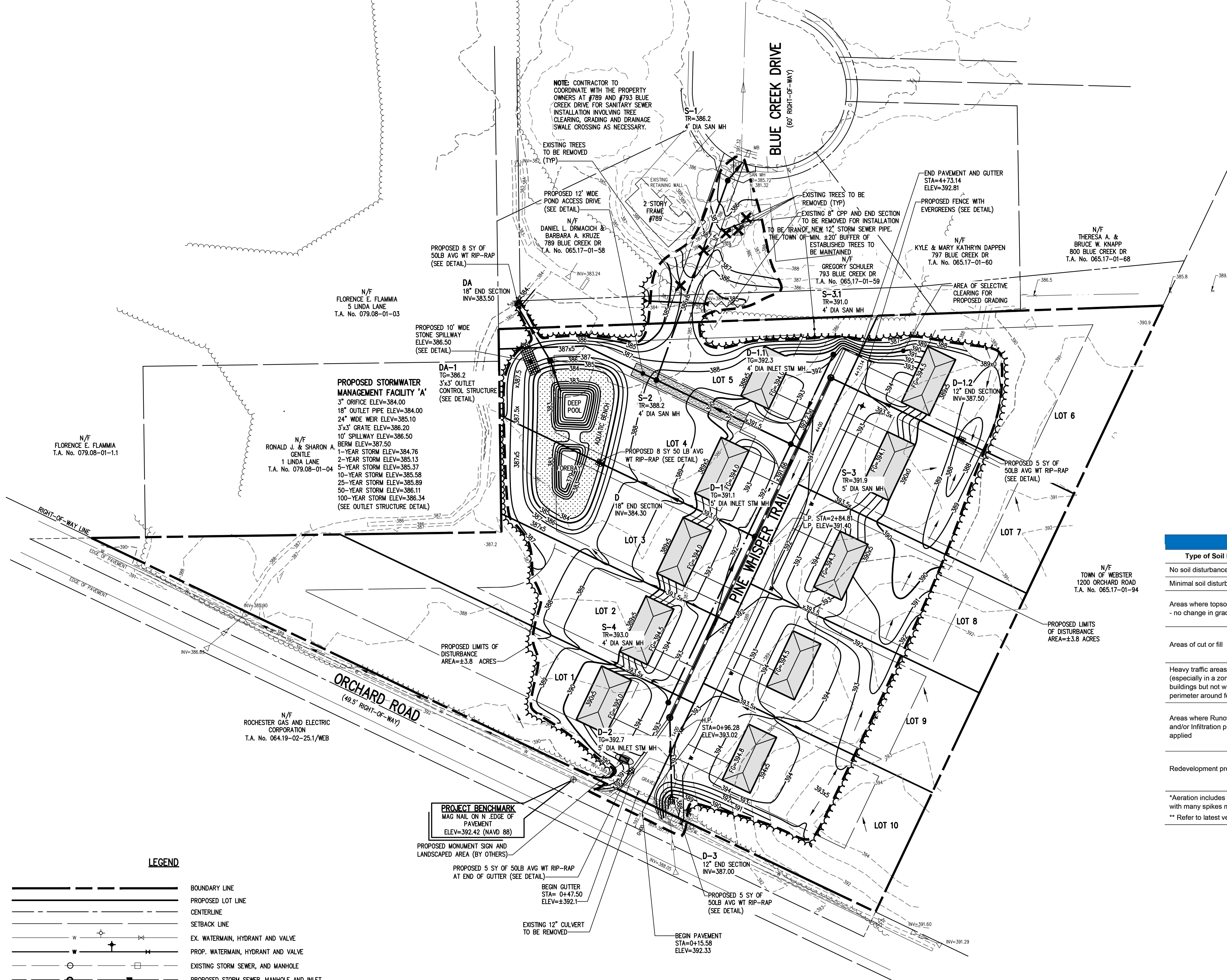
PROJECT MANAGER M. BOGOLJEVSKI	
PROJECT ENGINEER M. SERENI	
DRAWN BY A. D'ANGELO	
SCALE 1"=50'	DATE ISSUED JUNE 6, 2025
PROJECT NO. 2723	

DRAWING NO.
18

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
WWW.BMEPC.COM
565-377-7360
10 LIFEBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450





LOCATION MAP
NOT TO SCALE

GRADING NOTES:

1. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
2. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
3. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR AVAILABLE UTILITY COMPANY RECORD PLANS. EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CALL THE UPPO HOTLINE AT 1(800)962-7962 OR 811 FOR STAKE-OUT OF EXISTING UTILITIES.
4. THE CONTRACTOR SHALL CONTROL DUST ON SITE AS DIRECTED BY THE TOWN OF WEBSTER.
5. THE OWNER AND THE CONTRACTOR SHALL HAVE COMPLETE KNOWLEDGE OF THE CURRENT BLASTING POLICY FOR THE TOWN OF WEBSTER, AND THEY WILL CONFORM TO THIS POLICY AT ALL TIMES.
6. HIGHWAY DRAINAGE ALONG ORCHARD ROAD TO BE MAINTAINED AS DIRECTED BY THE TOWN OF WEBSTER.
7. FILL MATERIAL PLACED IN THE PAVEMENT AND BUILDING AREA SHALL BE SELECT MATERIAL AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS MEASURED BY THE MODIFIED PROCTOR TEST (ASTM D1557) AND/OR THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL SUPPLY THE ENGINEER AND THE TOWN OF WEBSTER WITH COMPACTION TEST RESULTS PRIOR TO PLACING THE STONE SUBBASE.
8. CONTRACTOR SHALL INSTALL STONE SUBBASE AND THE ASPHALT CONCRETE BINDER COURSE PRIOR TO PLACING THE BINDER COURSE, THE ROAD BASE SHALL BE REVIEWED BY THE ENGINEER AND THE TOWN.

Table 5.2 Soil Restoration Requirements

Type of Soil Disturbance	Soil Restoration Requirement	Comments/Examples
No soil disturbance	Restoration not permitted	Preservation of Natural Features
Minimal soil disturbance	Restoration not required	Cleaning and grubbing
Areas where topsoil is stripped only - no change in grade	HSG A & B apply 6 inches of topsoil	HSG C & D Aerate* and apply 6 inches of topsoil
Areas of cut or fill	HSG A & B Aerate and apply 6 inches of topsoil	HSG C & D Apply full Soil Restoration **
Heavy traffic areas on site (especially in a zone 5-25 ft around buildings but not within a 5 ft perimeter around foundation walls)	Apply full Soil Restoration** de-compaction and compost enhancement)	
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required but may be applied	Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single-phase operation fence area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area	

*Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
** Refer to latest version of NYSDEC Deep-Ripping and Decompaction.

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

APPROVALS

BY: _____	DATE: _____
COMMISSIONER OF PUBLIC WORKS	
BY: _____	DATE: _____
TOWN HIGHWAY SUPERINTENDENT	
BY: _____	DATE: _____
TOWN ASSESSOR	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
PLANNING BOARD CHAIRMAN	
BY: _____	DATE: _____
WEBSTER SEWER DISTRICT	

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- EX. WATERMAIN, HYDRANT AND VALVE
- PROP. WATERMAIN, HYDRANT AND VALVE
- EXISTING STORM SEWER, AND MANHOLE
- PROPOSED STORM SEWER, MANHOLE AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING TREELINE
- PROPOSED TREE LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED GRADE
- PROPOSED LIMIT OF DISTURBANCE
- EXISTING TREE TO BE REMOVED
- DIRECTION OF DRAINAGE FLOW

SEED MIX LEGEND:

- STORMWATER MANAGEMENT POND MIX;
- "OBL. WETLAND MIX"; ERNST CONSERVATION SEEDS (ERNMX-131); ELEV. 383-384, AS SHOWN ON PLAN.
- SEEDING RATE: 15 LBS/AC. OR 1/3 LB - 1/2 LB/1,000 SF.

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		

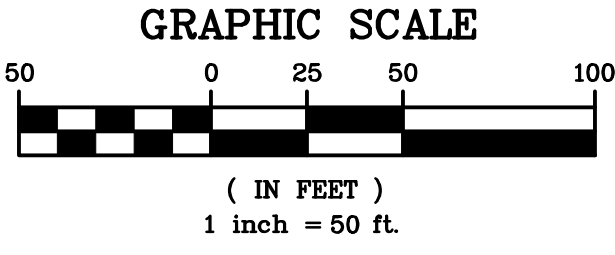
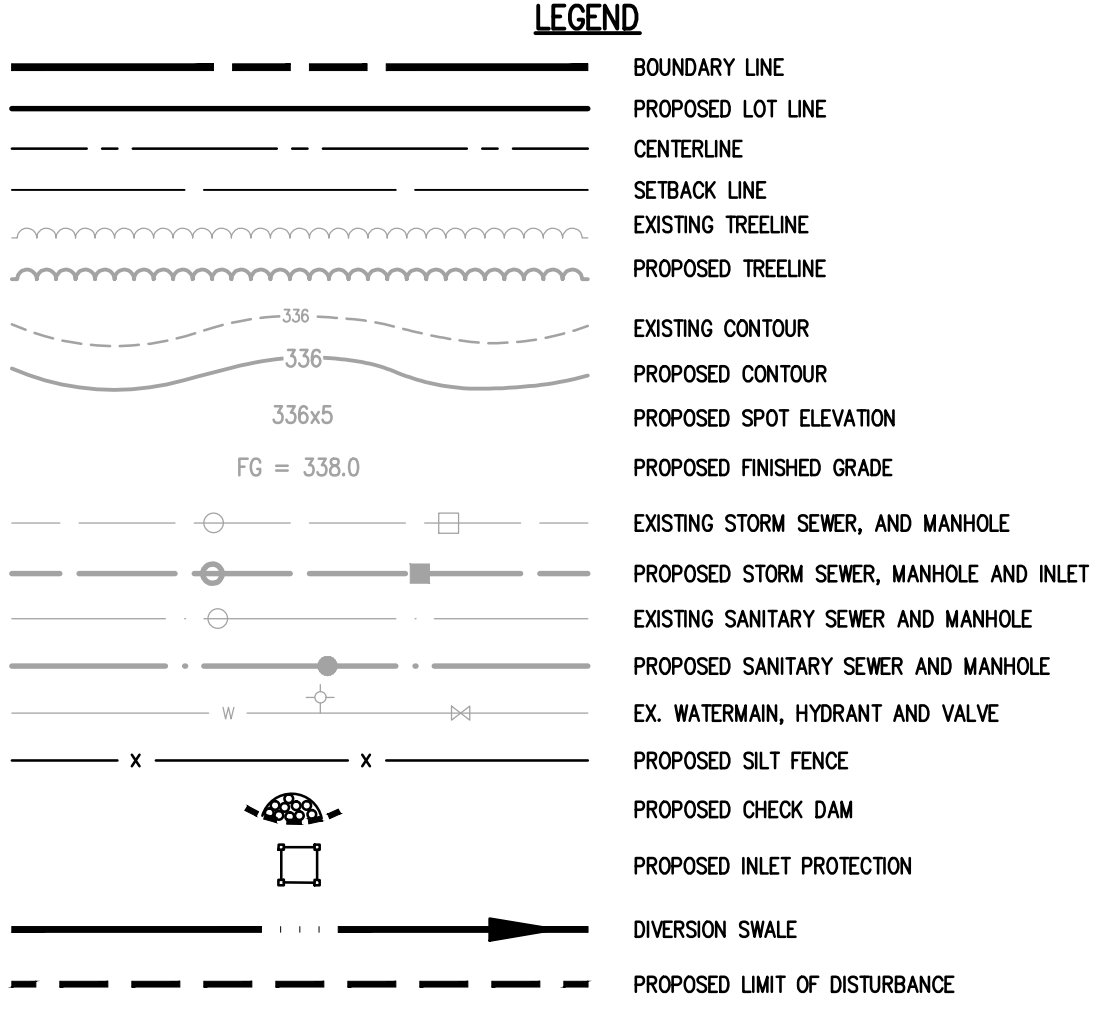
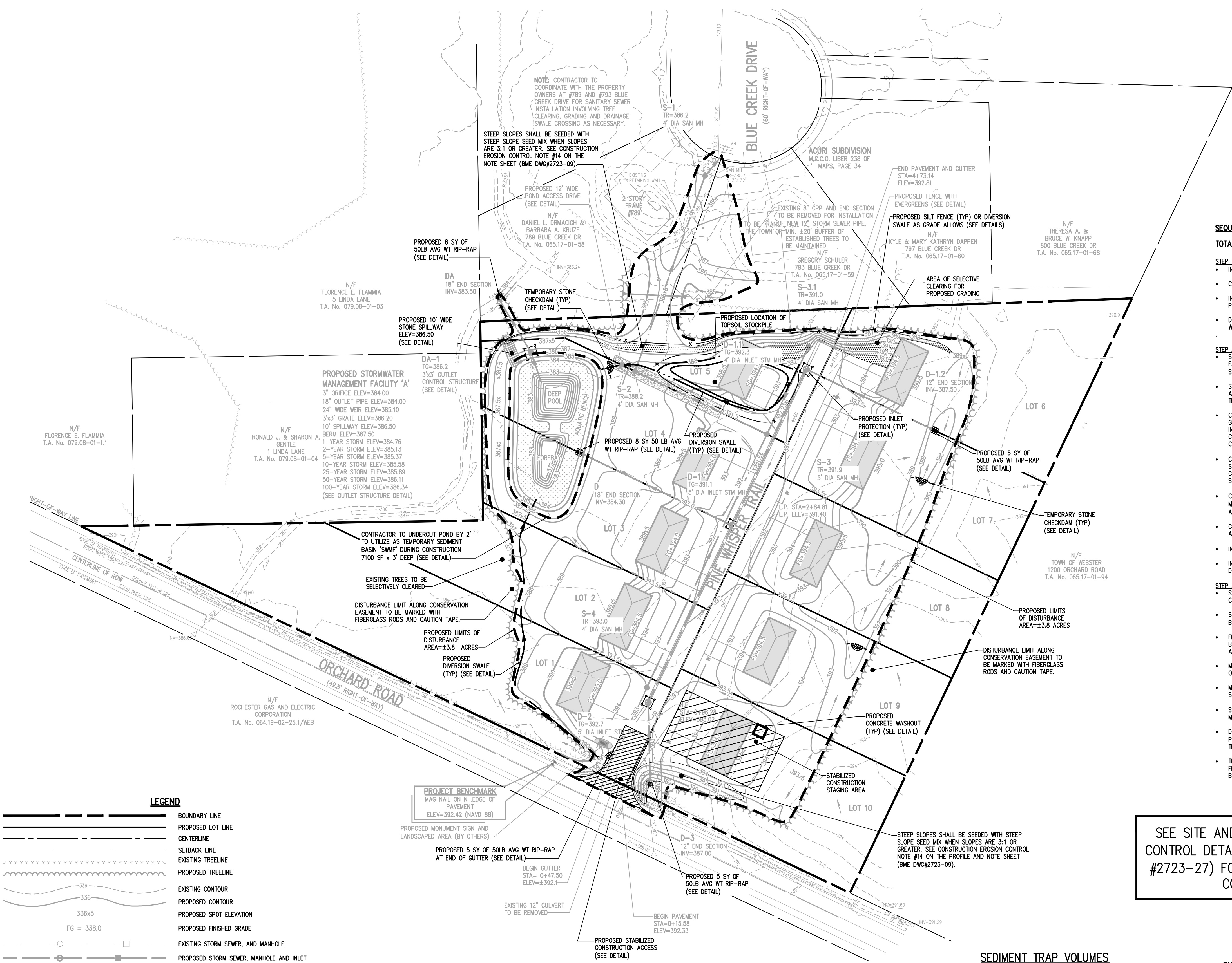
BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
WWW.BMEPCOM
565-377-7360
10 LIFEBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450



SIENNA RESERVE
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
INSITE LAND REDEVELOPMENT, INC.
28 WILLOW POND ROAD, SUITE 300
PERFECT, NY 14328

FINAL GRADING PLAN
PROJECT LOCATION CLIENT DRAWING TITLE

PROJECT MANAGER: M. BOGOJEVSKI
PROJECT ENGINEER: M. SERENI
DRAWN BY: A. D'ANGELO
SCALE: 1"=50'
DATE ISSUED: JUNE 6, 2025
PROJECT NO.: 2723
DRAWING NO.: 19



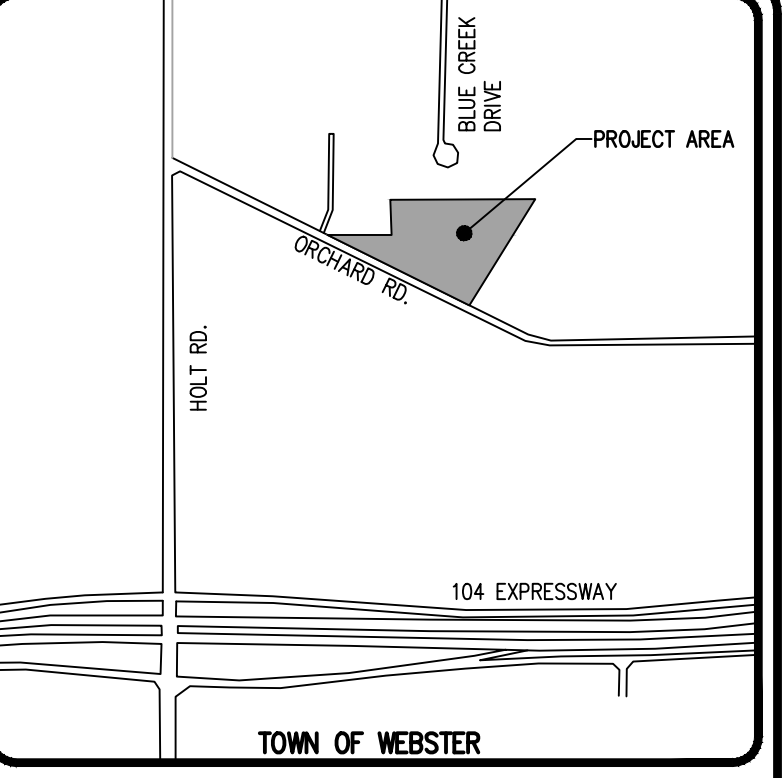
SEDIMENT TRAP VOLUMES				
SEDIMENT TRAP I.D.	DRAINAGE AREA/ DISTURBED AREA TO INLET	REQUIRED SEDIMENT TRAP VOLUME (3,600 C.F./AC.)	TRAP DIMENSIONS* (L x W x D)	SEDIMENT TRAP VOLUME (PROVIDED)
A	±1.7 ACRES	6,120 CU. FT.	70'x30'x3'	6,300 CU. FT.
SWMF	±2.0 ACRES	7,200 CU. FT.	10,700 SF x 3'	32,100 CU. FT.

NOTE: SEDIMENT TRAPS TO BE CONSTRUCTED WITH A MINIMUM LENGTH TO WIDTH RATIO OF 2:1 AND A MINIMUM DEPTH OF 3 FEET. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 1'.

*TRAP DIMENSIONS PRESENTED AS GUIDANCE FOR CONTRACTOR ONLY. ACTUAL DIMENSIONS MAY VARY BASED UPON FIELD CONDITIONS. HOWEVER, MINIMUM "REQ'D SEDIMENT TRAP VOLUME" MUST BE PROVIDED.

*INSTALL PROPOSED POND BERM, OUTLET STRUCTURE, AND OUTLET PIPE PER PLAN DETAILS FOR SWMF SEDIMENT TRAP.

*PROVIDE RIP-RAP PROTECTION AT D-1.2 FOR SEDIMENT TRAP A & B OUTLETS.



- SEQUENCE OF CONSTRUCTION STEPS:**
- TOTAL DISTURBED ACREAGE = ±3.8 ACRES**
- STEP 1: (SITE PREPARATION)**
- INSTALL AND MAINTAIN STABILIZED CONSTRUCTION ENTRANCE(S) AND CONSTRUCTION STAGING AREA (SEE DETAIL).
 - CLEAR AND GRUB AS REQUIRED FOR SILT FENCE INSTALLATION.
 - INSTALL AND MAINTAIN PERIMETER SILT FENCE, COMPLETE CLEARING AND GRUBBING OPERATIONS AS NECESSARY OR PROVIDE BRUSH HOSSING OF LANDS TO MAINTAIN GROUND COVER.
 - DIVERSION SWALES TO BE USED IN LIEU OF PERIMETER SILT FENCE, AND TO BE REVIEWED WITH THE TOWN OF WEBSTER AT THE PRE-CONSTRUCTION MEETING.
- STEP 2: (CONSTRUCTION ACTIVITY)**
- STRIP AND STOCKPILE TOPSOIL AS REQUIRED FOR INSTALLATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES. COMPLETE GRADING, FINE GRADE AND SEED. STORMWATER MANAGEMENT FACILITY TO BE UTILIZED AS A SEDIMENT BASIN DURING CONSTRUCTION. CONTRACTOR TO UNDERCUT POND BOTTOM BY 2'.
 - STRIP AND STOCKPILE TOPSOIL; TOPSOIL TO BE STRIPPED FROM ALL PROPOSED PAVEMENT AND BUILDING AREAS AND STOCKPILED IN DESIGNATED AREA. INSTALL SILT FENCE AROUND PERIMETER OF TOPSOIL PILE AND SEED WITH TEMPORARY SEEDING MIX. MULCH IS REQUIRED BETWEEN NOVEMBER 15TH AND APRIL 1ST.
 - COMMENCE MASS GRADING OPERATIONS, COMPLETE REQUIRED CUTS AND FILLS. UPON COMPLETION OF THE MASS GRADING OPERATIONS, INSTALL ADDITIONAL EROSION CONTROL MEASURES INCLUDING STONE CHECK DAMS, INTERCEPTOR SWALES, AND TEMPORARY SEDIMENT TRAPS. SWALES TO BE STABILIZED WITHIN 2 DAYS OF COMPLETION AND SEDIMENT TRAPS TO BE STABILIZED IMMEDIATELY. MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL GROUND COVER HAS BEEN ESTABLISHED.
 - CONTRACTOR MAY INSTALL UTILITIES DURING GRADING OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STABILIZE THE SITE AND VERIFY GRADING ELEVATIONS PRIOR TO UTILITY CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES, INCLUDING STONE CHECK DAMS, INTERCEPTOR SWALES AND TEMPORARY SEDIMENT TRAPS SHALL BE PROVIDED AS SHOWN IN THE PLANS, OR AS DIRECTED.
 - COMPLETE EARTHWORK, INCLUDING FINE GRADING OF SLOPES. SLOPES TO BE REPLACED WITH 6" OF TOPSOIL, MULCHED AND SEED WITHIN 2 DAYS OF COMPLETION. SILT FENCE TO BE INSTALLED AT TOE OF SLOPE (IF APPLICABLE).
 - COMPLETE INSTALLATION OF UNDERGROUND UTILITIES AND ROAD BOX. RESTORE AND RE-SEED RIGHT-OF-WAY AREAS AS NEEDED. INSTALL PAVEMENT DIVERSION ONCE THE BINDER ASPHALT IS INSTALLED.
 - INSTALL CONCRETE TRUCK WASHOUT PRIOR TO CONCRETE POURING ACTIVITIES (SEE DETAIL).
 - INSTALL ROAD BASE, GUTTERS AND PAVEMENT WITH EROSION CONTROL MEASURES AS NECESSARY TO MINIMIZE SILT DISTRIBUTION ON EXISTING AND CONSTRUCTED ROADWAYS.
- STEP 3: (STABILIZATION & MONITORING)**
- SEED AND MULCH ALL DISTURBED AREAS AS REQUIRED BY GP-0-25-001. SEED WITH A SEED MIX AS INDICATED IN CONSTRUCTION EROSION CONTROL NOTES, AND MULCH.
 - SEED ALL SLOPES 3:1 OR STEEPER WITH STEEP SLOPE SEEDING MIX AND STABILIZE WITH EROSION CONTROL BLANKET - ECS-1B (EASTCOAST) OR AN APPROVED EQUIVALENT.
 - FROM NOVEMBER 15TH TO APRIL 1ST, IF STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION, IT SHALL BE APPLIED AT DOUBLE THE STANDARD RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE.
 - MONITOR STORMWATER MANAGEMENT FACILITY, SEDIMENT BASINS, AND SEDIMENT TRAPS DURING CONSTRUCTION OPERATIONS FOR SILT ACCUMULATION. CONTRACTOR TO CLEAN AS NECESSARY.
 - MAINTAIN PERIMETER SILT FENCE AND INLET PROTECTION UNTIL THE ADJACENT SOILS HAVE ACHIEVED 80% STABILIZATION.
 - SEE CONSTRUCTION EROSION CONTROL NOTES FOR REQUIRED SEED MIXES AND TEMPORARY/WINTER STABILIZATION METHODOLOGY.
 - DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN ENGINEER OR OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING ROADWAYS, PAVED AREAS, AND CHANNELS FREE OF MUD, DIRT, AND DEBRIS. THE CONTRACTOR WILL CLEAN THESE AREAS AS NECESSARY OR AS REQUIRED BY THE OWNER OR TOWN OF WEBSTER.

SEE SITE AND CONSTRUCTION EROSION CONTROL DETAIL SHEET SHEET (BME DWG. #2723-27) FOR CONSTRUCTION EROSION CONTROL NOTES

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

APPROVALS	
BY: COMMISSIONER OF PUBLIC WORKS	DATE:
BY: TOWN HIGHWAY SUPERINTENDENT	DATE:
BY: TOWN ASSESSOR	DATE:
BY: FIRE MARSHAL	DATE:
BY: PLANNING BOARD CHAIRMAN	DATE:
BY: WEBSTER SEWER DISTRICT	DATE:

Drawing Alteration

The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:

"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way, if an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

PHONE 585-377-7260
FAX 585-377-7309

10 LIFT BRIDGE LANE EAST
HAWAIIAN PARKWAY NEW YORK 14450
WWW.BME-INC.COM

STATE OF NEW YORK

JEROME C. BOGOSI

068853

LANDSCAPE ARCHITECT

SIENNA RESERVE

TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE

INSITE LAND DEVELOPMENT, INC.

28 WILLOW POND DRIVE, SUITE 300

PERFED, NY 14268

CONSTRUCTION EROSION CONTROL PLAN

PROJECT: LOCATION: CLIENT: DRAWING TITLE:

PROJECT MANAGER: M. BOGOSJEVSKI

PROJECT ENGINEER: M. SERENI

DRAWN BY: A. D'ANGELO

SCALE: 1"=50'

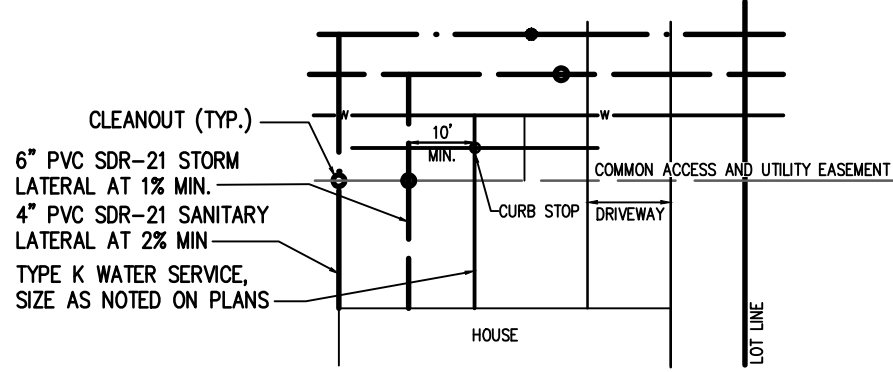
DATE ISSUED: JUNE 6, 2025

PROJECT NO. 2723

DRAWING NO. 20

LATERALS AND SERVICES NOTES:

- ALL LATERALS OR SERVICES SHALL BE AS NOTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS:
WATER - 1" INCH TYPE K COPPER FROM THE WATERMAIN TO THE CURB BOX
1" INCH PE #4710 FROM THE CURB BOX TO THE METER (UNLESS NOTED OTHERWISE)
SANITARY - 4" PVC SDR-21 INSTALLED AT 2.00% MIN SLOPE
STORM - 6" PVC SDR-35 INSTALLED AT 1.00% MIN SLOPE
EXTEND LATERALS TO 10 FEET BEYOND THE RIGHT-OF-WAY, OR 10 FEET BEYOND THE EASEMENT LINES, WHICHEVER IS GREATER.
WATER METER(S) ARE TO BE LOCATED ON THE INTERIOR OF EXTERIOR WALL(S) IMMEDIATELY UPON SERVICE ENTRANCE INTO THE BUILDING. ON METERED SERVICES REQUIRING A 1 1/2 INCH OR LARGER METER, A BY-PASS AROUND THE METER IS REQUIRED.
NO CURB VALVE BOXES, WATER SERVICES, CLEANOUTS, OR LATERALS ARE ALLOWED IN DRIVEWAYS. THE SERVICE OR DRIVEWAY WILL BE RELOCATED IF THIS CONFLICT ARISES.
ALL HOMES WITH WATER PRESSURE GREATER THAN 70 PSI AT THE METER WILL REQUIRE A PRESSURE REDUCING VALVE INSTALLED AFTER THE METER.
SANITARY LATERALS' WITNESS STAKES SHALL BE 2"x4" HARDWOOD, EXTENDED 2-3' ABOVE GRADE AND PAINTED GREEN.
ANY LAUNDRY WASTEWATER SHALL BE DIRECTED TO THE SANITARY SEWER.
CLEANOUTS FOR STORM LATERALS SHALL BE INSTALLED AT ALL HORIZONTAL BENDS AND AT 100' INTERVALS ALONG THE LATERAL. CLEANOUTS FOR SANITARY LATERALS SHALL BE INSTALLED AT THE RIGHT-OF-WAY OR EASEMENT LINE, AT ALL BENDS 45' OR GREATER, AND AT 85-100 FOOT INTERVALS THEREAFTER.
REAR DOWNSPOUTS SHALL DISCHARGE ON SPLASH BLOCKS DIRECTED TO THE REAR OF EACH LOT. FRONT ROOF DRAINS & FOUNDATION DRAINS (VIA SLUMP PUMPS) SHALL DISCHARGE TO STORM SEWERS.



TYPICAL LATERAL LAYOUT
FOR SINGLE FAMILY HOMES
(N.T.S.)

N/F
FLORENCE E. FLAMMIA
T.A. No. 079.08-01-1.1

N/F
RONALD J. & SHARON A.
GENTLE
1 LINDA LANE
T.A. No. 079.08-01-04

N/F
ROCHESTER GAS AND ELECTRIC
CORPORATION
T.A. No. 064.19-02-25.1/WEB

NOTE: CONTRACTOR TO
COORDINATE WITH THE PROPERTY
OWNERS AT #789 AND #793 BLUE
CREEK DRIVE FOR SANITARY SEWER
INSTALLATION INVOLVING TREE
CLEARING, GRADING AND DRAINAGE
SWALE CROSSING AS NECESSARY.

N/F
DANIEL L. DRMACICH &
BARBARA A. KRUIZE
789 BLUE CREEK DR
T.A. No. 065.17-01-58

ACURI SUBDIVISION
M.C.C.O. LIBER 238 OF
MAPS, PAGE 34

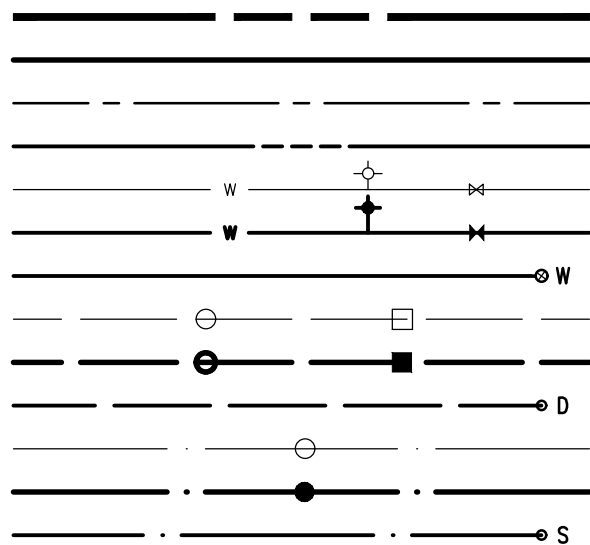
N/F
GREGORY SCHULER
793 BLUE CREEK DR
T.A. No. 065.17-01-59

N/F
KYLE & MARY KATHRYN DAPPEN
797 BLUE CREEK DR
T.A. No. 065.17-01-60

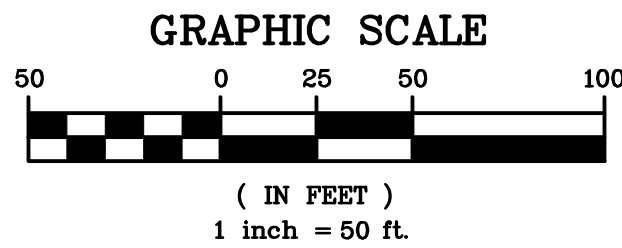
N/F
THERESA A. &
BRUCE W. KNAPP
800 BLUE CREEK DR
T.A. No. 065.17-01-68

THIS PLAN IS TO BE USED FOR
LATERAL LOCATIONS ONLY. SEE PROFILE
AND NOTE SHEET, BME DWG. #2723-23,
FOR UTILITY NOTES.

LEGEND



- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING WATERMAIN, HYDRANT, AND VALVE
- PROPOSED WATER SERVICE AND CURBSTOP
- EXISTING STORM SEWER, MANHOLE, AND INLET
- PROPOSED STORM SEWER, MANHOLE, AND INLET
- PROPOSED STORM LATERAL AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY LATERAL AND CLEANOUT

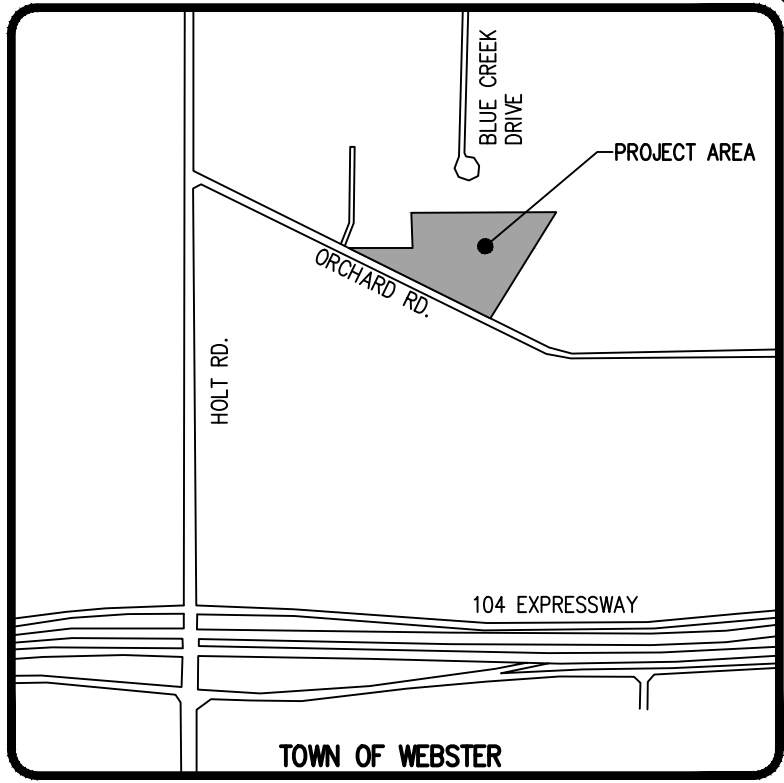


NOT APPROVED

This plan has not received final
approval of all reviewing agencies.
This plan is subject to revisions
until all approvals are obtained and
should not be used for construction
purposes.

APPROVALS

BY: _____	DATE: _____
COMMISSIONER OF PUBLIC WORKS	
BY: _____	DATE: _____
TOWN HIGHWAY SUPERINTENDENT	
BY: _____	DATE: _____
TOWN ASSESSOR	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
PLANNING BOARD CHAIRMAN	
BY: _____	DATE: _____
WEBSTER SEWER DISTRICT	



Drawing Alteration
The following is an excerpt from the
New York State Education Law Article
145 Section 7209 and applies to this
drawing:
"It is a violation of this law for any
person, unless he is acting under the
direction of a licensed professional
engineer or land surveyor to alter any
item in any way. If an item bearing the
seal of an engineer or land surveyor is
altered, the altering engineer or land
surveyor shall affix to the item his seal
and the notation "altered by" followed
by his signature and the date of such
alteration, and a specific description of
the alteration."

REVISIONS	DATE	BY
7		
6		
5		
4		
3		
2		
1		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
WWW.BMEPC.COM
10 LIFEBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
565-377-7360



SIENNA RESERVE
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
PROJECT
LOCATION
CLIENT
DRAWING TITLE
FINAL
LATERAL PLAN

PROJECT MANAGER
M. BOGOJEVSKI
PROJECT ENGINEER
M. SERENI
DRAWN BY
A. D'ANGELO
SCALE
1"=50'
DATE ISSUED
JUNE 6, 2025
PROJECT NO.
2723

DRAWING NO.
21

LANDSCAPE NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LAST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF FIVE FEET (5') FROM UNDERGROUND UTILITIES TO THE PLANT BALL.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM OVERHEAD UTILITIES TO THE PLANT BALL.
- PLANTING SOIL MIXTURE SHALL HAVE A RATIO BY VOLUME OF FOUR PARTS TOPSOIL TO ONE PART PEAT. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
- STAKE TREES IMMEDIATELY AFTER PLANTING (REFER TO DETAIL).
- PROVIDE ALL PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH SHALL BE PROVIDED AS FOLLOWS: 100 % SHREDDED HARDWOOD MULCH, NO GREATER THAN 1" IN SIZE, UNIFORMLY MIXED AND FREE FROM DELETERIOUS MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDING AREAS UNTIL FINAL ACCEPTANCE.
- A MINIMUM ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE.
- SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE, WITH LAWN SEED. ALL AREAS TO BE PERMANENTLY SEED TO BE TOPSOILED AT A MINIMUM THICKNESS OF 6" PRIOR TO SEEDING.

A. LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:

	% BY WEIGHT	% BY PURITY	% GERMINATION
'REPELL', 'OTATION' & 'MORNING STAR' PERENNIAL RYE GRASS	35	85	85
'JAMESTOWN II', 'FORTRESS', 'ESNYLVA' RED FESCUE	35	97	80
'BARON' & 'MIDNIGHT' KENTUCKY BLUEGRASS	30	85	80

SEEDING RATE: 6.0 LBS PER 1,000 SF.
MULCH: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH.
USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER.
STARTING FERTILIZER: 5:10:10 AT 20 LBS PER 1,000 SF.

B. STORMWATER POND SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:

'GREEN INFRASTRUCTURE SEED MIX.' A MIX OF SHEEP FESCUE, CREEPING RED FESCUE, AND HARD FESCUE, OR APPROVED NO-MOW SEED MIX. CONTRACTOR TO PROVIDE SEED MIX DETAILS TO ENGINEER AND APPROVAL PRIOR TO INSTALLATION.

C. REFER TO BME DWG NO. 2723-20/CONSTRUCTION EROSION CONTROL PLAN FOR FURTHER SEEDING REQUIREMENTS

NOTE: CONTRACTOR TO COORDINATE WITH THE PROPERTY OWNERS AT #789 AND #793 BLUE CREEK DRIVE FOR SANITARY SEWER INSTALLATION INVOLVING TREE CLEARING, GRADING AND DRAINAGE SWALE CROSSING AS NECESSARY.

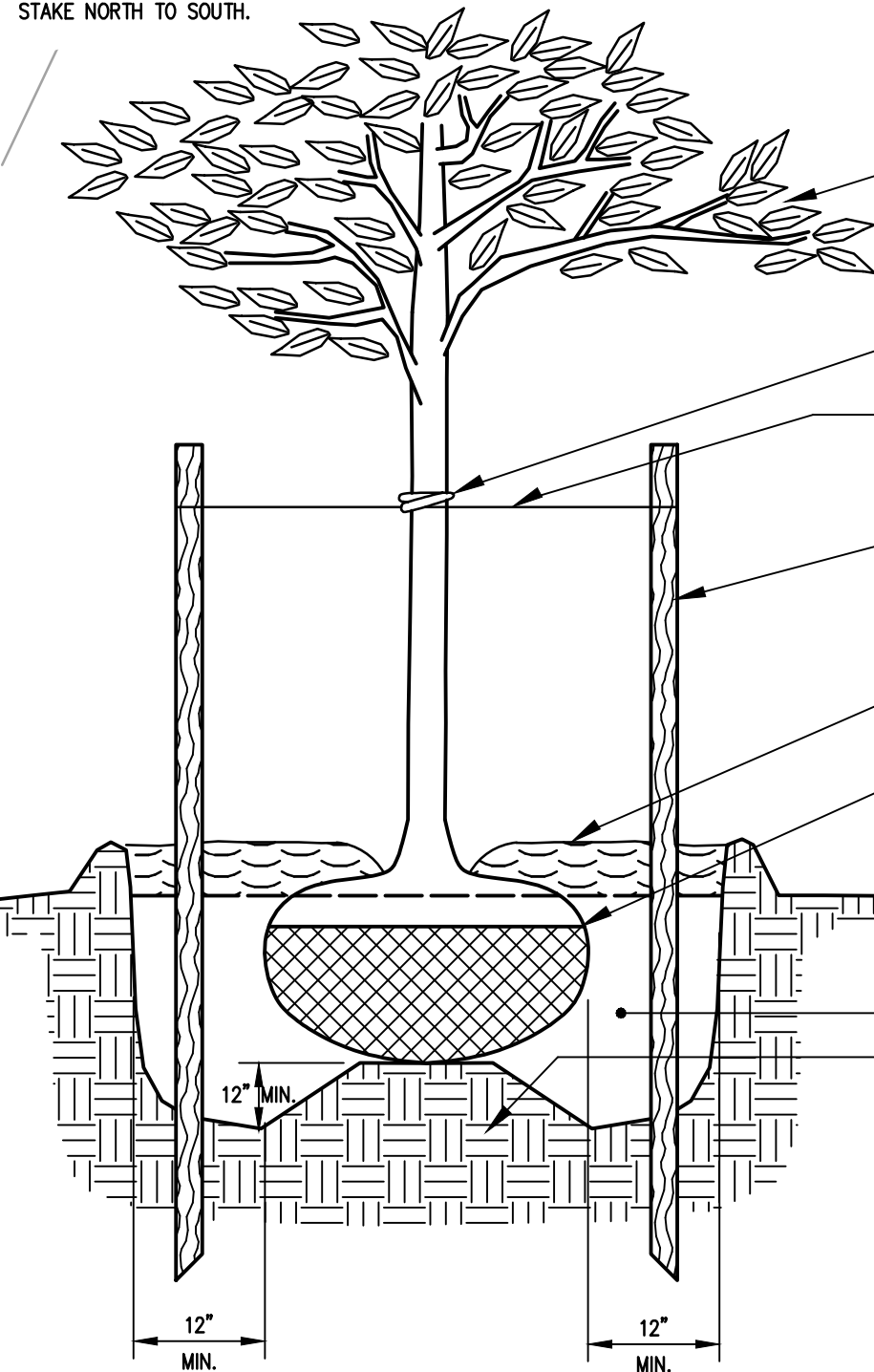
EXISTING TREES TO BE REMOVED (TYP)

EXISTING TREES TO BE REMOVED (TYP)

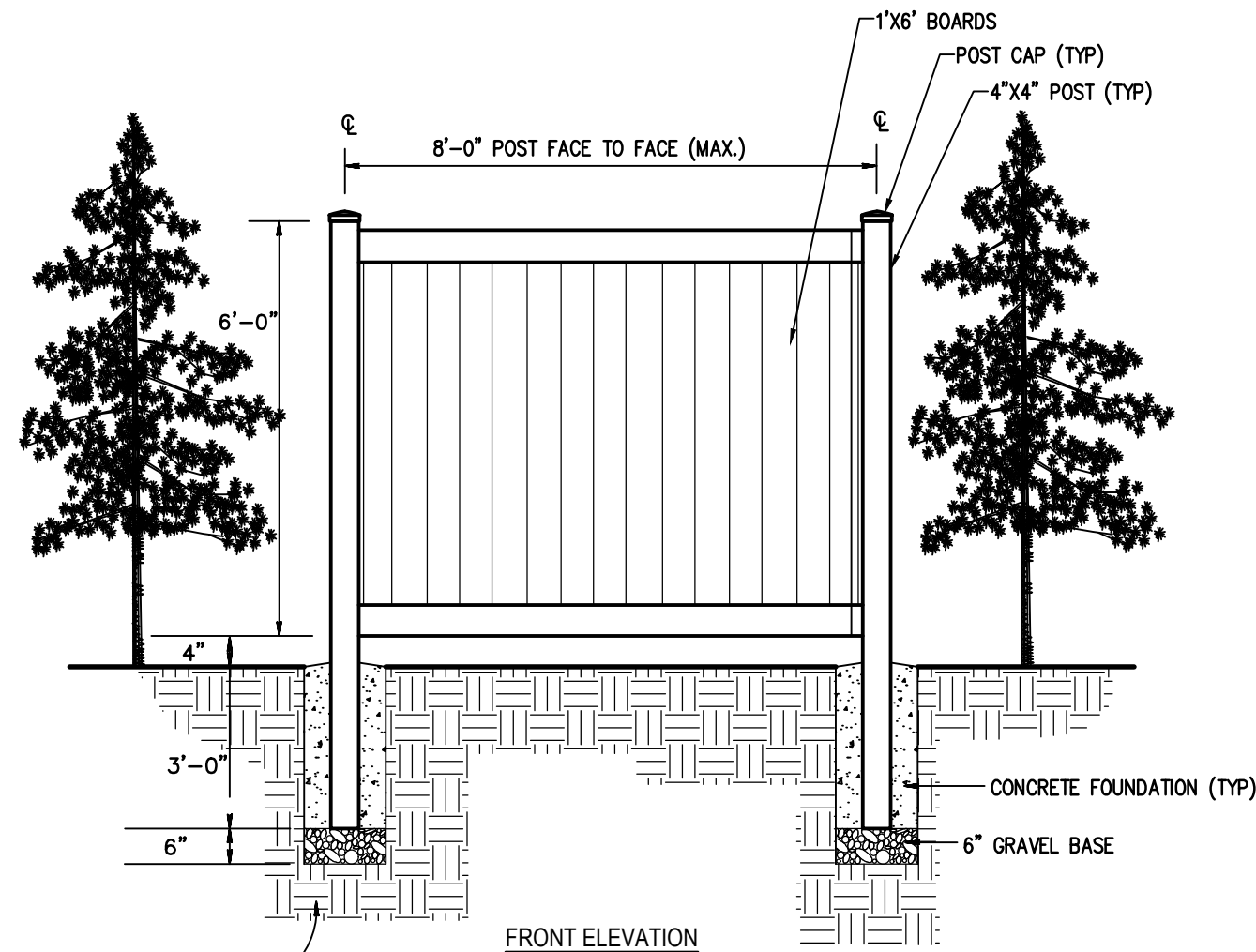
PROPOSED FENCE AND EVERGREEN SCREENING (SEE DETAIL)

STAKING DETAIL

STAKES TO BE LOCATED NORTHWEST TO SOUTHEAST UNLESS TREES ARE ON EAST SIDE OF BLDG. IN THIS CASE STAKE NORTH TO SOUTH.



TREE PLANTING DETAIL
N.T.S.



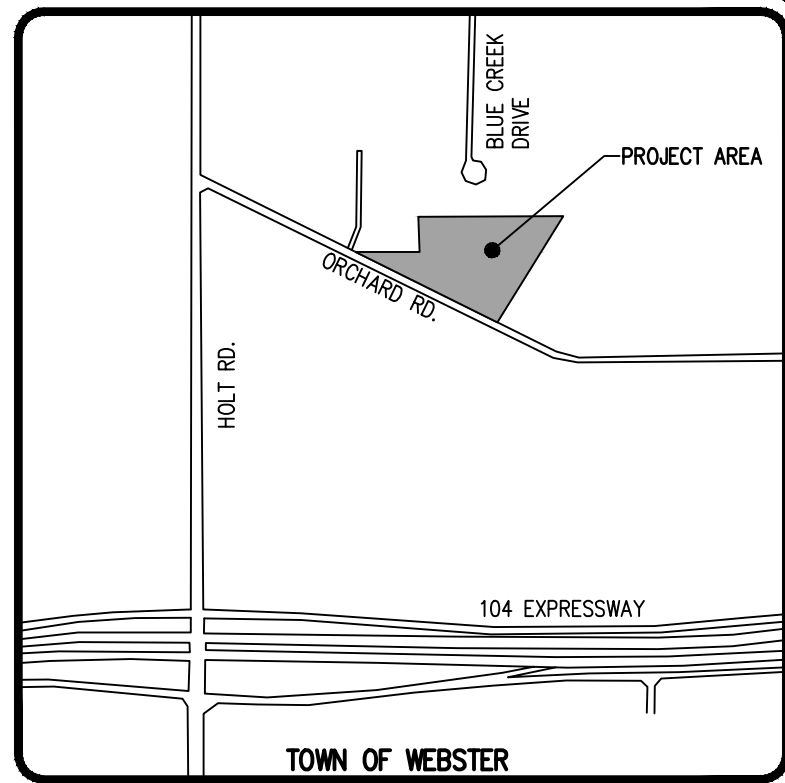
FENCE WITH EVERGREENS SCREENING DETAIL
N.T.S.

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

APPROVALS

BY: COMMISSIONER OF PUBLIC WORKS	DATE:
BY: TOWN HIGHWAY SUPERINTENDENT	DATE:
BY: TOWN ASSESSOR	DATE:
BY: FIRE MARSHAL	DATE:
BY: PLANNING BOARD CHAIRMAN	DATE:
BY: WEBSTER SEWER DISTRICT	DATE:



LOCATION MAP
NOT TO SCALE

LEGEND

	BOUNDARY LINE
	PROPOSED LOT LINE
	CENTERLINE
	SETBACK LINE
	EX. WATERMAIN, HYDRANT AND VALVE
	PROP. WATERMAIN, HYDRANT AND VALVE
	EXISTING STORM SEWER, AND MANHOLE
	PROPOSED STORM SEWER, MANHOLE AND INLET
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER AND MANHOLE
	EXISTING TREELINE
	PROPOSED TREE LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED GRADE

SEED MIX LEGEND:

STORMWATER MANAGEMENT POND MIX;
'OBL. WETLAND MIX'; ERNST CONSERVATION SEEDS (ERNMX-131); ELEV. 383-384, AS SHOWN ON PLAN.
SEEDING RATE: 15 LBS/AC. OR 1/3 LB - 1/2 LB/1,000 SF.

SITE PLANT MATERIALS LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
23	PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8'-10'	B&B	

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

BY	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
WWW.BMEPC.COM
10 LIFEBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
565-377-7360



SIENNA RESERVE
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
INSITE LAND DEVELOPMENT, INC.
28 WILLOW PARK DRIVE, SUITE 300
PERFECT, NY 14328

LANDSCAPING PLAN
PROJECT: LOCATION: CLIENT: DRAWING TITLE:

PROJECT MANAGER: M. BOGOLJEVSKI
PROJECT ENGINEER: M. SERENI
DRAWN BY: A. D'ANGELO
SCALE: 1"=50'
DATE ISSUED: JUNE 6, 2025
PROJECT NO.: 2723
DRAWING NO.: 22

UTILITY NOTES:

1. THE SETBACK LINES AND NOTES RELATING TO SETBACK SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS (AND APPROVALS UNDER SECTION 278 OF TOWN LAW) OF THE TOWN OF WEBSTER AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
2. BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
3. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEBSTER, THE APPROPRIATE AGENCIES (IE, MONROE COUNTY WATER AUTHORITY, AND THE MONROE COUNTY HEALTH DEPARTMENT) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
5. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
6. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR AVAILABLE UTILITY COMPANY RECORD PLANS. EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CALL THE UFPO HOTLINE AT 1(800)962-7962 OR 811 FOR STAKE-OUT OF EXISTING UTILITIES.
7. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.

WATERMAINS:

8. WATERMAINS AND APPURTENANCES TO BE CONSTRUCTED TO THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY. SEE PUBLIC WATER SYSTEM NOTES (BME DRAWING #2723-18).
9. THE FOLLOWING COMPUTER SIMULATED FLOW TESTS WERE PERFORMED BY THE MCWA:

TEST LOCATED AT ORCHARD ROAD, EAST OF LINDA LANE, TOWN OF WEBSTER
PRESSURE ZONE: 610
TEST ELEVATION: 393
SIMULATED SUPPLY CURVE:

Q (GPM)	PRESSURE (PSI)	HEAD (FT)
0	85.6	197.7
400	62.6	144.6
800	34.8	80.4
1,200	0	0.0

THE PRESSURE AND FLOW DATA PROVIDED HEREIN REPRESENTS A COMPUTER SIMULATED AVERAGE ESTIMATED VALUE AT THIS LOCATION IN THE DISTRIBUTION SYSTEM FROM KNOWN AND/OR ESTIMATED SYSTEM VARIABLES. THE FLOW VALUES INDICATED BY THE SUPPLY CURVE MAY VARY GREATLY DEPENDING ON DEMANDS, OPERATIONAL PARAMETERS, SYSTEM CONFIGURATIONS, SUBSEQUENT MODIFICATIONS AND OTHER RELATED CRITERIA.

SANITARY SEWERS:

10. ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF WEBSTER.
11. SANITARY SEWERS, HOUSE LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF WEBSTER.
12. SANITARY SEWER PIPE SHALL BE 8" PVC SDR-35 OR AS NOTED ON THE PLAN.
13. INFILTRATION AND EXFILTRATION SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS OF SANITARY SEWERS. IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM-C-828-86, ENTITLED "STANDARD PRACTICE FOR LOW PRESSURE AIR TEST OF VITRIFIED CLAY PIPE LINES." SANITARY MANHOLES SHALL BE TESTED FOR EXFILTRATION.

WATER TESTING - EACH MANHOLE SHALL BE FILLED WITH A MAXIMUM OF 10 FEET OF WATER, SUBJECTED TO A 24 HOUR TEST AND SHOW A LOSS OF WATER NOT TO EXCEED 15 GALLONS/24 HOURS FOR A 4 FOOT IDMH. INFILTRATION TESTS SHALL ADHERE TO THE SAME LIMITS.

VACUUM TESTING - EACH MANHOLE SHALL BE SUBJECTED TO A VACUUM OF 10 INCHES OF HG FOR ONE MINUTE WITH AN ALLOWABLE LOSS OF 1 INCH OF HG.

14. THE FOLLOWING TESTS SHALL BE PERFORMED ON PVC SANITARY SEWER PIPE:
 - A) DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACK FILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - B) NO PIPE SHALL EXCEED A 5% DEFLECTION.
 - C) 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.
15. NEW SEWERS ARE TO BE PLUGGED WHEN CONNECTED TO EXISTING MANHOLES UNTIL THE NEW SEWERS ARE FLUSHED, TESTED, AND READY FOR SERVICE.
16. A CERTIFIED MANUFACTURER'S REPRESENTATIVE SHALL BE ONSITE TO OBSERVE THE INSTALLATION OF THE INSULATED SANITARY SEWER SECTIONS.

STORM SEWER:

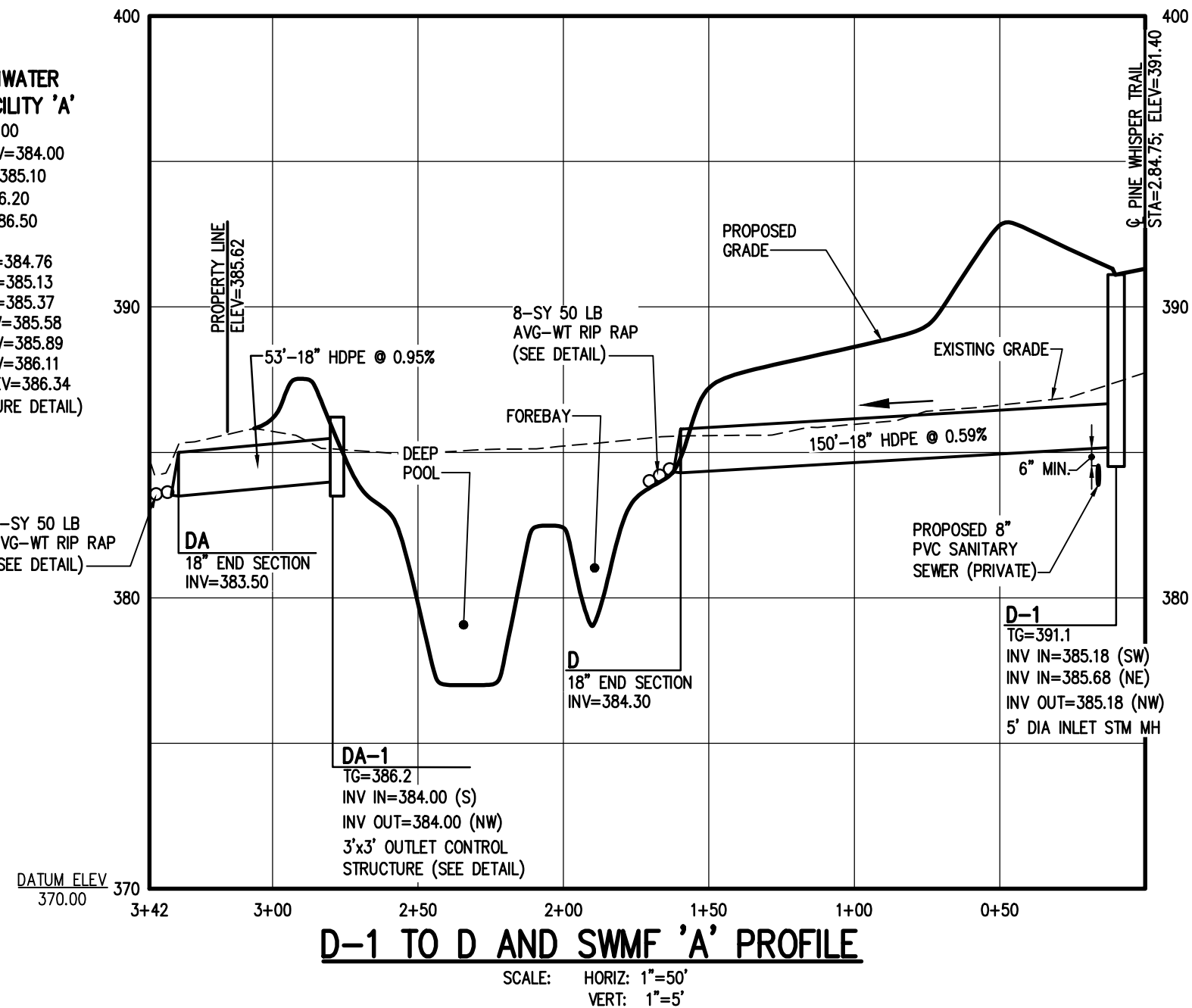
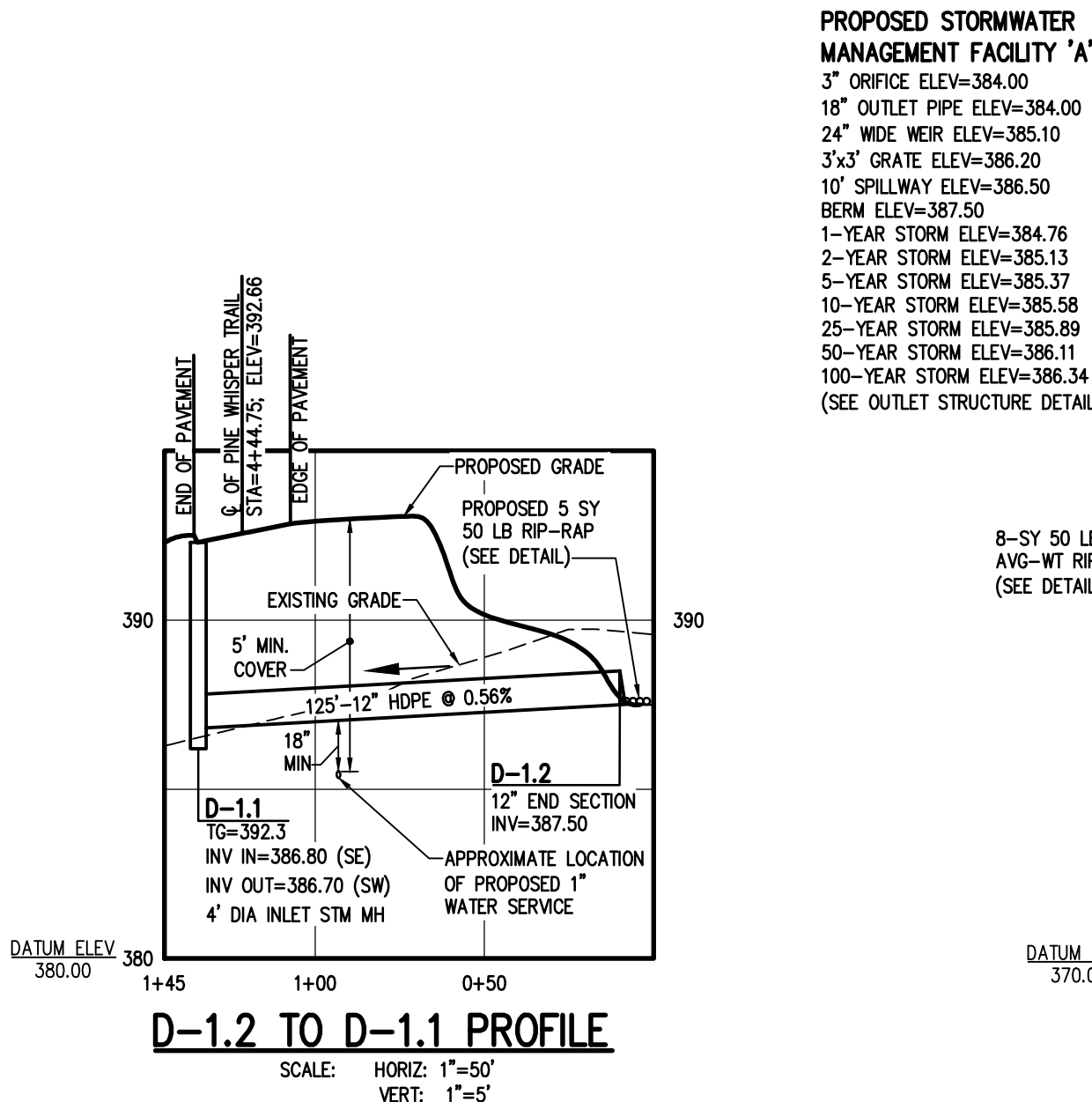
17. STORM SEWERS, HOUSE LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF WEBSTER.
18. STORM SEWER PIPE SHALL BE HDPE OR AS NOTED ON THE PLAN
19. CHECK VALVES TO BE PROVIDED ON SUMP PUMPS.
20. ALL DOWNSPOUTS SHALL DISCHARGE ON SPLASH BLOCKS. FOUNDATION DRAINS SHALL DISCHARGE TO STORM LATERALS VIA SUMP PUMPS.

NOT APPROVED

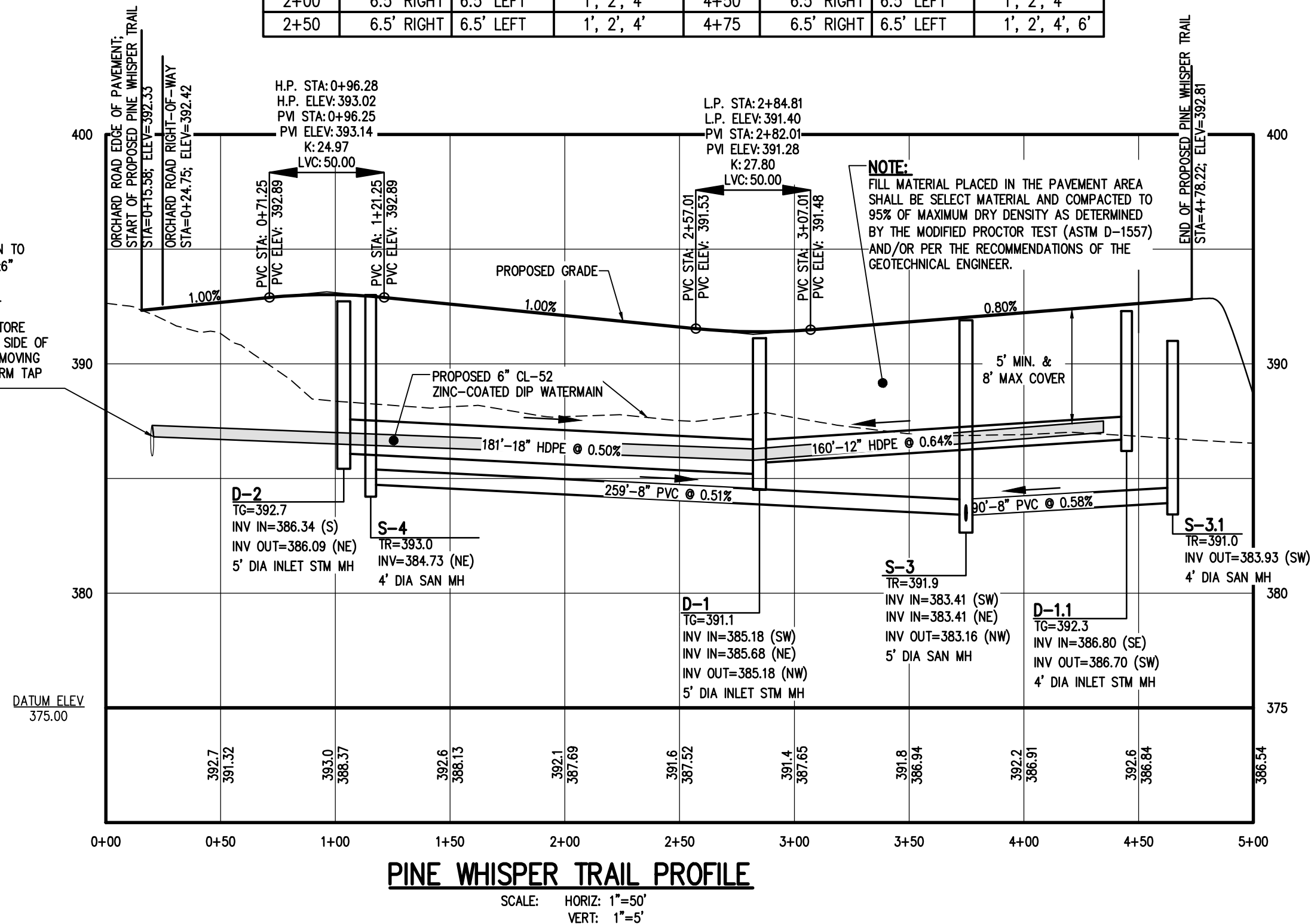
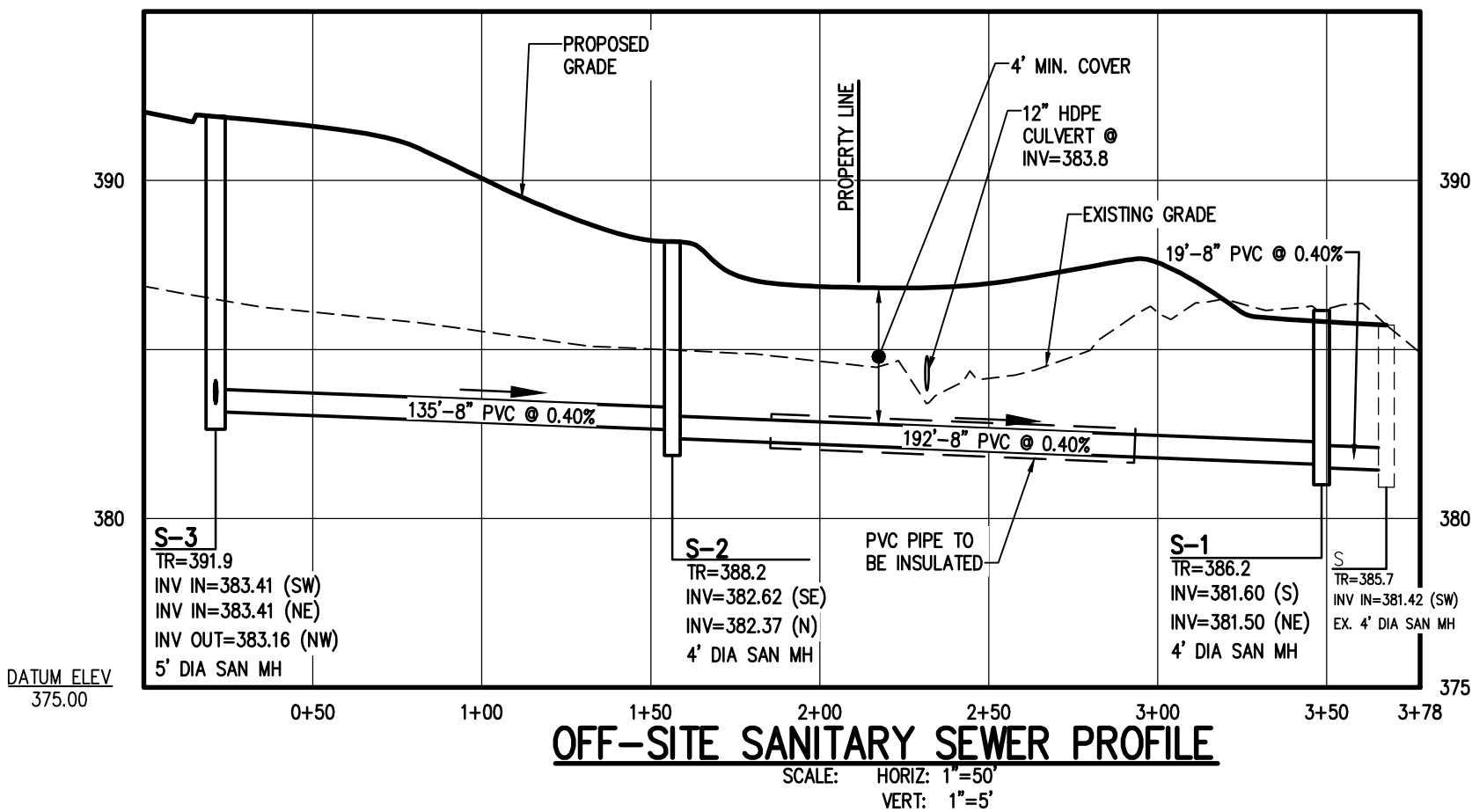
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

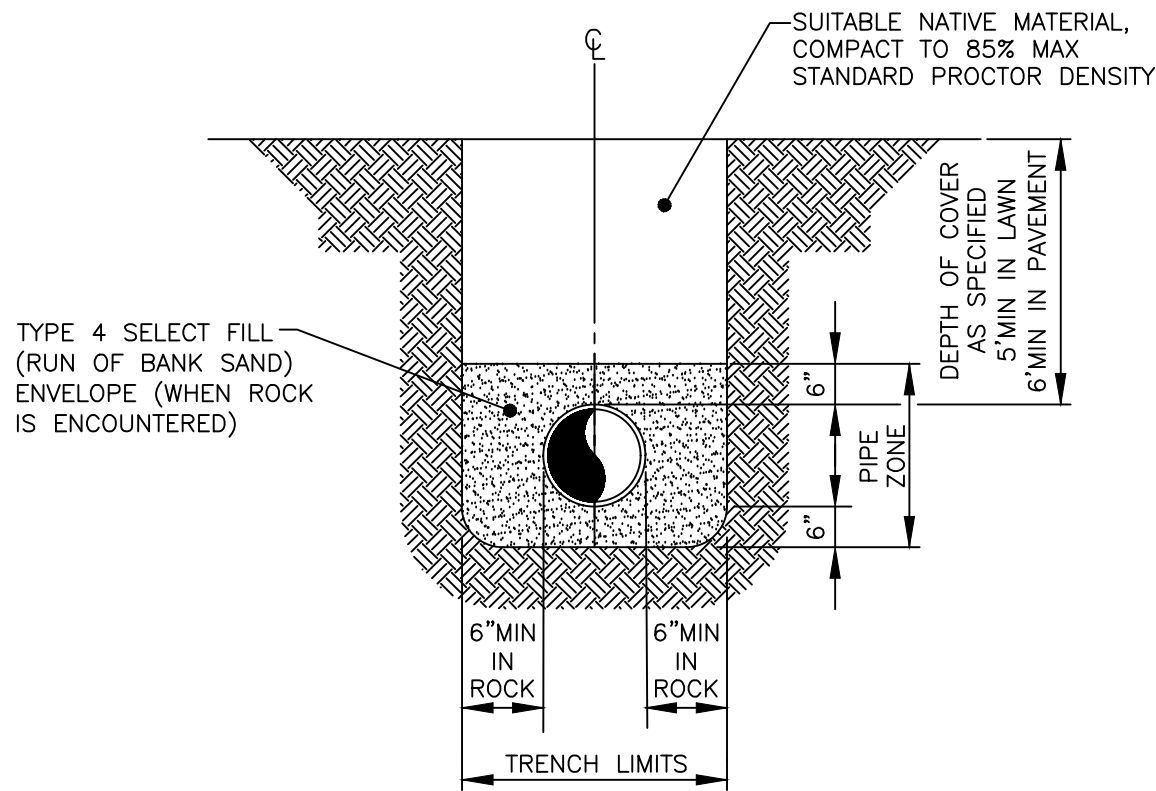
APPROVALS

BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS
BY: _____ DATE: _____
TOWN HIGHWAY SUPERINTENDENT
BY: _____ DATE: _____
TOWN ASSESSOR
BY: _____ DATE: _____
FIRE MARSHAL
BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN
BY: _____ DATE: _____
WEBSTER SEWER DISTRICT



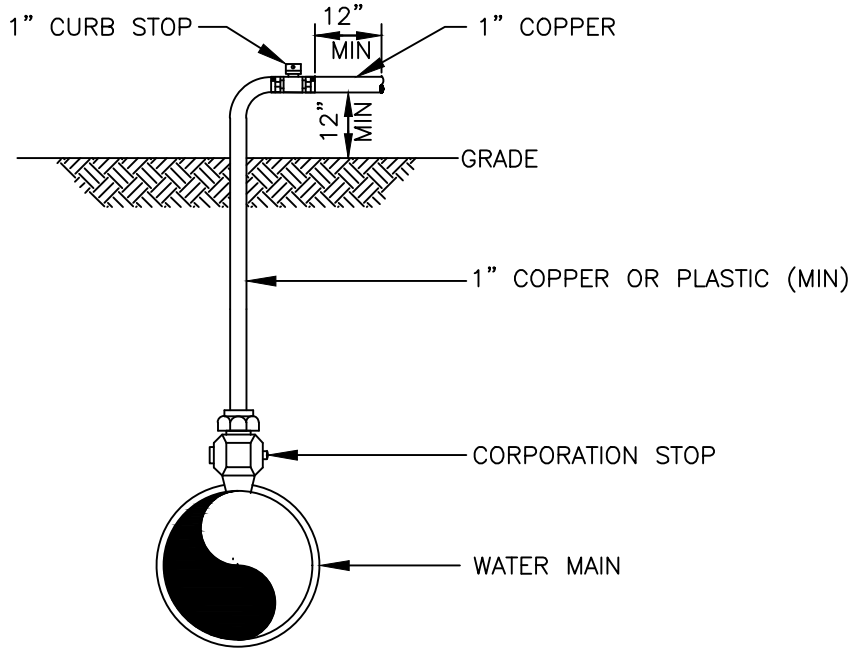
PINE WHISPER TRAIL COMPACTION SCHEDULE									
STATION	CENTERLINE	OFFSET	TEST DEPTH	STATION	CENTERLINE	OFFSET	TEST DEPTH	STATION	CENTERLINE
0+50	6.5' RIGHT	6.5' LEFT	1'	3+00	6.5' RIGHT	6.5' LEFT	1', 2', 4'	4+50	6.5' RIGHT
1+00	6.5' RIGHT	6.5' LEFT	1', 2', 4'	3+50	6.5' RIGHT	6.5' LEFT	1', 2', 4'	4+00	6.5' RIGHT
1+50	6.5' RIGHT	6.5' LEFT	1', 2', 4'	4+00	6.5' RIGHT	6.5' LEFT	1', 2', 4'	4+50	6.5' RIGHT
2+00	6.5' RIGHT	6.5' LEFT	1', 2', 4'	4+50	6.5' RIGHT	6.5' LEFT	1', 2', 4'	4+75	6.5' RIGHT
2+50	6.5' RIGHT	6.5' LEFT	1', 2', 4'	4+75	6.5' RIGHT	6.5' LEFT	1', 2', 4', 6'		





NOTE: EXCAVATION TO MEET OSHA REQUIREMENTS.

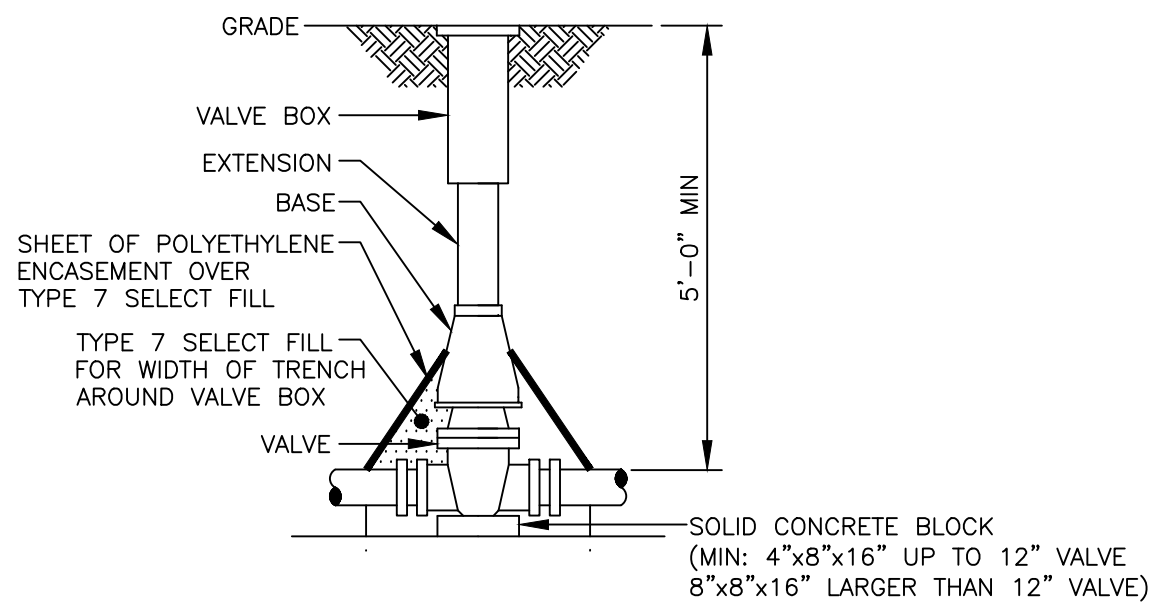
DIP TRENCH
NOT TO SCALE



NOTE: IN THE PRESENCE OF A WATER AUTHORITY REPRESENTATIVE REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY DISINFECTION/SAMPLE TAPS AND REPLACE WITH THREADED BRASS PLUGS.

DISINFECTION/BLOW-OFF/SAMPLING TAP (TEMPORARY)

NOT TO SCALE

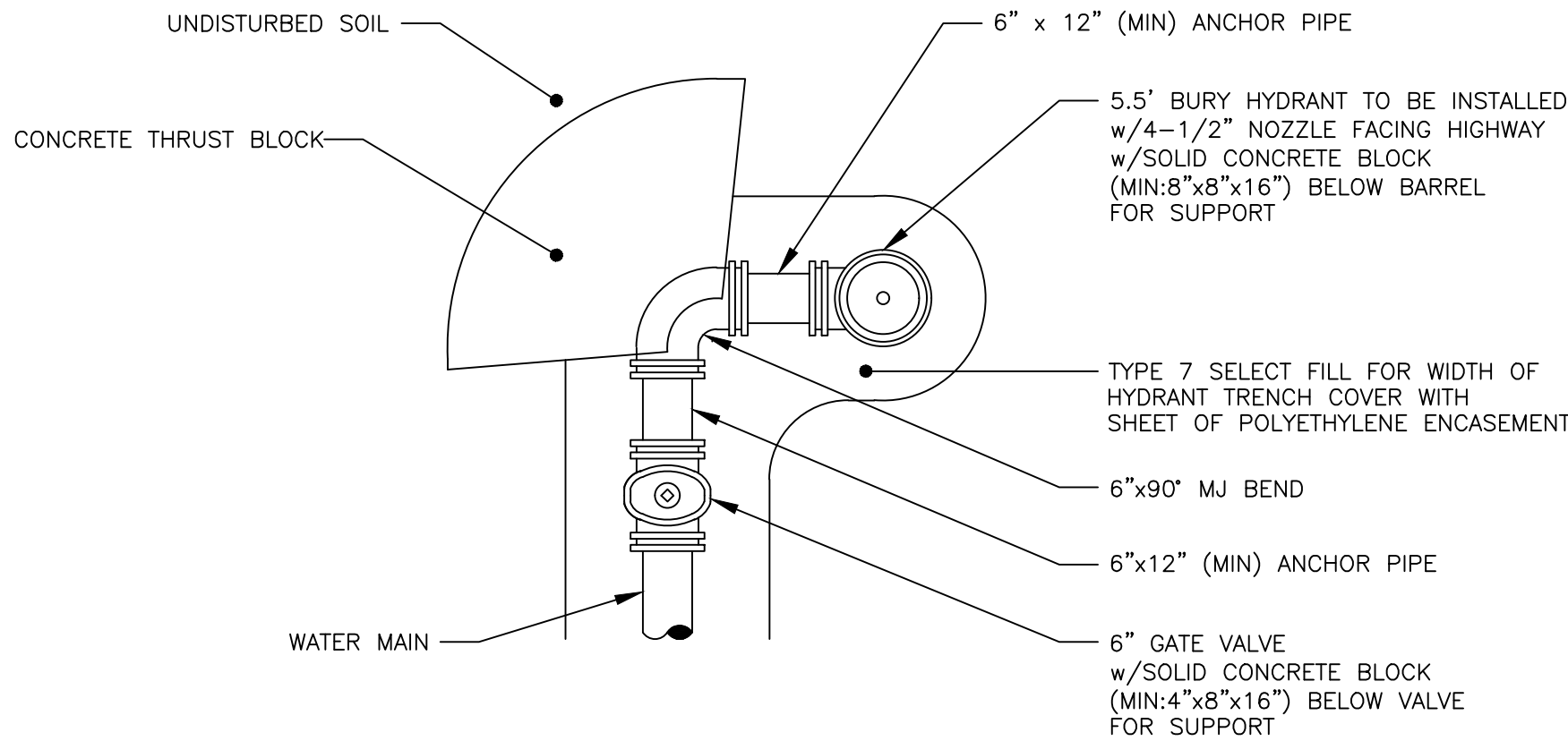


NOTES:

1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL VALVES SHALL BE OPEN LEFT EXCEPT:
TOWN OF WEBSTER - VALVES 12" AND SMALLER SHALL OPEN RIGHT.
TOWN OF HENRIETTA - SHALL OPEN RIGHT

VALVE

NOT TO SCALE



DEAD END PERPENDICULAR HYDRANT ASSEMBLY

NOT TO SCALE

CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) BACKFILL WITH COMPACTED CRUSHER RUN STONE.
II WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) BACKFILL WITH COMPACTED CRUSHER RUN STONE.
III SEWER LINE ABOVE WATER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE (SEE TRENCH DETAIL BELOW) FOR WATER LINE AND SEWER LINE FOR 10 FT. EACH SIDE OF CROSSING.
NOTES WL (WATER LINE) SL (SEWER LINE) D (OUTSIDE DIAMETER OF PIPE) IN NO CASE SHALL PIPES BE CLOSER THAN 18" APART. DISTANCES ARE MEASURED BETWEEN OUTSIDES OF PIPE.		

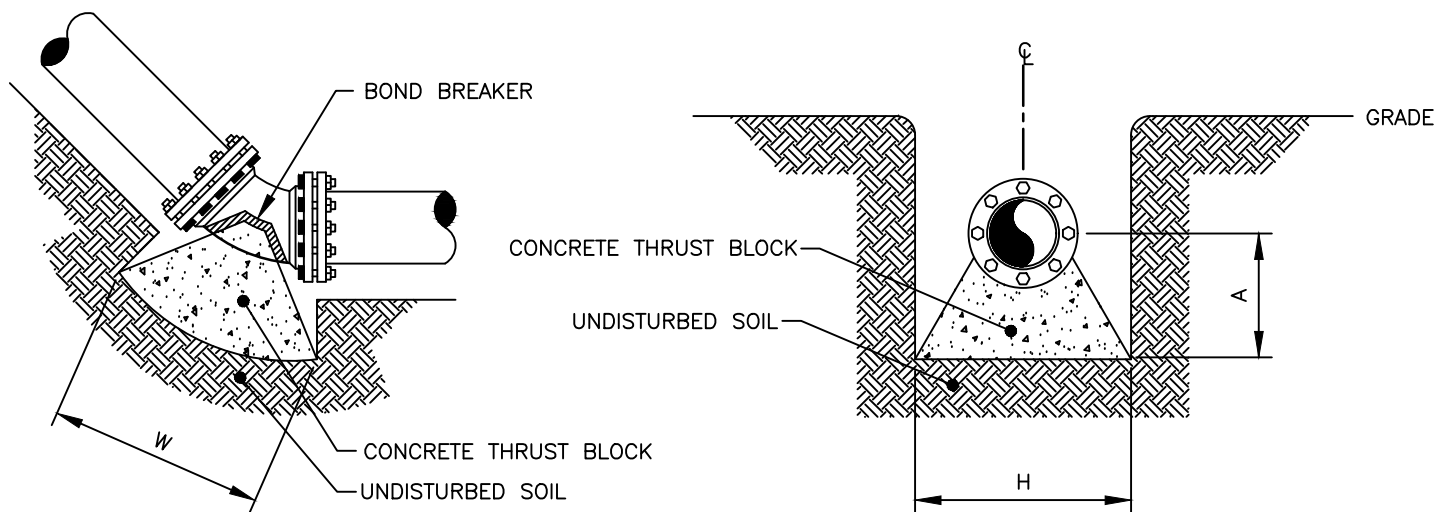
WATERMAIN/SEWER CROSSING DETAIL

NOT TO SCALE

PIPE DIAMETER	BEND OR FITTING														TEE*, CAP PLUG OR
	11½ DEGREE			22½ DEGREE			45 DEGREE			90 DEGREE					
	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)	H (FT)	W (FT)	A (FT)			
6"	1.0	1.0	1.5	1.0	1.5	1.5	2.0	1.5	2.0	2.5	1.5	1.5	2.5	1.0	

* SIZE BLOCK BASED ON BRANCH DIAMETER.
SOIL BEARING STRENGTH - 2,000 PSF
200 PSI TEST PRESSURE

HORIZONTAL AND VERTICAL UP THRUST BLOCKS

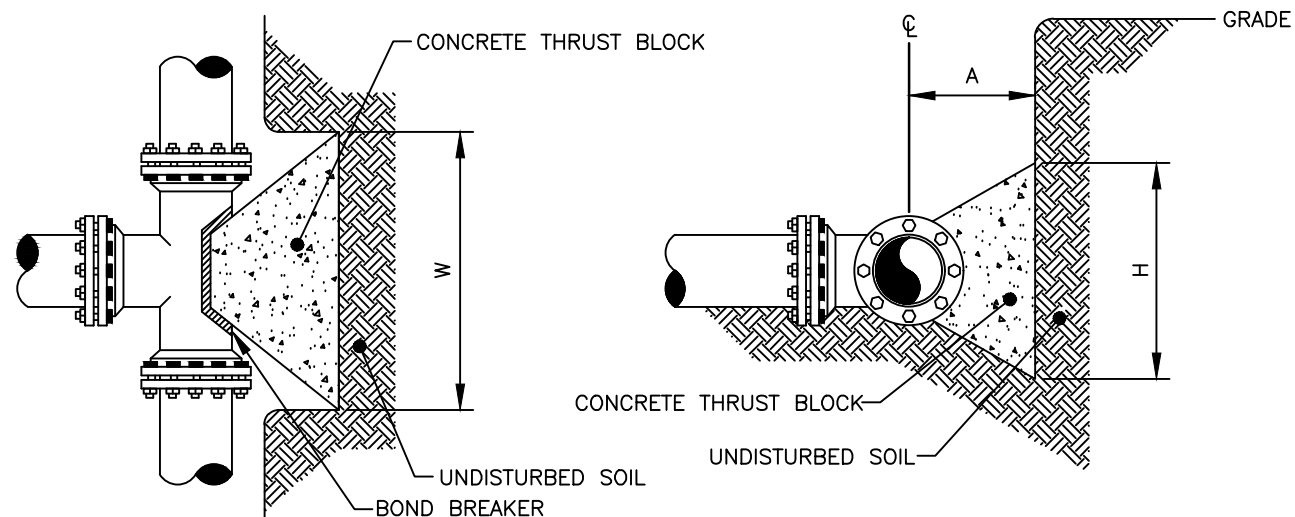


BEND PROFILE

BEND ELEVATION

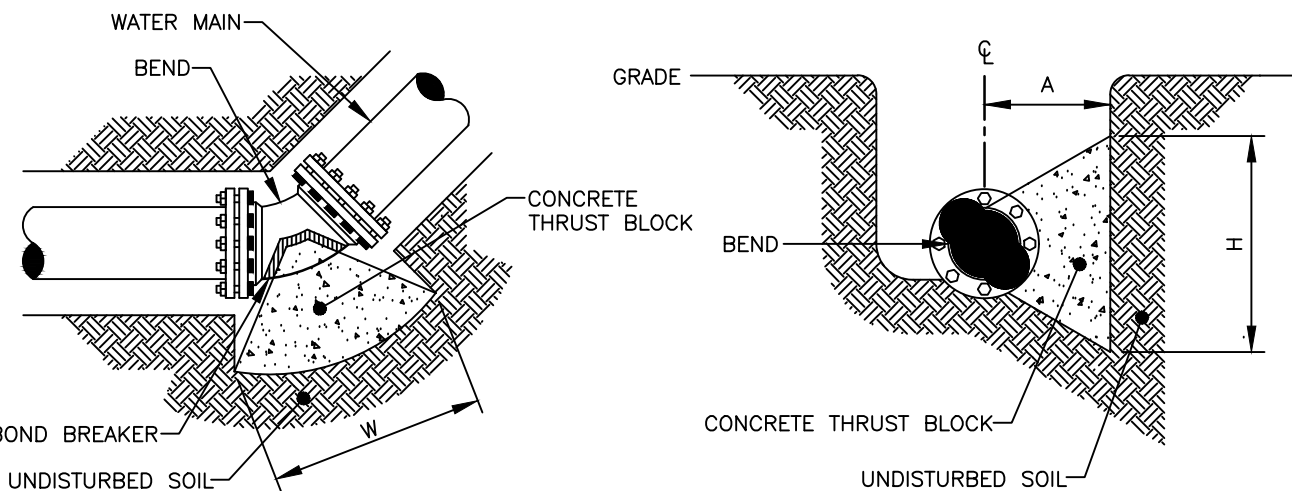
VERTICAL UP THRUST BLOCKS

NOT TO SCALE



TEE PLAN

TEE ELEVATION

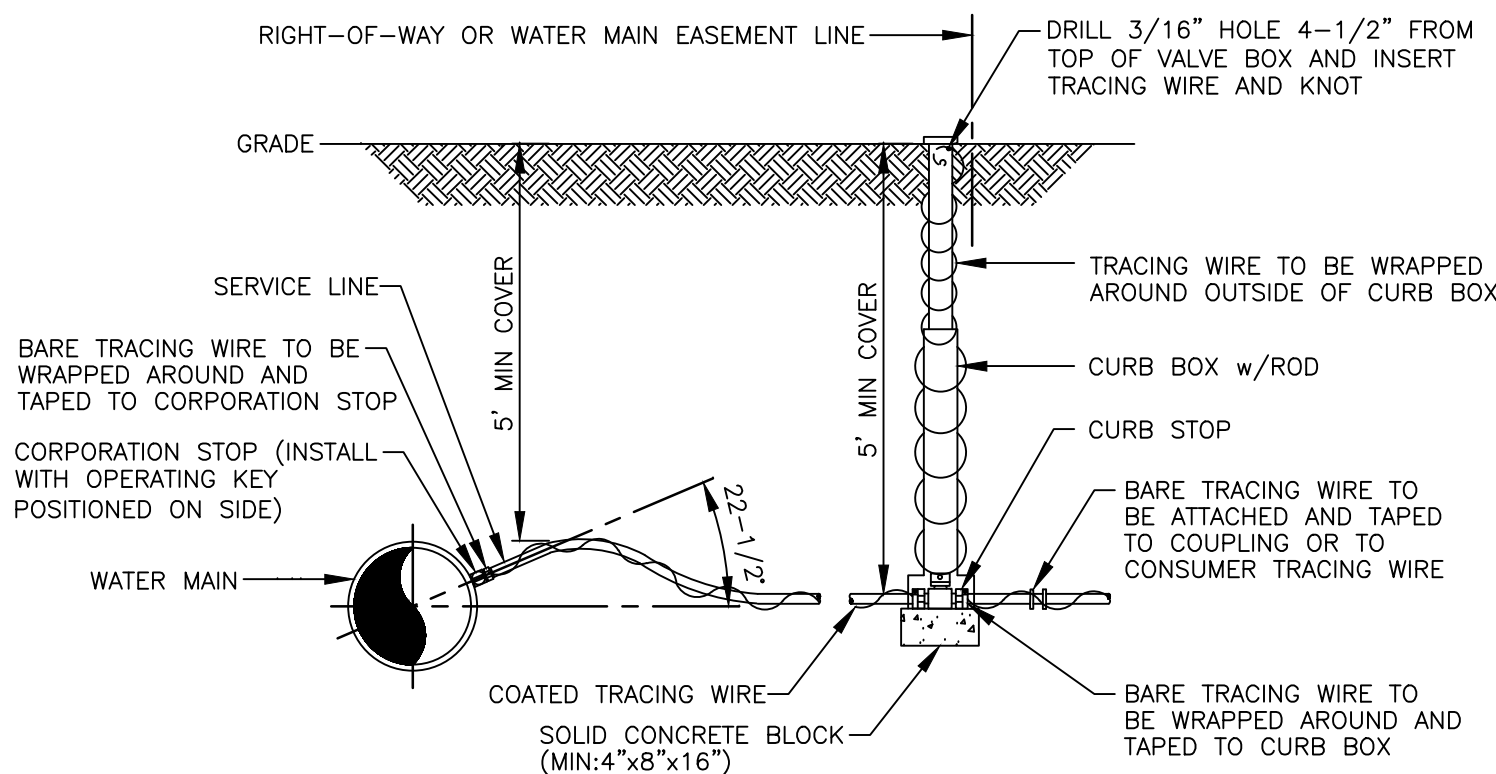


BEND PLAN

BEND ELEVATION

HORIZONTAL THRUST BLOCKS

NOT TO SCALE



NOTES:

1. COPPER SERVICE TO BE USED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. TRACING WIRE TO BE USED WITH POLYETHYLENE SERVICE ONLY.

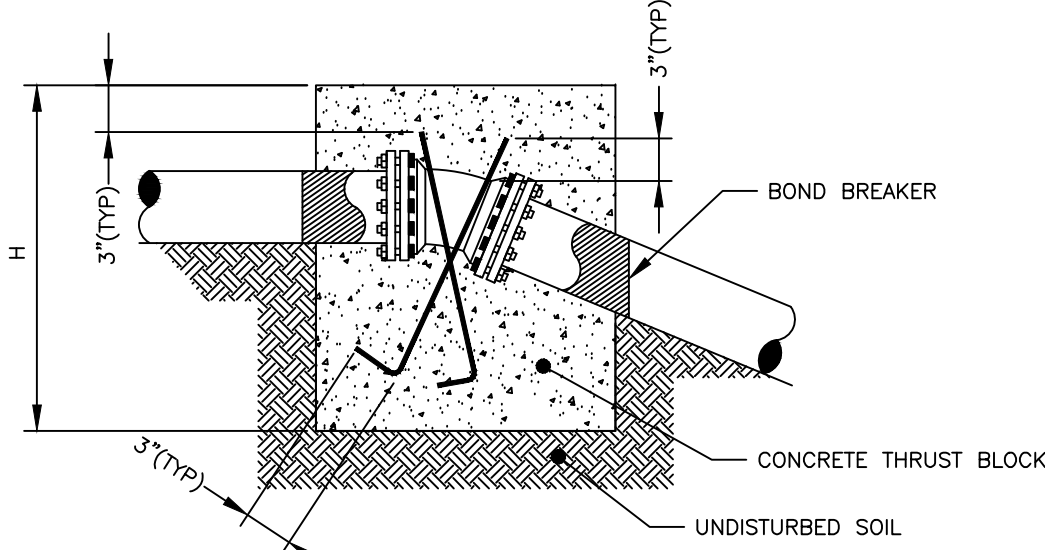
SERVICE INSTALLATION

NOT TO SCALE

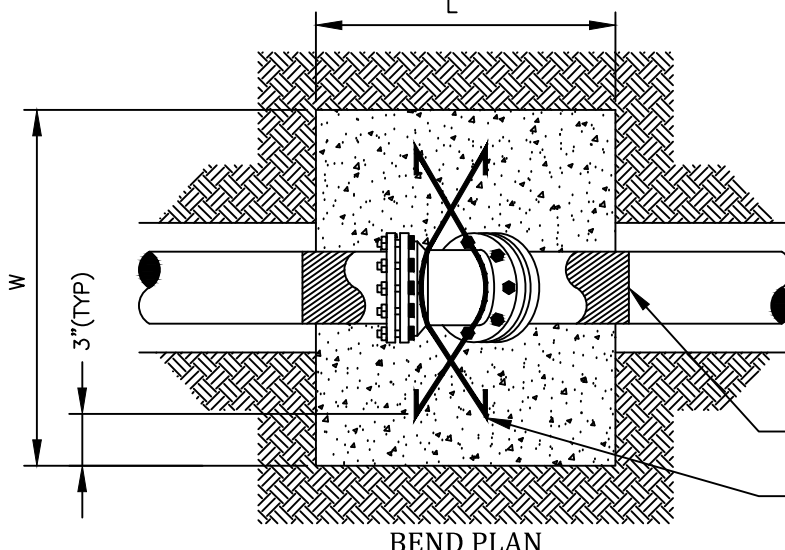
PIPE DIAMETER	BEND															
	11 1/4 DEGREE				22 1/2 DEGREE				45 DEGREE				90 DEGREE			
	L (FT)	W (FT)	H (FT)	VOL (CY)	L (FT)	W (FT)	H (FT)	VOL (CY)	L (FT)	W (FT)	H (FT)	VOL (CY)	L (FT)	W (FT)	H (FT)	VOL (CY)
6"	3.0	3.0	3.0	1.0	3.0	4.0	3.5	1.5	3.0	6.0	4.2	2.5	3.0	6.2	4.5	3.0

SOIL BEARING STRENGTH - 2,000 PSF
200 PSI TEST PRESSURE

VERTICAL DOWN THRUST BLOCKS



BEND ELEVATION



BEND PLAN

NOTES:
1. THRUST BLOCKS SHALL BE CENTERED HORIZONTALLY ON BENDS.
2. VOLUMES SHOWN IN CHART ARE MINIMUMS.

VERTICAL DOWN THRUST BLOCKS

NOT TO SCALE

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

APPROVALS

BY: COMMISSIONER OF PUBLIC WORKS	DATE:
BY: TOWN HIGHWAY SUPERINTENDENT	DATE:
BY: TOWN ASSESSOR	DATE:
BY: FIRE MARSHAL	DATE:
BY: PLANNING BOARD CHAIRMAN	DATE:
BY: WEBSTER SEWER DISTRICT	DATE:

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "Altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

PROJECT	LOCATION	CLIENT	DRAWING TITLE
SIENNA RESERVE	TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE	INSITE LAND DEVELOPMENT, INC. 28 WILLOW PARK DRIVE PERFECT, NY 14268	WATERMAIN DETAIL SHEET

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
WWW.BMEPC.COM
565-377-7360
10 LIFEBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450



SIENNA RESERVE
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
INSITE LAND DEVELOPMENT, INC.
28 WILLOW PARK DRIVE
PERFECT, NY 14268
WATERMAIN DETAIL SHEET

PROJECT	LOCATION	CLIENT	DRAWING TITLE
SIENNA RESERVE	TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE	INSITE LAND DEVELOPMENT, INC. 28 WILLOW PARK DRIVE PERFECT, NY 14268	WATERMAIN DETAIL SHEET

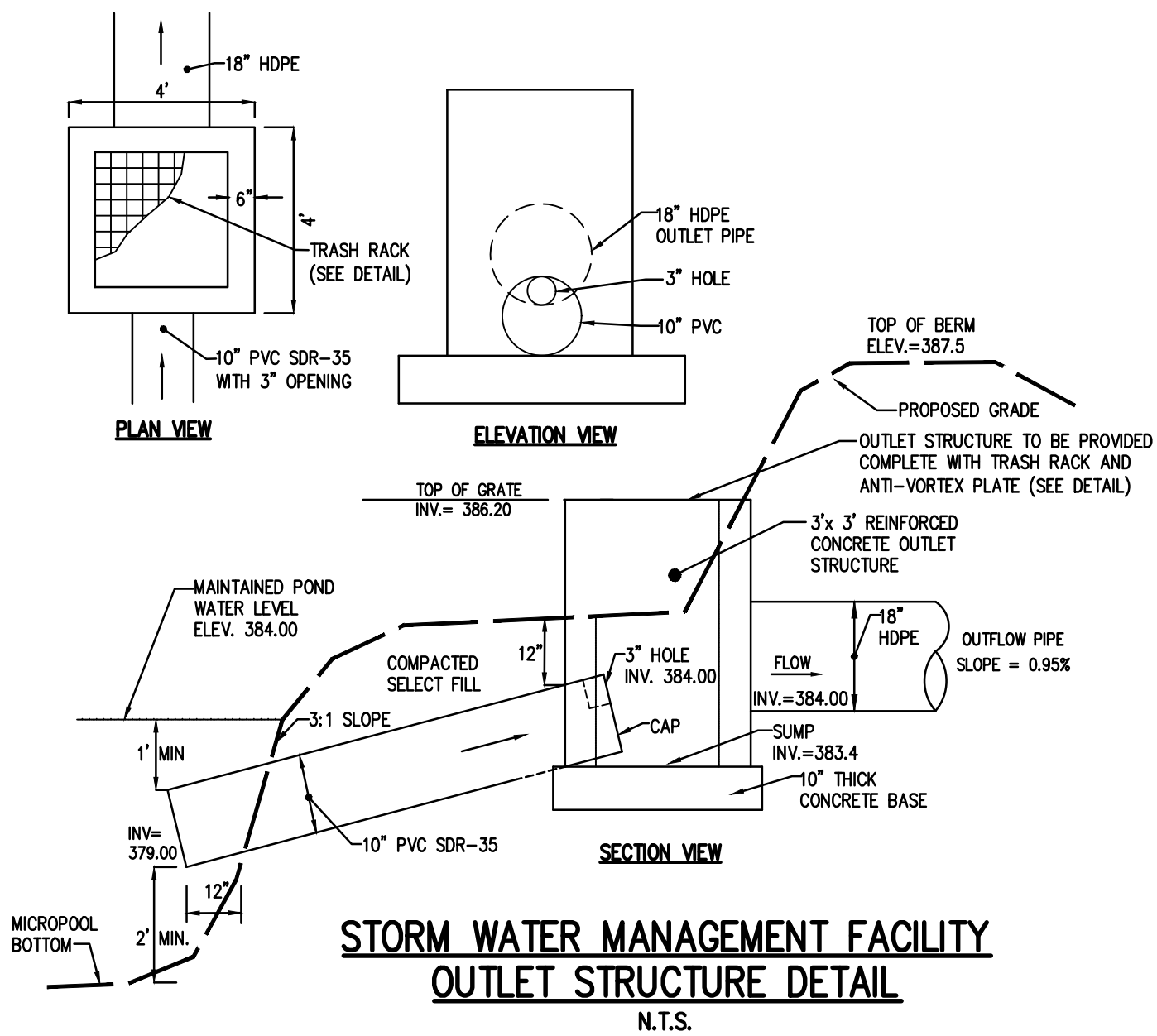
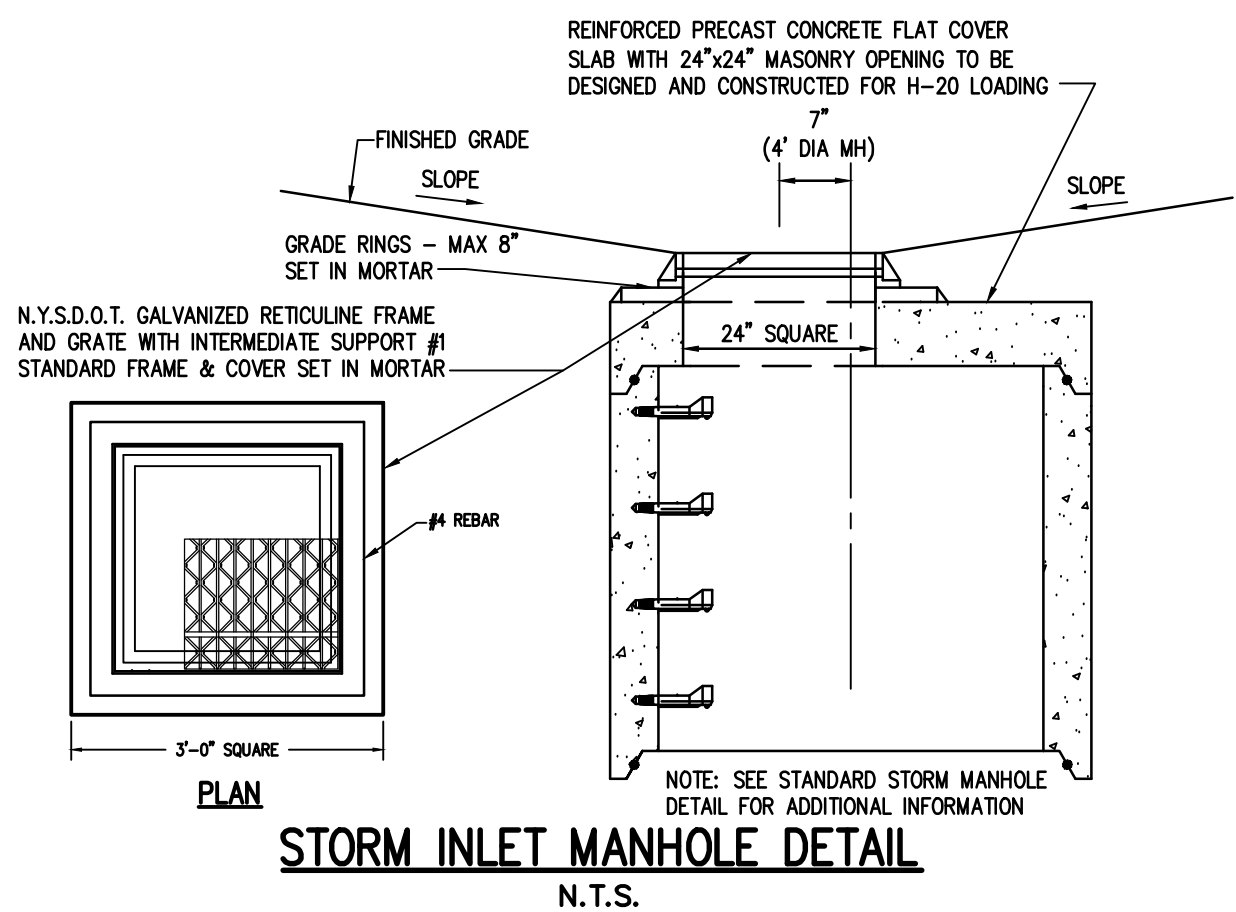
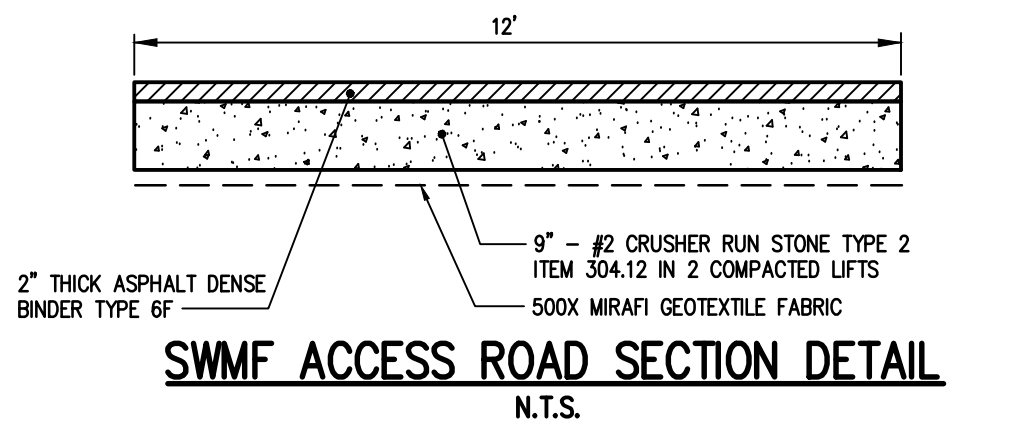
PROJECT MANAGER	DATE
PROJECT ENGINEER	DATE
DRAWN BY	DATE
SCALE	DATE ISSUED
N.T.S.	JUNE 6, 2025
PROJECT NO.	

2723

DRAWING NO.

24

CLIENT	TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE INSTIE LAND DEVELOPMENT, INC. 28 WILLOW POND WAY, SUITE 300 PENFIELD, NY 14526
LOCATION	
DRAWING TITLE	FINAL STORMWATER MANAGEMENT FACILITIES AND STORM SEWER DETAIL SHEET



This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

BY:	DATE:
COMMISSIONER OF PUBLIC WORKS	
BY:	DATE:
TOWN HIGHWAY SUPERINTENDENT	
BY:	DATE:
TOWN ASSESSOR	
BY:	DATE:
FIRE MARSHAL	
BY:	DATE:
PLANNING BOARD CHAIRMAN	
BY:	DATE:
WEBSTER SEWER DISTRICT	

7			
6			
5			
4			
3			
2			
1			
REVISIONS		DATE	BY

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFTBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450

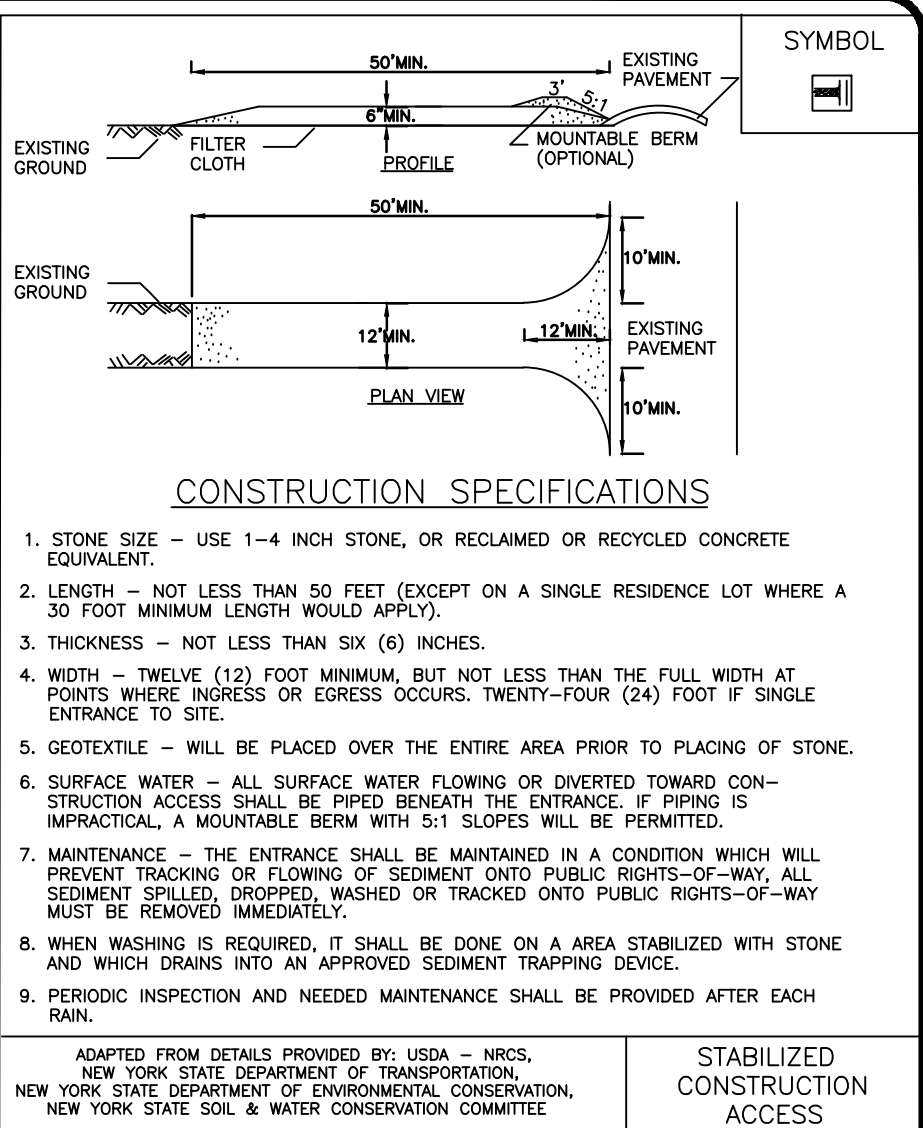
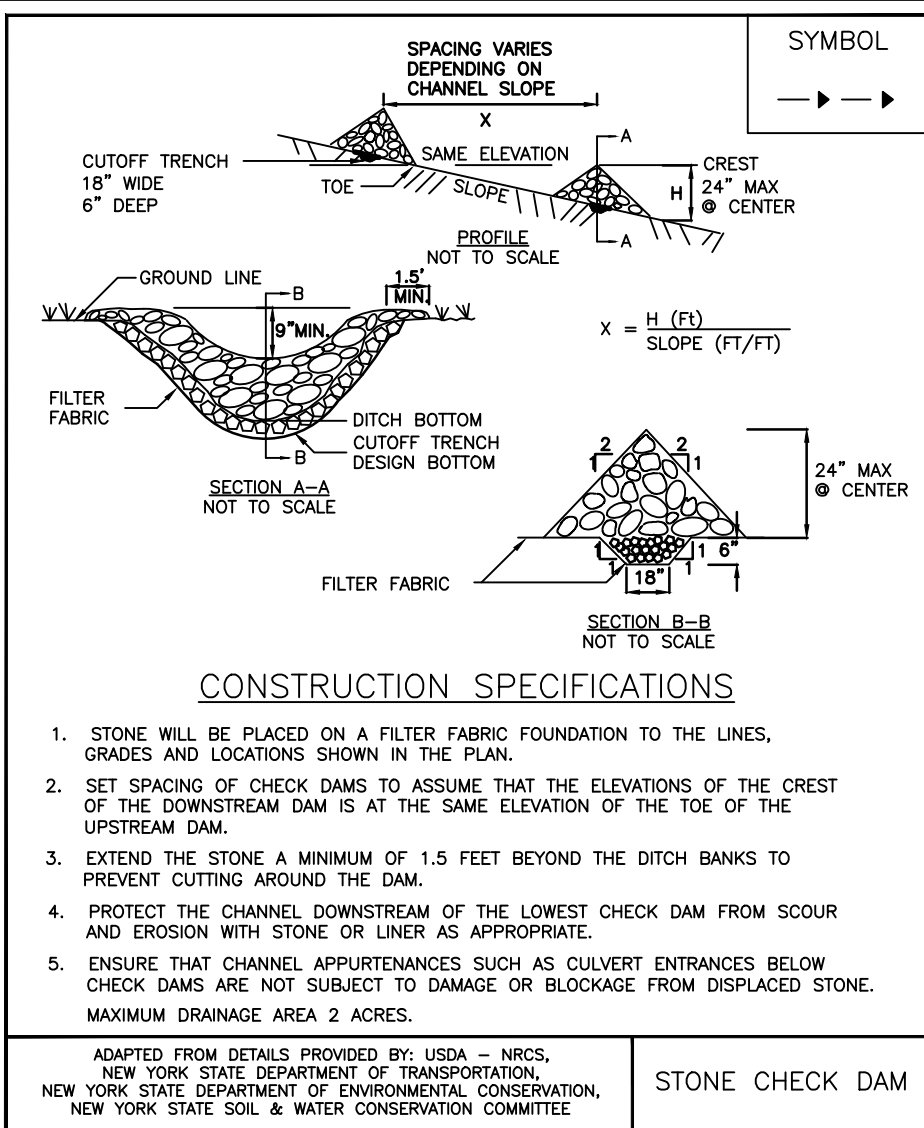
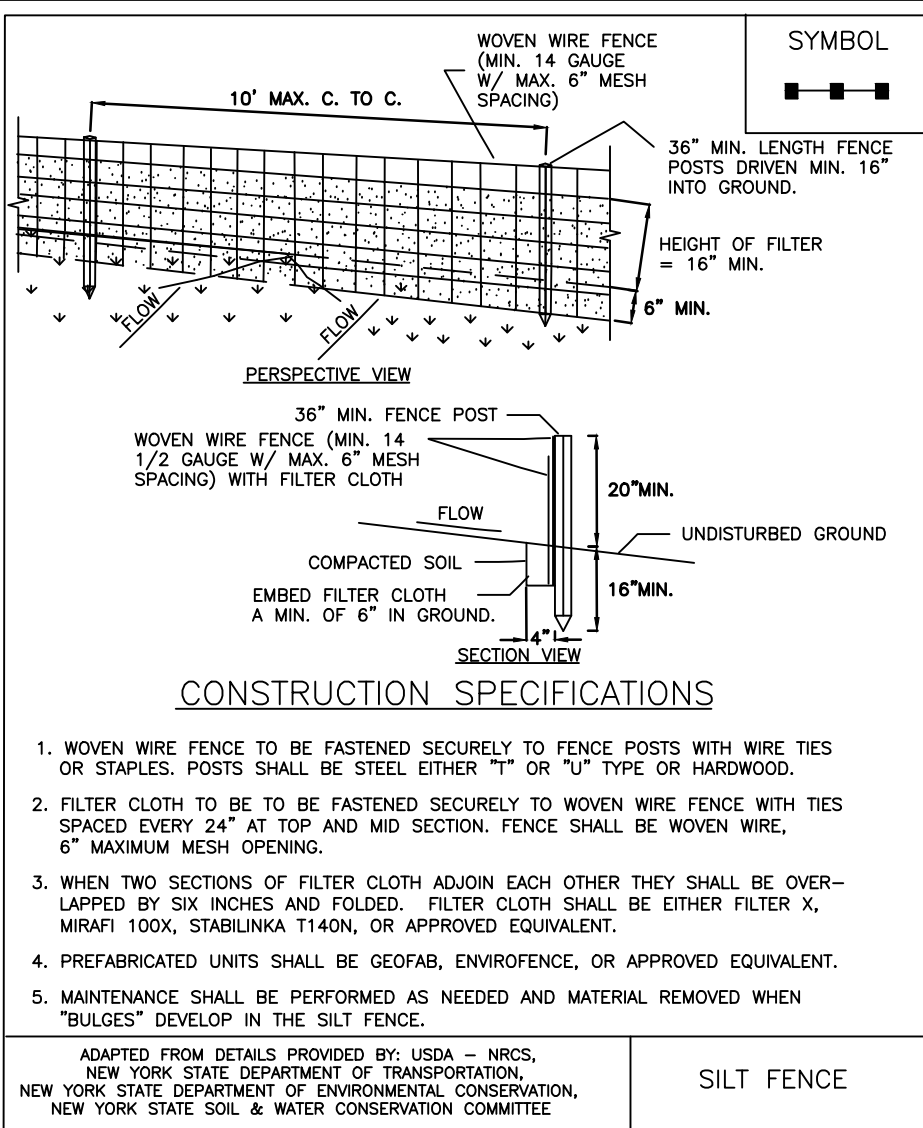
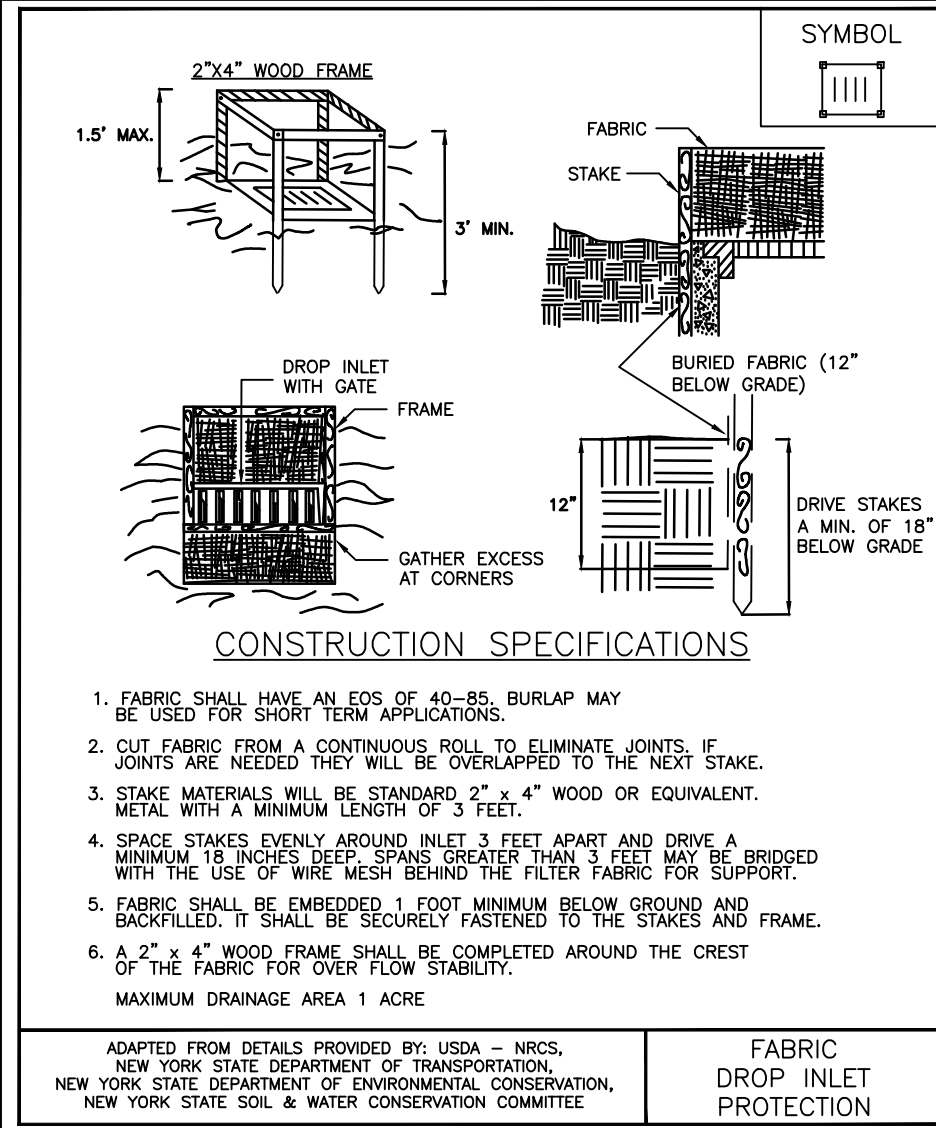
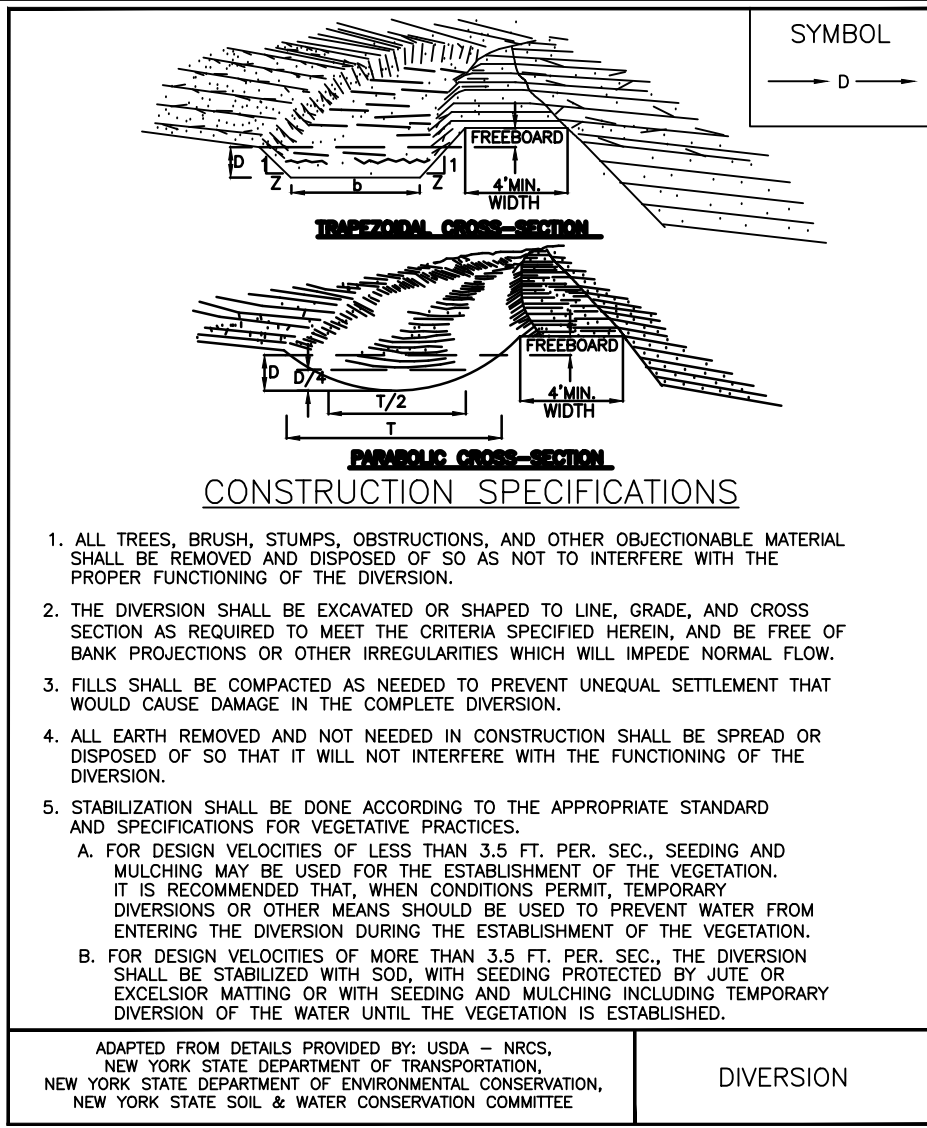
WWW.BMEPCOM
585-377-7360



PROJECT	SIENNA RESERVE
LOCATION	TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
CLIENT	INSITE LAND DEVELOPMENT, INC. 28 WILLOW POND WAY, SUITE 300 PENFIELD, NY 14526
DRAWING TITLE	STORMWATER MANAGEMENT FACILITY AND STORM SEWER DETAIL SHEET FINAL

PROJECT MANAGER	
M BOGOJEVSKI	
PROJECT ENGINEER	
M SERENI	
DRAWN BY	
A D'ANGELO	
SCALE	DATE ISSUED
N.T.S.	JUNE 6, 2025
PROJECT NO.	
2723	
DRAWING NO.	
26	

P:\2723 Drawings\NYAL\2723 Detail Base.dwg



CONSTRUCTION EROSION CONTROL NOTES:

1. THE CONSTRUCTION ACTIVITIES FOR THIS PROJECT REQUIRE THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT ONLY INCLUDES EROSION & SEDIMENT CONTROLS. THIS SWPPP CONSISTS OF THE PROJECT PLANS, INCLUDING THE GRADING, CONSTRUCTION EROSION CONTROL PLAN AND DETAIL SHEET, AND THE TOWN OF WEBSTER DESIGN AND CONSTRUCTION SPECIFICATIONS REGARDING STORMWATER CONTROL. THE PLANS FOR THIS PROJECT ARE INTENDED TO CONFORM WITH THE NYSDEC GENERAL PERMIT GP-D-25-001 AND THE REQUIREMENTS OF LOCAL AND NYSDEC AUTHORITIES.
2. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIRED SWPPP. THE OWNER'S CONTRACTOR, SUB-CONTRACTOR AND ALL OTHERS ASSOCIATED WITH THE IMPLEMENTATION OF THE PLAN SHALL BE FAMILIAR WITH THE PLAN AND THE CONDITIONS OF THE NYSDEC GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
3. ANY MODIFICATIONS OR DEVIATIONS FROM THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT FACILITIES, SHALL BE DOCUMENTED IN THE INSPECTION REPORT AND CONSIDERED PART OF THE SWPPP FOR THE PROJECT.
4. THE OWNER IS RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITY WITH NYSDEC PRIOR TO COMMENCING ANY CONSTRUCTION. A COPY OF THE NOI SHALL BE KEPT ON-SITE AND PROVIDED TO THE MUNICIPALITY.
5. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ON SITE INSPECTIONS BY A LICENSED PROFESSIONAL REGARDING EROSION CONTROL. DURING CONSTRUCTION, INSPECTIONS ARE TO BE PROVIDED AT A MINIMUM OF TWICE A WEEK FOR DISTURBANCES OF 5 ACRES AND GREATER AND ONCE A WEEK FOR DISTURBANCES LESS THAN 5 ACRES. AN INSPECTION REPORT LOG AND THE SWPPP ARE TO BE KEPT ON-SITE BY THE OWNER.
6. FOR SITES WHERE SOIL DISTURBANCE ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED (E.G. WINTER SHUTDOWN) AND TEMPORARY STABILIZATION MEASURES HAVE BEEN APPLIED TO ALL DISTURBED AREAS, THE OWNER/OPERATOR MAY REDUCE THE SELF-INSPECTION FREQUENCY, BUT SHALL MAINTAIN A MINIMUM OF MONTHLY INSPECTIONS. (30 CALENDAR DAYS)
7. THE OWNER'S CONTRACTOR/REPRESENTATIVE SHALL IDENTIFY AT LEAST ONE INDIVIDUAL TO BE TRAINED FROM THEIR COMPANY THAT WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP. THE INDIVIDUAL MUST RECEIVE (4) HOURS OF NYSDEC TRAINING EVERY (3) YEARS. THE OWNER/OPERATOR SHALL ENSURE THAT AT LEAST ONE OF THE TRAINED INDIVIDUALS IS ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED.
8. FOR DISTURBANCES LESS THAN 5 ACRES, IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN 14 DAYS. FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY GROUNDCOVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. ADDITIONAL TIME FRAMES FOR STABILIZATION ARE SUBJECT TO THE REQUIREMENTS OF A REGULATED TRADITIONAL LAND USE MSA.
9. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.
10. ALL DISTURBED AREAS TO BE RESTORED PER TABLE 5.2 SOIL RESTORATION REQUIREMENTS FOUND IN CHAPTER 5: RUNOFF REDUCTION TECHNIQUES OF THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL. PLEASE REVIEW WITH PROJECT MANAGER.
11. ALL DISTURBED AREAS TO BE RECLAIMED WITH A MINIMUM OF 6" TOPSOIL.
12. AREAS OR EMBANKMENTS REQUIRING AN EROSION CONTROL BLANKET SHALL UTILIZE ECS-1B (EASTCOAST) OR AN APPROVED EQUIVALENT.
13. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENED BY DISKING, RAKING, OR BACK-BLADING WITH A BULLDOZER. IMMEDIATELY FERTILIZE WITH 300 LBS PER ACRE (OR 7 LBS. PER 1000 SQ. FT.) OF 10-10-10 FERTILIZER. IMMEDIATELY SEED WITH THE FOLLOWING MIX:

LBS./ACRE	LBS./1000 SQ. FT.
ANNUAL RYEGRASS	40
PERENNIAL RYEGRASS	40
ORCHARD GRASS	40
WHITE CLOVER (+ INOCULANT)	4

SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL.
14. DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

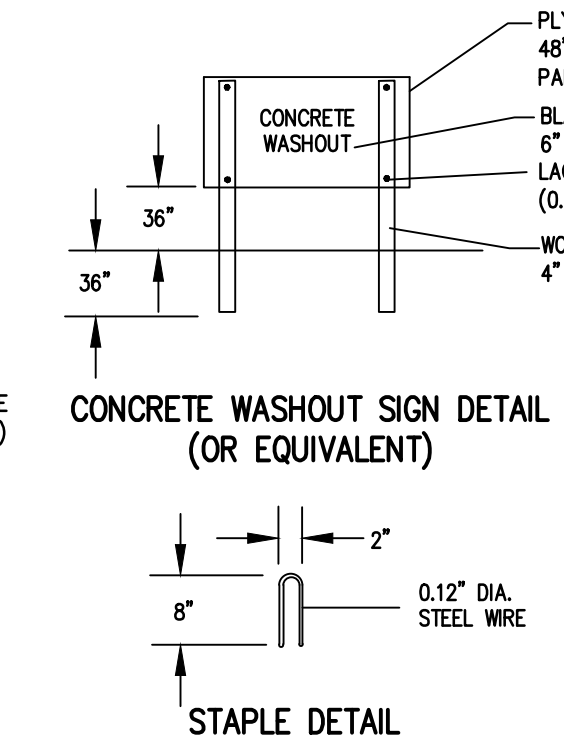
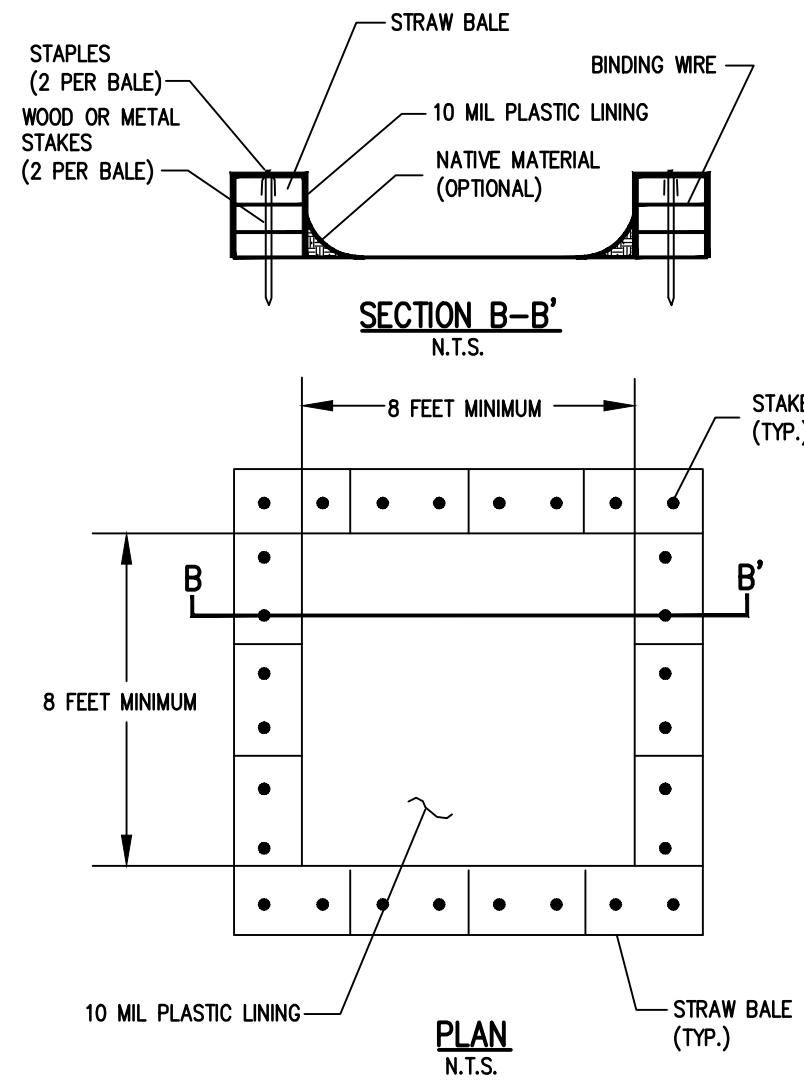
SEEDING RATE: 6.0 LBS PER 1,000 SQ. FT.
MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER
STARTING FERTILIZER: 5-10-10 AT 20 LBS PER 1,000 SQ. FT.
15. SLOPES 3:1 OR GREATER SHALL BE SEEDDED WITH HEAVY MULCH AND MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. SLOPES SHALL BE FINE GRADED WITH A MINIMUM OF 6" TOPSOIL AND SEEDDED WITH FOLLOWING SEED MIX:

NATIVE STEEP SLOPE MIX WITH ANNUAL RYE GRASS - ERNMX-181

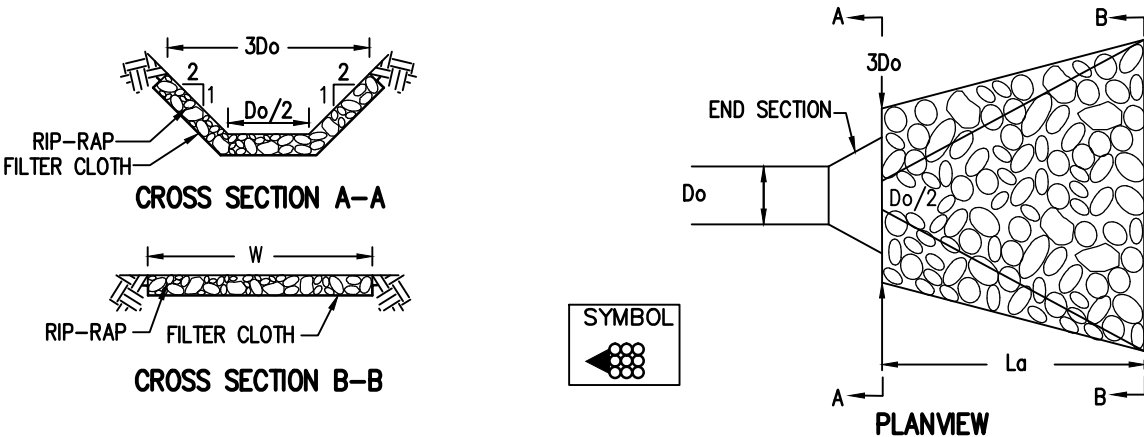
%	Species	%	Species
28.0%	Andropogon gerardii	20.0%	Andropogon gerardii
20.0%	Lolium multiflorum	15.5%	Sorghastrum nutans
15.5%	Sorghastrum nutans	13.4%	Elymus virginicus
13.4%	Elymus virginicus	6.80%	Elymus canadensis
6.80%	Elymus canadensis	4.00%	Agrostis perennans
4.00%	Agrostis perennans	2.80%	Panicum clandestinum
2.80%	Panicum clandestinum	2.80%	Panicum virgatum 'Habitat'
2.80%	Panicum virgatum 'Habitat'	1.20%	Tridens flexus
1.20%	Tridens flexus	1.00%	Chamaecrista fasciculata
1.00%	Chamaecrista fasciculata	1.00%	Rudbeckia hirta
1.00%	Rudbeckia hirta	0.70%	Cereopsis lanceolata
0.70%	Cereopsis lanceolata	0.70%	Echinacea purpurea
0.70%	Echinacea purpurea	0.60%	Heliopsis helianthoides
0.60%	Heliopsis helianthoides	0.30%	Aster pilosus
0.30%	Aster pilosus	0.20%	Monarda fistulosa
0.20%	Monarda fistulosa	0.10%	Apocynum cannabinum
0.10%	Apocynum cannabinum	0.10%	Asclepias syriaca

SEEDING RATE: 60 LBS PER ACRE OR 1 LB PER 1000 SF
INOCULANT: RATE AS RECOMMENDED BY THE MANUFACTURER (FOR HYDROSEEDING USE FOUR TIMES MANUFACTURER'S RECOMMENDED RATE)
MULCH: STRAW OR WOOD FIBER MULCH USED WITH A HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER.
16. FLOOD TOLERANT EROSION CONTROL SEED MIX TO BE PROVIDED AS FOLLOWS:

PERENNIAL RYE GRASS 20
ANNUAL RYEGRASS 20
RED TOP 20
17. MULCH: STRAW OR WOOD FIBER MULCH USED WITH A HYDROSEEDING METHOD AT TWO TONS PER ACRE WITH TACKIFIER.
18. THE STORMWATER POND AREA SHALL BE SEEDDED TO AN ELEVATION 2 FT. ABOVE THE NORMAL PONDING LEVEL WITH "OBL WETLAND SEED MIX" (ERNMX-131) BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL.
19. ALL SEEDDED AREAS ARE TO BE MONITORED FOR GERMINATION AND EROSION. ERODED AREAS ARE TO BE BACKFILLED, FINE GRADED AND RE-SEEDDED. AREAS THAT FAIL TO GERMINATE A MINIMUM OF 80% SHALL BE RE-SEEDDED.
20. ANY EXCAVATIONS THAT MUST BE Dewatered SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE BEFORE ENTERING AN ACTIVE DRAINAGE SYSTEM OR DISPERSED TO AN UNDISTURBED AREA.
21. THE HOME BUILDER SHALL BE RESPONSIBLE FOR IMPLEMENTING INDIVIDUAL LOT EROSION CONTROL MEASURES AS SHOWN ON THE PLAN DETAIL FOR INDIVIDUAL HOUSE CONSTRUCTION. THE MEASURES ARE TO REMAIN IN PLACE UNTIL HOUSE CONSTRUCTION IS COMPLETE AND THE LAWN IS ESTABLISHED.
22. THE OWNER SHALL BE RESPONSIBLE FOR REMOVING EXISTING EROSION CONTROL MEASURES THAT ARE LOCATED WITHIN ESTABLISHED AREAS. MATERIALS ARE TO BE DISPOSED OF PROPERLY.
23. UPON COMPLETION OF CONSTRUCTION AND FINAL STABILIZATION THE OWNER MAY FILE A NOTICE OF TERMINATION (NOT) WITH NYSDEC PER THE REQUIREMENTS OF THE GENERAL PERMIT GP-D-25-001.
24. COPYRIGHT © 2025 BME Associates



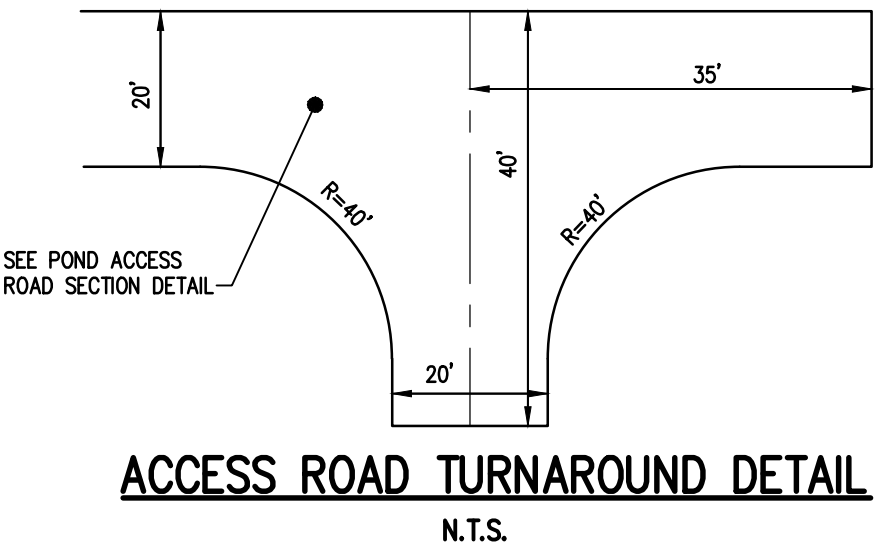
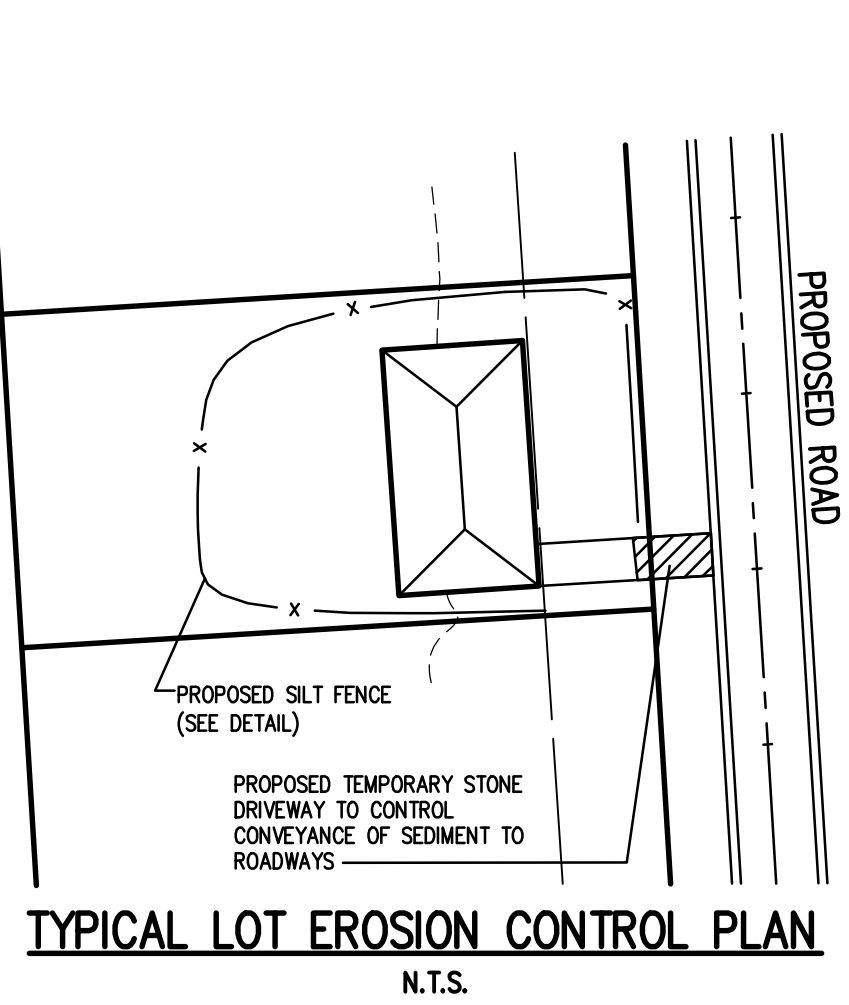
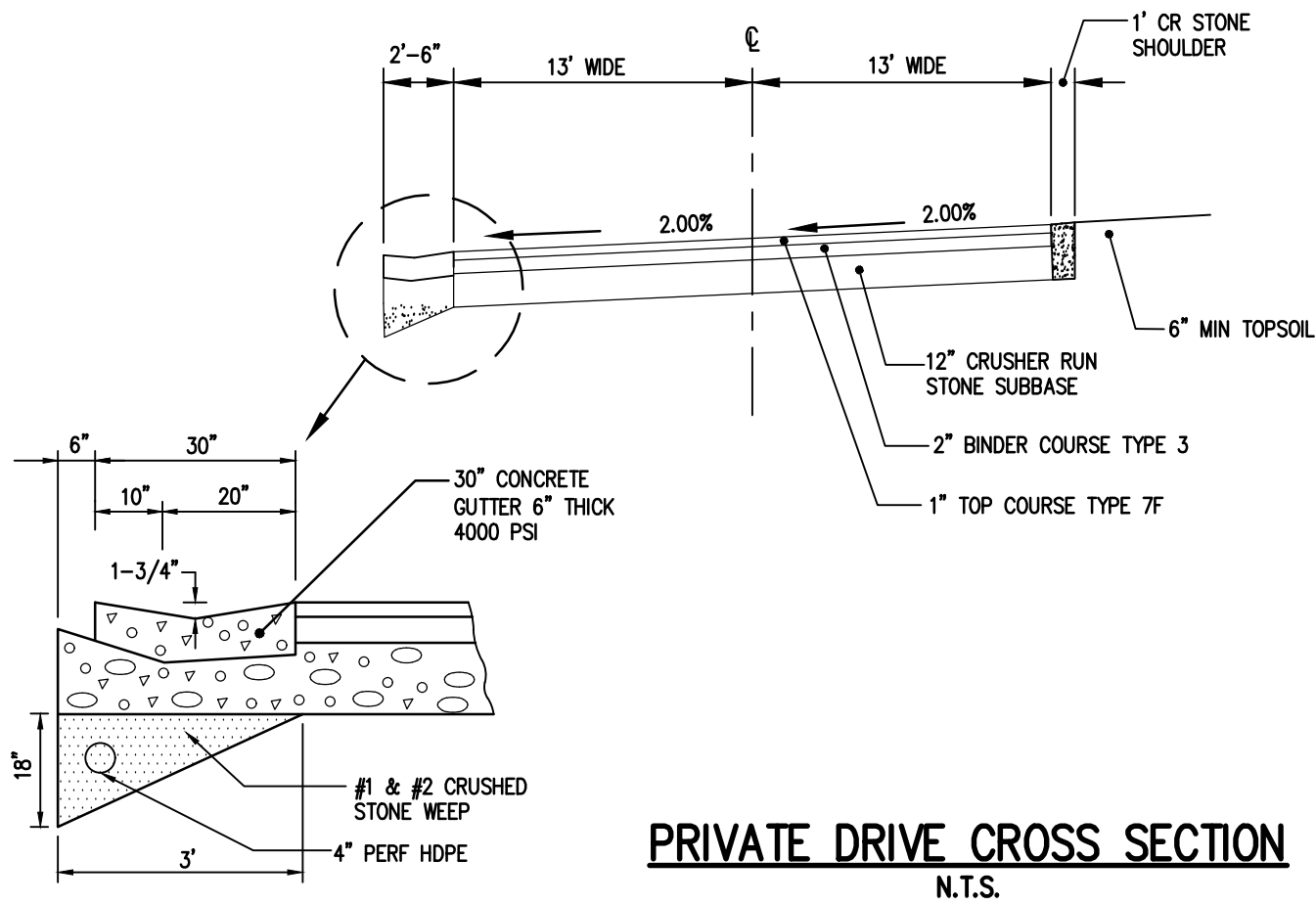
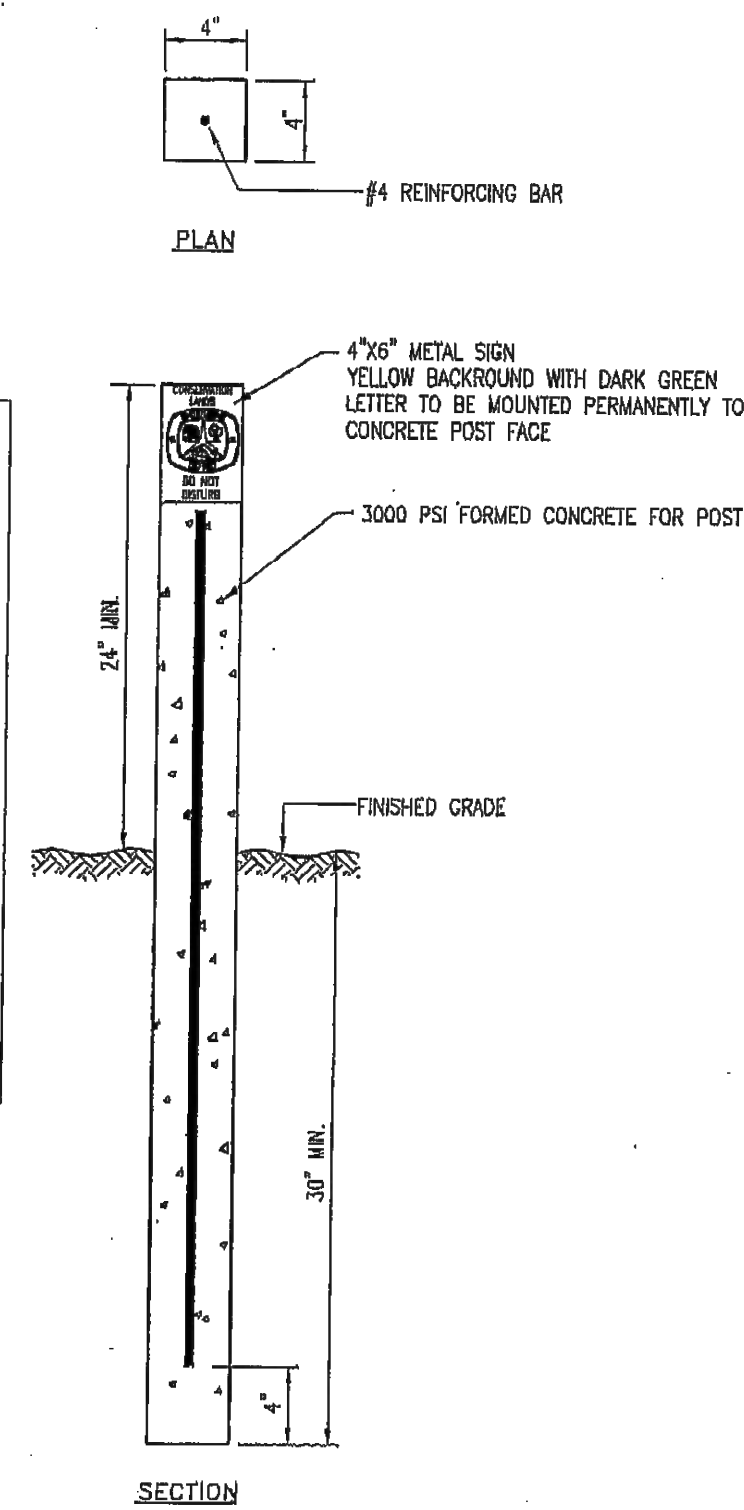
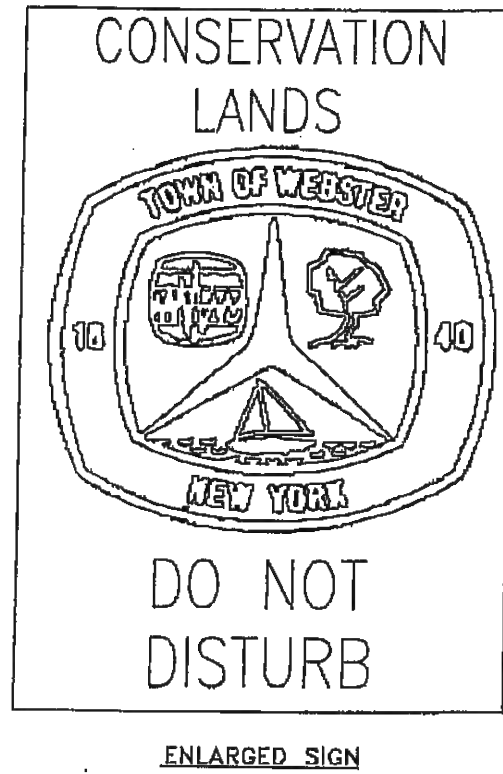
CONCRETE WASHOUT DETAIL
N.T.S.



RIP-RAP OUTLET DIMENSIONS

DESIGNATION	DIA. OF PIPE Do	3Do	La	W
D	18"	4.5'	9.5'	11'
DA	18"	4.5'	9.5'	11'
D-1/2	12"	3'	6'	7'
D-3	15"	3.75'	7'	8.25'

RIP-RAP OUTLET PROTECTION DETAIL TYPICAL
N.T.S.



NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

APPROVALS

BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

BY: _____ DATE: _____
TOWN HIGHWAY SUPERINTENDENT

BY: _____ DATE: _____
TOWN ASSESSOR

BY: _____ DATE: _____
FIRE MARSHAL

BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN

BY: _____ DATE: _____
WEBSTER SEWER DISTRICT

Drawing Alteration
The following is an extract from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

REVISIONS	DATE	BY
7		
6		
5		
4		
3		
2		
1		

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

WWW.BMEPCOM

565-377-7360

10 LIFEBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450



SIENNA RESERVE

TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE

INSTEAD LAND DEVELOPMENT, INC.
28 WILLOW PLAZA, SUITE 300
FAIRPORT, NY 14450

FINAL

SITE AND CONSTRUCTION EROSION CONTROL DETAIL SHEET

PROJECT: _____ LOCATION: _____ CLIENT: _____

PROJECT MANAGER: M. BOGOSJEVSKI

PROJECT ENGINEER: M. SERENI

DRAWN BY: A. D'ANGELO

SCALE: _____ DATE ISSUED: N.T.S. JUNE 6, 2025

PROJECT NO. 2723

DRAWING NO. 27