

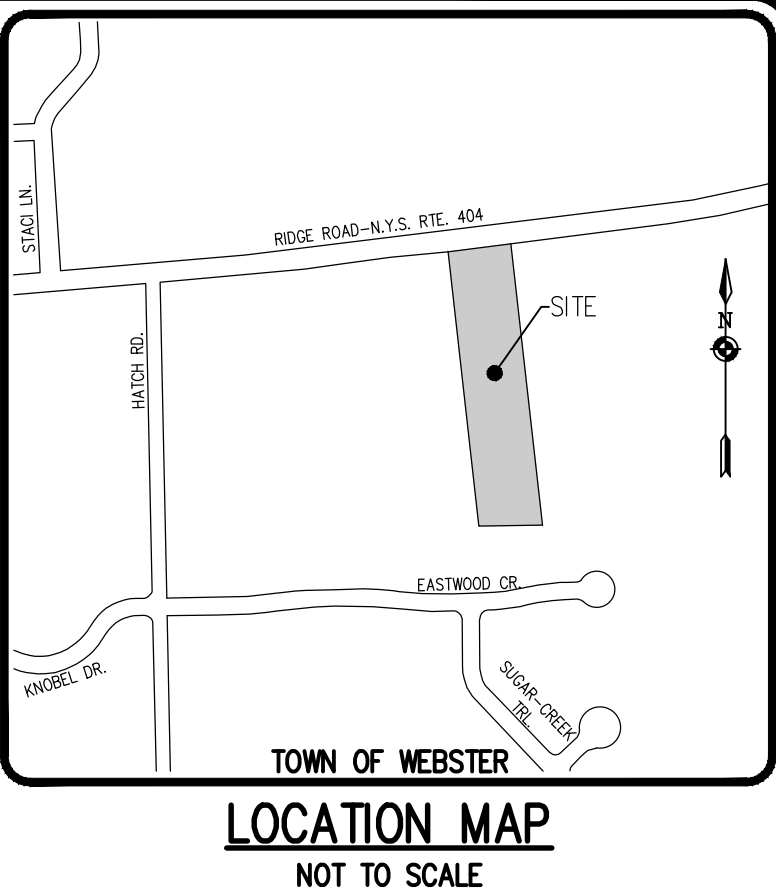
1. ALL IMPROVEMENTS ARE TO BE MADE PER THE MOST RECENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20) AND A MAXIMUM CROSS-SLOPE OF 2% (1:48).
3. ALL LANDINGS ALONG AN ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ALL DIRECTIONS.
4. ALL CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF NO GREATER THAN 8% (1:12).
5. ALL CURB RAMP SIDE SLOPES SHALL HAVE A MAXIMUM SLOPE OF 10% (1:10).
6. ANY RUNNING SLOPE GREATER THAN 5% (1:20) IS TO BE CONSIDERED A RAMP AND MUST COMPLY WITH THE ADA STANDARD REQUIREMENTS FOR RAMPS.
7. PARKING (SEE DETAIL):
  - ALL ACCESSIBLE PARKING SPACES TO BE 9' x 18'
  - ALL ACCESSIBLE ASSES TO BE 9' x 18'
  - MINIMUM SLOPE IN ALL DIRECTIONS TO BE NO GREATER THAN 2% (1:48) FOR BOTH PARKING STALL AND STRIPED ASPHALT
  - ONE IN SIX ACCESSIBLE PARKING SPACES SHALL MEET THE VAN ACCESSIBLE STANDARDS PER THE ADA GUIDELINES
7. PARKING SIGNAGE: ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO BE PROVIDED SIGNAGE PER THE MOST RECENT ADA STANDARD REQUIREMENTS. (SEE SIGN DETAIL).
8. ALL OTHER IMPROVEMENTS TO BE IN CONFORMANCE WITH THE MOST RECENT ADA STANDARDS FOR DESIGN.














1. EXISTING ZONING: MC: MEDIUM-INTENSITY COMMERCIAL DISTRICT  
LMR: LOW-MEDIUM RESIDENTIAL DISTRICT
2. TOTAL PROPERTY AREA: ±3.33 ACRES
3. EXISTING USE: AUTOMOBILE SALES
4. APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

EXISTING PARKING TO BE REMOVED = 10 SPACES  
PROPOSED PARKING TO BE ADDED = 54 SPACES  
NET GAIN IN PARKING = +44 SPACES

5. 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.

PROPOSED NEW IMPERVIOUS AREA (±10437 SF)



	BOUNDARY LINE
	SETBACK LINE
	ZONING DISTRICT LINE
	EXISTING EASEMENT LINE
	PROPERTY MARKER FOUND
	RECORD WATERMAIN & EX. HYD. AND VALVE
	EXISTING STORM SEWER, CATCH BASIN & MANHOLE
	EXISTING SANITARY SEWER AND MANHOLE
	RECORD UNDERGROUND ELECTRIC
	RECORD UNDERGROUND FRONTIER UTILITIES
	RECORD UNDERGROUND GAS
	LIMITS OF WETLAND
	WETLAND BUFFER

## APPROVALS

BY: _____	DATE: _____
COMMISSIONER OF PUBLIC WORKS	
BY: _____	DATE: _____
TOWN ASSESSOR	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
PLANNING BOARD CHAIRMAN	

### 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" followed by his signature and the date of such alteration, and a specific description of the alteration."

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		REVISIONS	DATE BY

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFTBRIDGE LANE EAST  
FAIRPORT, NEW YORK 14450

[WWW.BMEPC.COM](http://WWW.BMEPC.COM)  
585-377-7360



**VISION MITSUBISHI WEBSTER**  
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
MITSUBISHI WEBSTER  
765 RIDGE ROAD  
WEBSTER, NY 14580

**SITE PLAN**

# SITE PLAN

PHELPS & GORHAM PURCHASE, TOWNSHIP #13, RANGE 4, TOWN LOT 59, TAX MAP NUMBER 079.17-1-22

PROJECT MANAGER	
AR SPENCER	
PROJECT ENGINEER	
AR SPENCER	
DRAWN BY	
AN D'ANGELO	
SCALE	DATE ISSUED
1" = 40'	AUGUST 12, 2012
PROJECT NO.	
2995	
DRAWING NO.	
01	



P:\2995 Drawings\Final\2995 Design Base.dwg

UTILITY NOTES:

1. THE SETBACK LINES AND NOTES RELATING TO SETBACK SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS 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 (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.
8. HIGHWAY DRAINAGE ALONG RIDGE ROAD (STATE ROUTE 404) IS TO BE MAINTAINED.
9. UTILITY RECORD MAPPING LOCATED ON OR ADJACENT TO PROJECT SITE:

AGENCY	UTILITY TYPE	CONTACT NUMBER
MCWA	WATER	585-442-2000 X285
RCE	ELECTRIC	585-694-5088
WEBSTER SEWER	GAS	585-771-6814
	SANITARY	585-265-0505

STORM SEWER:

10. STORM SEWERS, BUILDING LATERALS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF WEBSTER.
11. STORM SEWER PIPE SHALL BE HIGH-DENSITY POLYETHYLENE (HDPE) SMOOTH INTERIOR, OR AS NOTED ON THE PLAN.
12. CHECK VALVES TO BE PROVIDED ON SUMP PUMPS.
13. DOWNSPOUTS SHALL DISCHARGE ON SPLASH BLOCKS. FOUNDATION DRAINS SHALL DISCHARGE ON SPLASH BLOCKS VIA SUMP PUMPS.

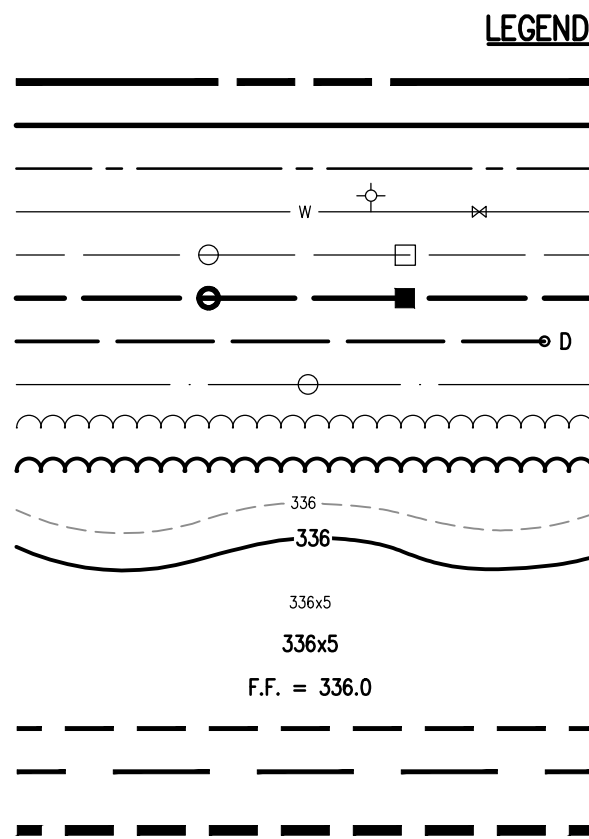
LATERALS AND SERVICES:

14. ALL LATERALS OR SERVICES SHALL BE AS NOTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS:  
  
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.
15. ALL HOMES WITH WATER PRESSURE GREATER THAN 70 PSI AT THE METER WILL REQUIRE A PRESSURE REDUCING VALVE INSTALLED AFTER THE METER.
16. ANY LAUNDRY WASTEWATER SHALL BE DIRECTED TO THE SANITARY SEWER.
17. CLEANOUTS FOR STORM LATERALS SHALL BE INSTALLED AT ALL HORIZONTAL BENDS AND AT 75' 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.

N/F  
SAMUEL JOHN & KATIE  
DOMENICA  
740 EASTWOOD CIRCLE  
T.A. No. 079.17-1-49

N/F  
BRIAN T. & COLLEEN L.  
WEAVER  
742 EASTWOOD CIRCLE  
T.A. No. 079.17-1-50

N/F  
MARGARET E. WALKER  
744 EASTWOOD CIRCLE  
T.A. No. 079.17-1-51



TOWN OF WEBSTER NOTES:

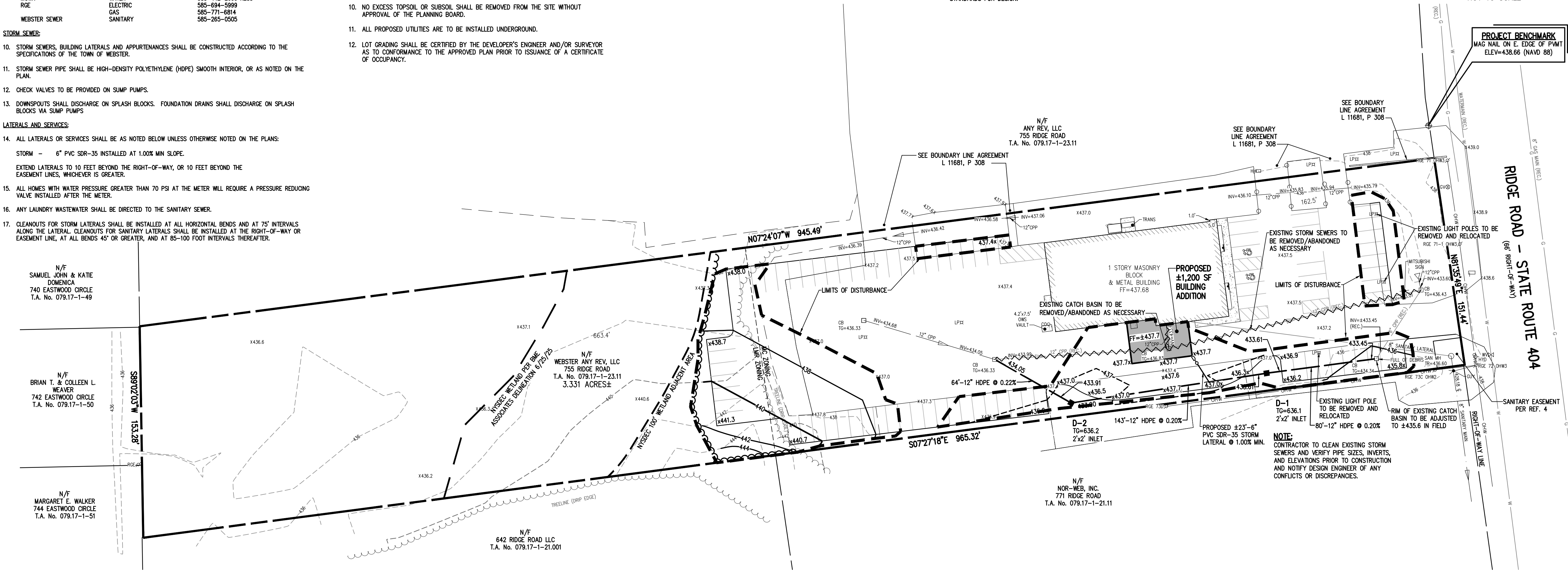
1. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION ARE DIRECTED TO MONROE COUNTY LAW NO. 6-1971, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
3. THE DEVELOPER SHALL SET LOT MONUMENTATION PINS AT ALL CORNERS AND ANGLES.
4. LOT LINE SWALES ARE TO BE CONSTRUCTED AND OPERABLE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. DRIVEWAYS ARE TO BE PAVED WITHIN THE TOWN HIGHWAY OR STREET RIGHT-OF-WAY.
6. WHEN ROAD CUTS ARE REQUIRED FOR INSTALLATION OF UTILITIES UNDER EXISTING DEDICATED ROADS, BACKFILL MATERIALS SHALL BE COMPACTED AND APPROVED BY THE HIGHWAY SUPERINTENDENT AND TOWN ENGINEER PRIOR TO RESURFACING. BACKFILL MATERIALS AND COMPACTION METHODS SHALL BE APPROVED BY THE TOWN ENGINEER.
7. THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO PROTECT PROPERTY MARKERS AND ALL SURVEY STAKES.
8. SANITARY SEWER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MONROE COUNTY HEALTH DEPARTMENT, 10 STATES STANDARDS AND TOWN OF WEBSTER STANDARDS.
9. WATERMANS AND WATER SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MONROE COUNTY WATER AUTHORITY (MCWA) STANDARDS.
10. NO EXCESS TOPSOIL OR SUBSOIL SHALL BE REMOVED FROM THE SITE WITHOUT APPROVAL OF THE PLANNING BOARD.
11. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
12. LOT GRADING SHALL BE CERTIFIED BY THE DEVELOPER'S ENGINEER AND/OR SURVEYOR AS TO CONFORMANCE TO THE APPROVED PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

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 HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UFPO HOTLINE AT 1-800-962-7962 FOR STAKE-OUT OF EXISTING UTILITIES.
4. HIGHWAY DRAINAGE ALONG SHOECRAFT ROAD TO BE MAINTAINED AS DIRECTED BY THE TOWN OF WEBSTER.
5. FILL MATERIAL PLACED IN THE PAVEMENT AND BUILDING AREA SHALL BE SELECT MATERIAL AND COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557) AND/OR PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL SUPPLY THE ENGINEER AND OWNER WITH COMPACTION TEST RESULTS PRIOR TO PLACING THE STONE SUBBASE.
6. 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 OF WEBSTER.

ADA NOTES:

1. ALL IMPROVEMENTS ARE TO BE MADE PER THE MOST RECENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20) AND A MAXIMUM CROSS-SLOPE OF 2% (1:48).
3. ALL LANDINGS ALONG AN ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ALL DIRECTIONS.
4. ALL CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF NO GREATER THAN 8% (1:12).
5. ALL CURB RAMP SIDE SLOPES SHALL HAVE A MAXIMUM SLOPE OF 10% (1:10).
6. ANY RUNNING SLOPE GREATER THAN 5% (1:20) IS TO BE CONSIDERED A RAMP AND MUST COMPLY WITH THE ADA STANDARD REQUIREMENTS FOR RAMPS.
7. PARKING (SEE DETAIL):
  - ALL ACCESSIBLE PARKING SPACES TO BE 9' X 18'
  - ALL ACCESS AISLES TO BE 9' X 18'
  - MAXIMUM SLOPE IN ALL DIRECTIONS TO BE NO GREATER THAN 2% (1:48) FOR BOTH PARKING STALL AND STRIPED AISLE.
  - ONE IN SIX ACCESSIBLE PARKING SPACES SHALL MEET THE VAN ACCESSIBLE STANDARDS PER THE ADA GUIDELINES
7. PARKING SIGNAGE: ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO BE PROVIDED SIGNAGE PER THE MOST RECENT ADA STANDARD REQUIREMENTS. (SEE SIGN DETAIL).
8. ALL OTHER IMPROVEMENTS TO BE IN CONFORMANCE WITH THE MOST RECENT ADA STANDARDS FOR DESIGN.



SEE CONSTRUCTION EROSION CONTROL PLAN (BME DWG. #2995-03) FOR CONSTRUCTION EROSION CONTROL NOTES AND SEQUENCE OF CONSTRUCTION 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.

BY: _____	DATE: _____
COMMISSIONER OF PUBLIC WORKS	
BY: _____	DATE: _____
TOWN ASSESSOR	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
PLANNING BOARD CHAIRMAN	

APPROVALS

Drawing Alteration  
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REVISIONS	DATE	BY
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**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
WWW.BMEPC.COM  
585-377-7360  
10 LIFEBRIDGE LANE EAST  
FAIRPORT, NEW YORK 14450



**VISION MITSUBISHI WEBSTER**  
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
MITSUBISHI WEBSTER  
14380  
WEBSTER, NY 14380

PROJECT \_\_\_\_\_  
LOCATION \_\_\_\_\_  
CLIENT \_\_\_\_\_

PROJECT MANAGER  
AR SPENCER  
PROJECT ENGINEER  
AR SPENCER  
DRAWN BY  
AN D'ANGELO  
SCALE DATE ISSUED  
1" = 40' AUGUST 12, 2025  
PROJECT NO.

DRAWING NO.  
**2995**  
**02**

UTILITY & GRADING PLAN

DRAWING TITLE



CONSTRUCTION EROSION CONTROL NOTES:

1. THE CONSTRUCTION ACTIVITIES FOR THIS PROJECT REQUIRE THE PREPARATION OF AN EROSION AND SEDIMENT CONTROL PLAN ONLY. THE PROJECT PLANS CONSIST OF THE GRADING PLAN, THE 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-0-25-001 AND THE REQUIREMENTS OF LOCAL AND NYSDEC AUTHORITIES.
2. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.
3. ALL DISTURBED AREAS TO BE RECLAIMED WITH A MINIMUM OF 6" TOPSOIL.
4. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:  
  
THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED 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	1
PERENNIAL RYEGRASS	40	1
OATS	40	1
WHITE CLOVER (+ INOCULANT)	4	0.1

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

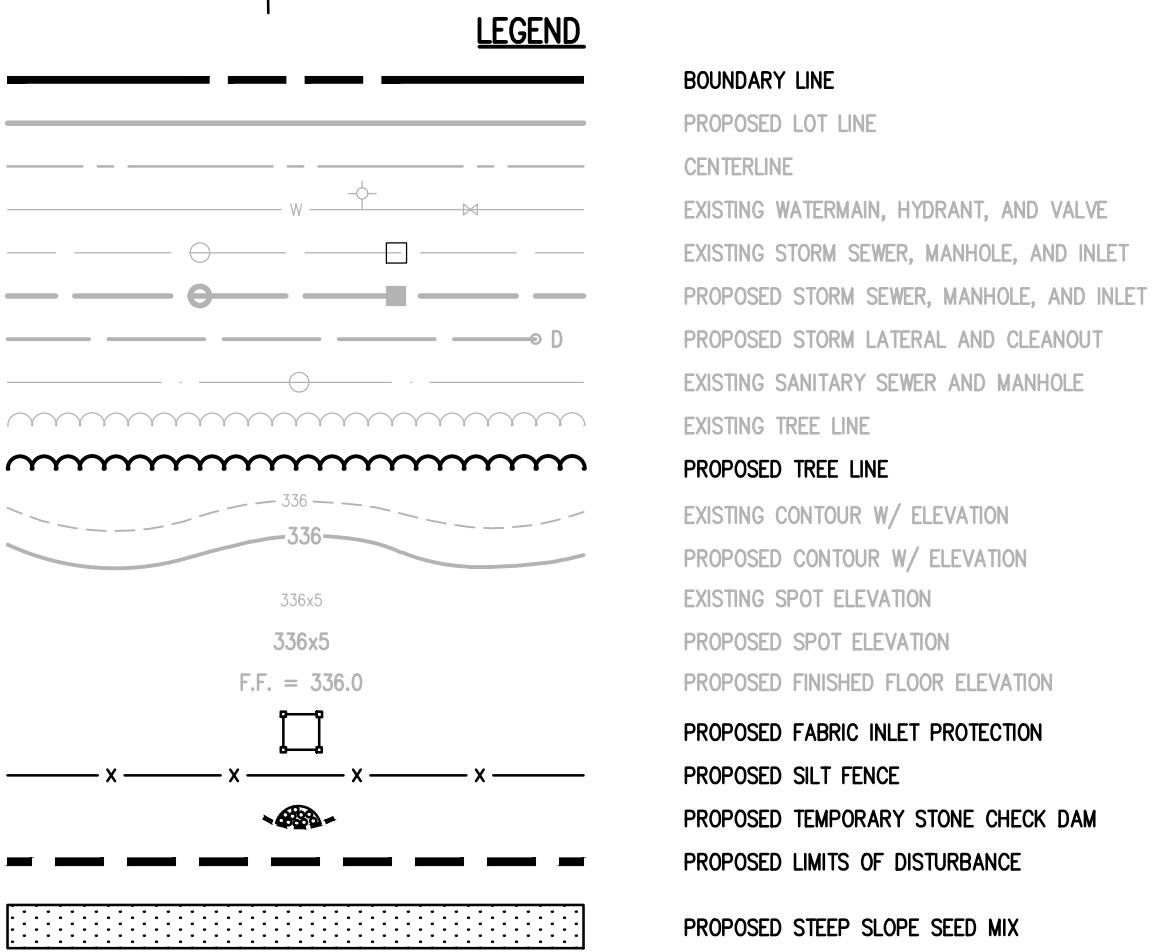
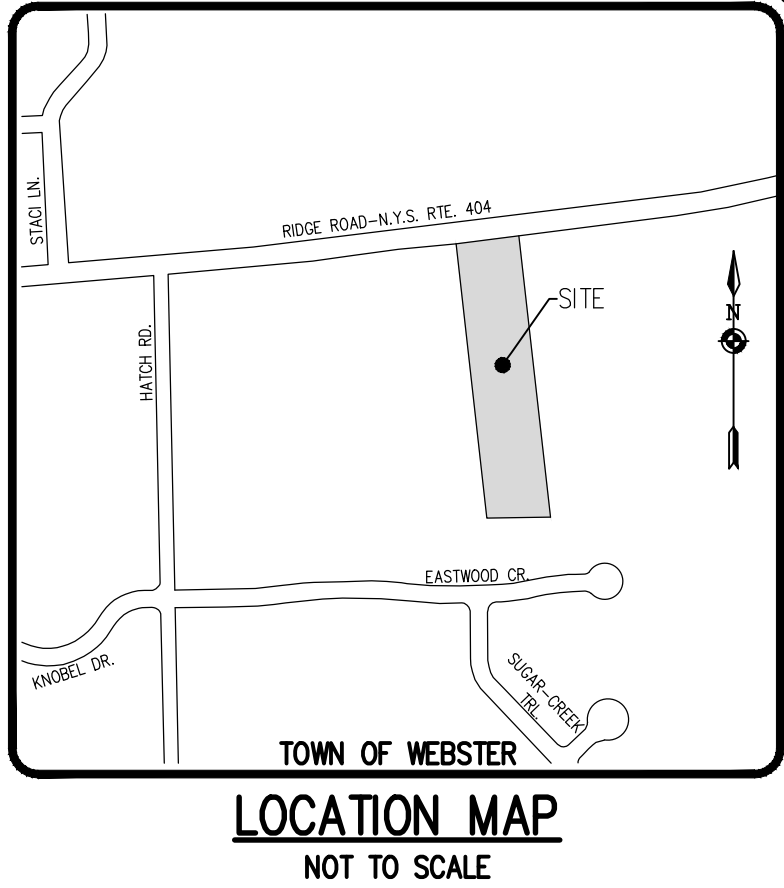
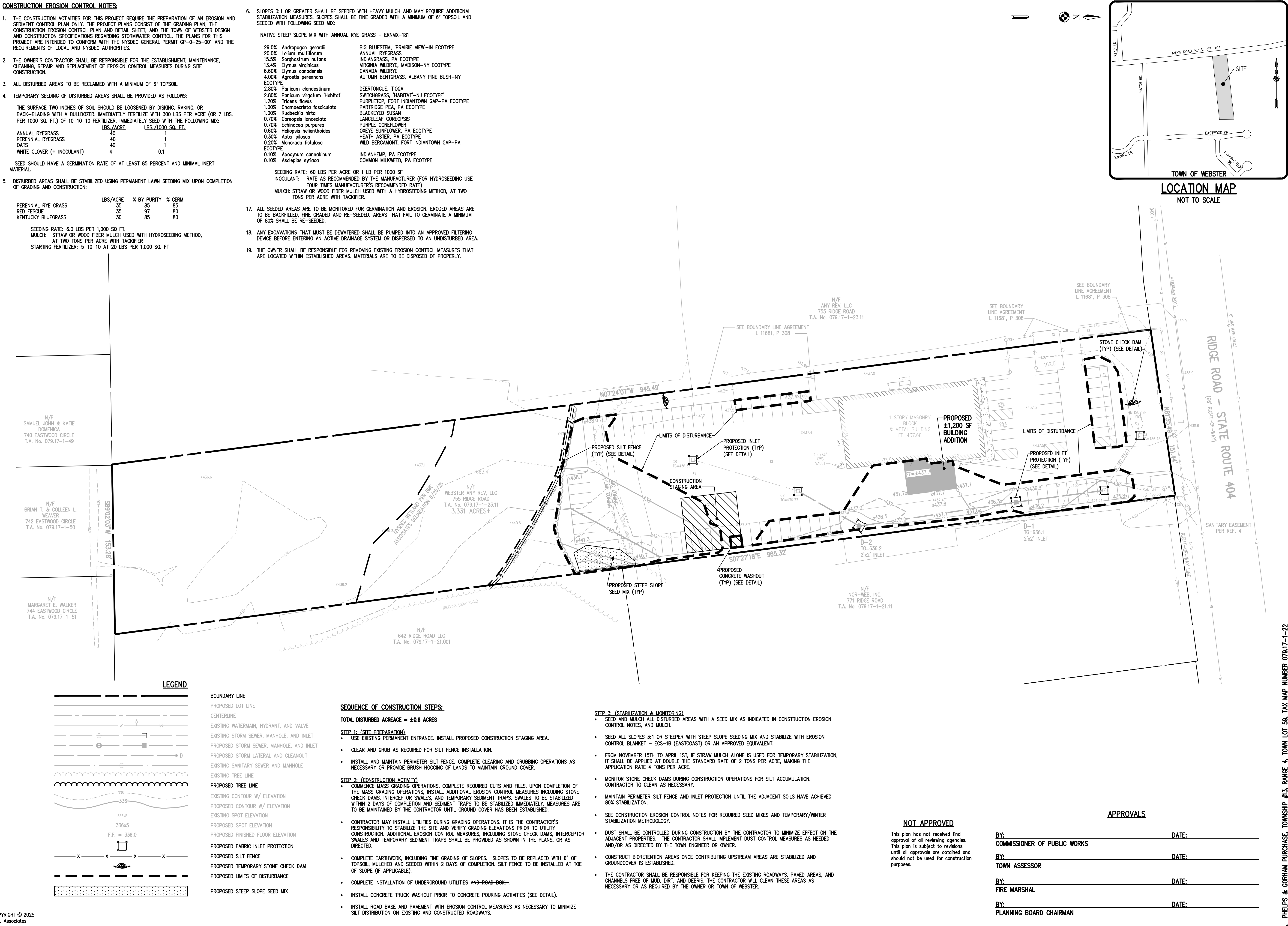
	LBS./ACRE	% BY PURITY	% GERM
PERENNIAL RYE GRASS	35	85	85
RED FESCUE	35	97	80
KENTUCKY BLUEGRASS	30	85	80

  
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.

6. SLOPES 3:1 OR GREATER SHALL BE SEEDED WITH HEAVY MULCH AND MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. SLOPES SHALL BE FINE GRADED WITH A MINIMUM OF 6" TOPSOIL AND SEEDED WITH FOLLOWING SEED MIX:  
  
NATIVE STEEP SLOPE MIX WITH ANNUAL RYE GRASS -- ERNMX-181  

28.0%	Andropogon gerardii	BIG BLUESTEM, "PRAIRIE VIEW"-IN ECOTYPE
20.0%	Lolium multiflorum	ANNUAL RYEGRASS
15.5%	Sorghastrum nutans	INDIANGRASS, PA ECOTYPE
13.4%	Elymus virginicus	VIRGINIA WILDRYE, MADISON-NY ECOTYPE
6.60%	Elymus canadensis	CANADA WILDRYE
4.00%	Agrostis perennans	AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE
2.80%	Panicum clandestinum	DEERTONGUE, TIOGA
2.80%	Panicum virgatum 'Habitat'	SWITCHGRASS, 'HABITAT'-NJ ECOTYPE
1.20%	Tridens flavus	PURPLETOP, FORT INDIANTOWN GAP-PA ECOTYPE
1.00%	Chamaecrista fasciculata	PARTRIDGE PEA, PA ECOTYPE
1.00%	Rudbeckia hirta	BLACKEYED SUSAN
0.70%	Coreopsis lanceolata	LANCELEAF COREOPSIS
0.70%	Echinacea purpurea	PURPLE CONEFLOWER
0.60%	Helopsis helianthoides	OXEYE SUNFLOWER, PA ECOTYPE
0.30%	Aster pilosus	HEATH ASTER, PA ECOTYPE
0.20%	Monarda fistulosa	WILD BERGAMONT, FORT INDIANTOWN GAP-PA ECOTYPE
0.10%	Apocynum cannabinum	INDIANHEMP, PA ECOTYPE
0.10%	Asclepias syriaca	COMMON MILKWEED, PA ECOTYPE

  
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.
7. ALL SEEDED AREAS ARE TO BE MONITORED FOR GERMINATION AND EROSION. ERODED AREAS ARE TO BE BACKFILLED FINE GRADED AND RE-SEED. AREAS THAT FAIL TO GERMINATE A MINIMUM OF 80% SHALL BE RE-SEED.
8. 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.
9. THE OWNER SHALL BE RESPONSIBLE FOR REMOVING EXISTING EROSION CONTROL MEASURES THAT ARE LOCATED WITHIN ESTABLISHED AREAS. MATERIALS ARE TO BE DISPOSED OF PROPERLY.



SEQUENCE OF CONSTRUCTION STEPS:

- TOTAL DISTURBED ACREAGE = ±0.6 ACRES**
- STEP 1: (SITE PREPARATION)**
- USE EXISTING PERMANENT ENTRANCE. INSTALL PROPOSED CONSTRUCTION STAGING AREA.
  - 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 HOGGING OF LANDS TO MAINTAIN GROUND COVER.
- STEP 2: (CONSTRUCTION ACTIVITY)**
- 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 SEEDED WITHIN 2 DAYS OF COMPLETION. SILT FENCE TO BE INSTALLED AT TOE OF SLOPE (IF APPLICABLE).
  - COMPLETE INSTALLATION OF UNDERGROUND UTILITIES AND ROAD-BANKS.
  - INSTALL CONCRETE TRUCK WASHOUT PRIOR TO CONCRETE POURING ACTIVITIES (SEE DETAIL).
  - INSTALL ROAD BASE 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 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 STONE CHECK DAMS 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.
  - CONSTRUCT BIORETENTION AREAS ONCE CONTRIBUTING UPSTREAM AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED.
  - 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.

**NOT APPROVED**

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APPROVALS

BY: _____	DATE: _____
COMMISSIONER OF PUBLIC WORKS	
BY: _____	DATE: _____
TOWN ASSESSOR	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
PLANNING BOARD CHAIRMAN	

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
7			
6			
5			
4			
3			
2			
1			

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



**VISION MITSUBISHI WEBSTER**  
PROJECT: TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
LOCATION: MITSUBISHI WEBSTER  
CLIENT: MITSUBISHI WEBSTER  
DRAWING TITLE: CONSTRUCTION EROSION CONTROL PLAN

PROJECT MANAGER: AR SPENCER  
PROJECT ENGINEER: AR SPENCER  
DRAWN BY: AN D'ANGELO  
SCALE: 1" = 40'  
DATE ISSUED: AUGUST 12, 2025  
PROJECT NO.: 2995  
DRAWING NO.: 03



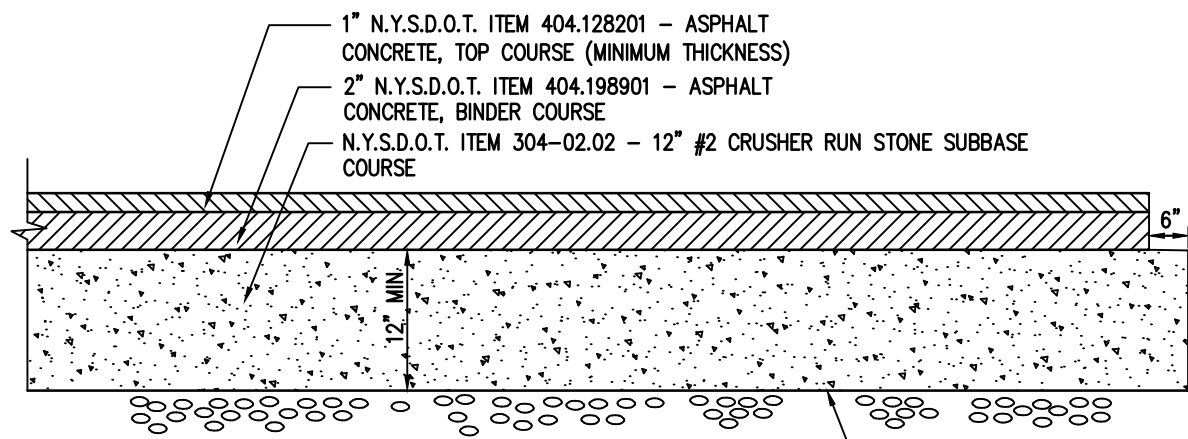


- NOTES:**
- SIGN TO BE MOUNTED TO A 2" DIA. STEEL PIPE SET IN 3'6" DEEP BY 10" DIA. CONCRETE 3000 PSI. BASE, SET BELOW GRADE.
  - SIGN TO BE MOUNTED 6.0' FROM FINISHED GRADE TO BOTTOM OF SIGN.
  - ONE (1) OUT OF EVERY SIX (6) ACCESSIBLE SPACES SHALL BE VAN ACCESSIBLE.

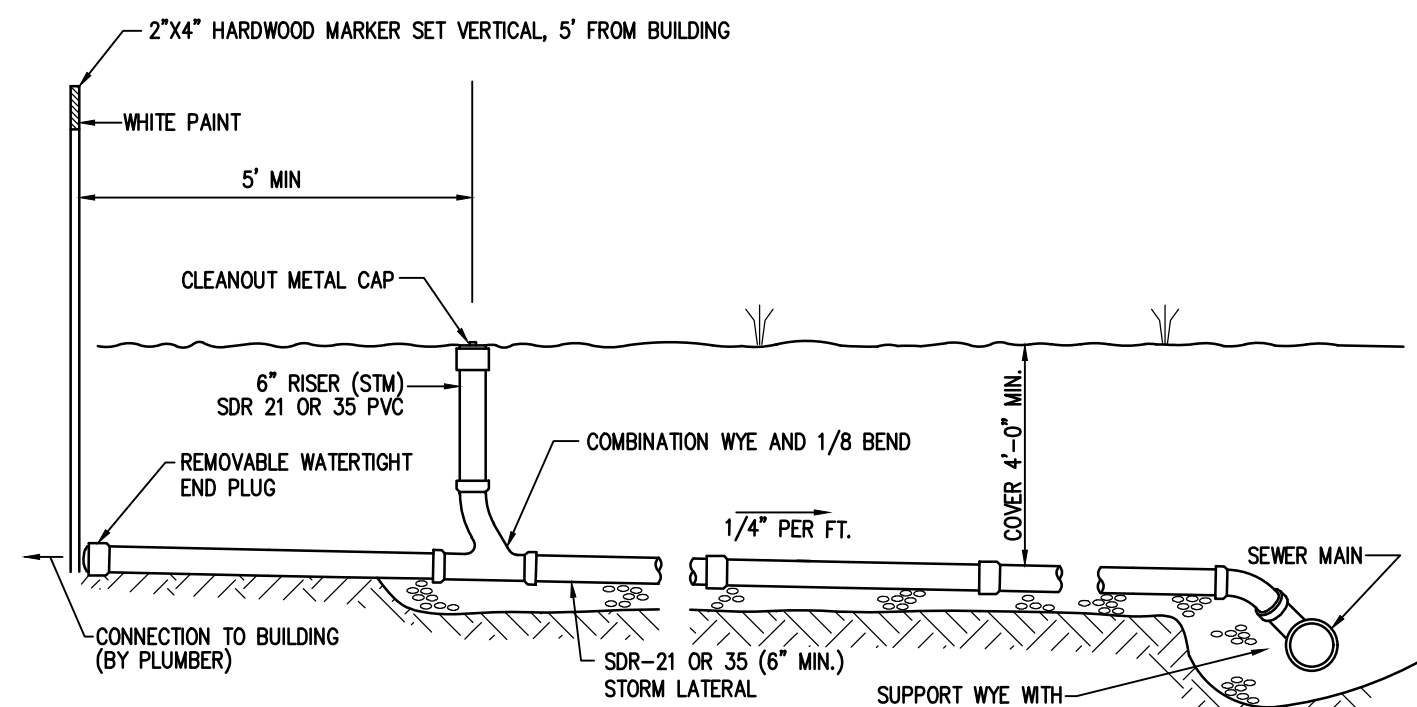
**ACCESSIBLE PARKING SIGNS DETAIL**  
N.T.S.



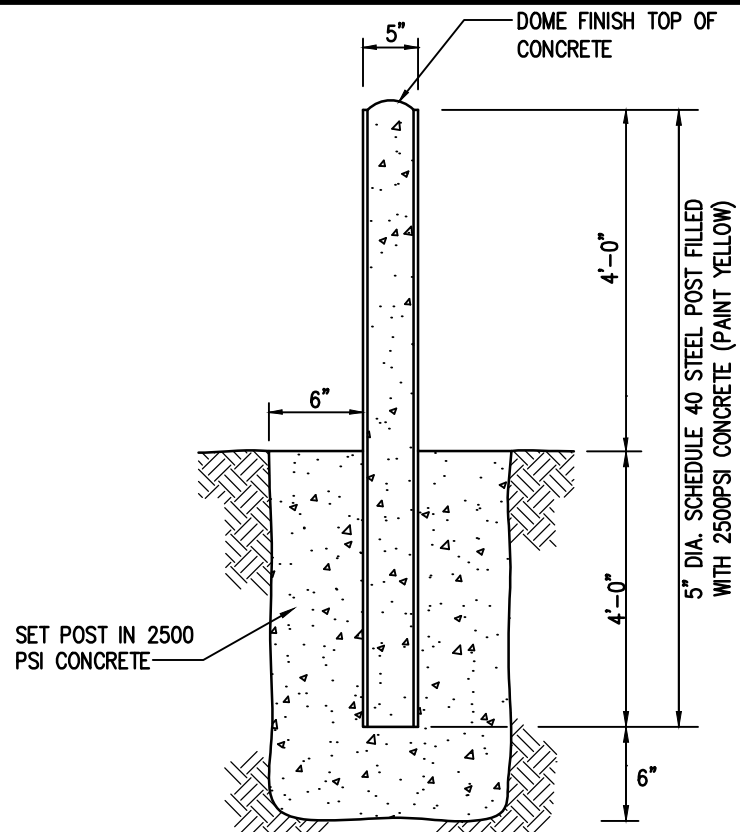
**ACCESSIBLE PARKING SYMBOL DETAIL**  
N.T.S.



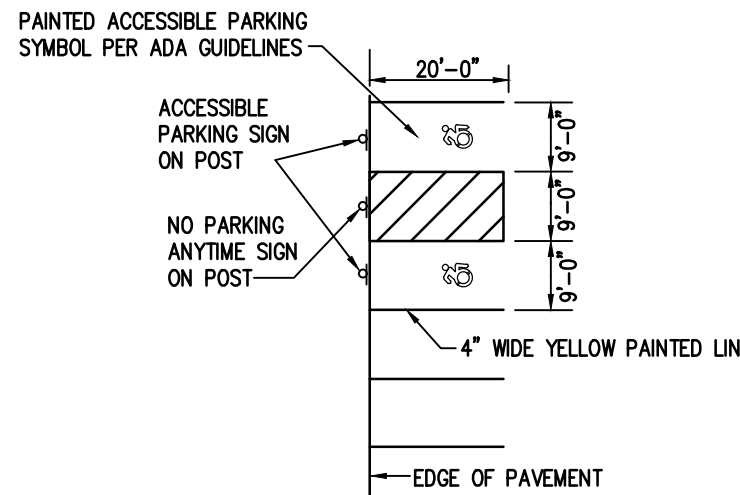
**TYPICAL PAVEMENT SECTION**  
N.T.S.



**TYPICAL STORM SEWER BUILDING LATERAL**  
N.T.S.

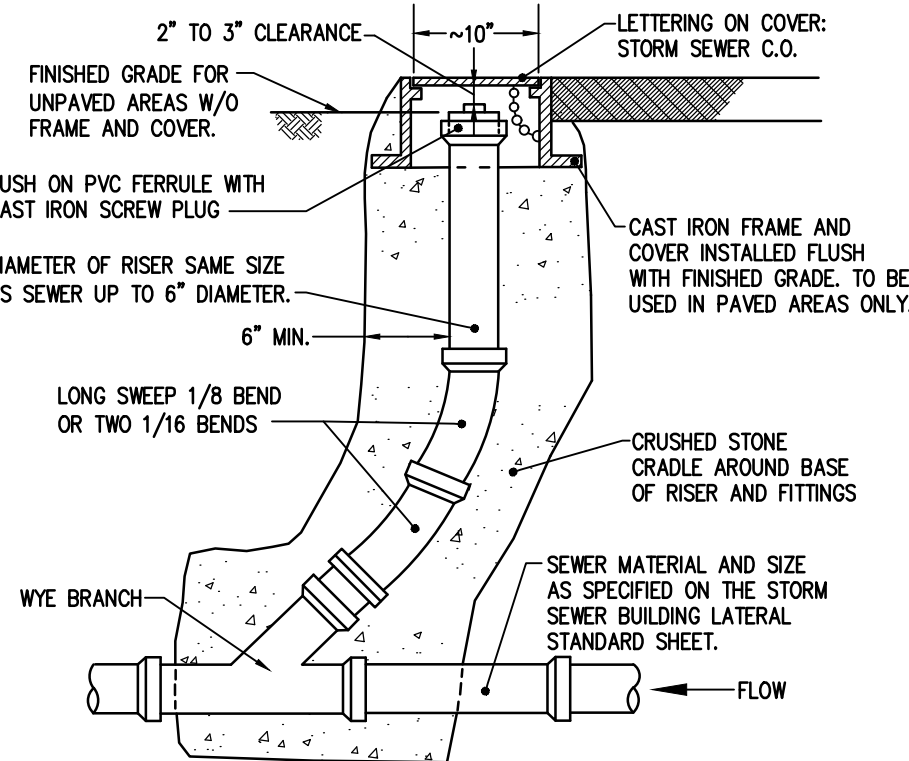


**5" TYPICAL BOLLARD DETAIL**  
N.T.S.

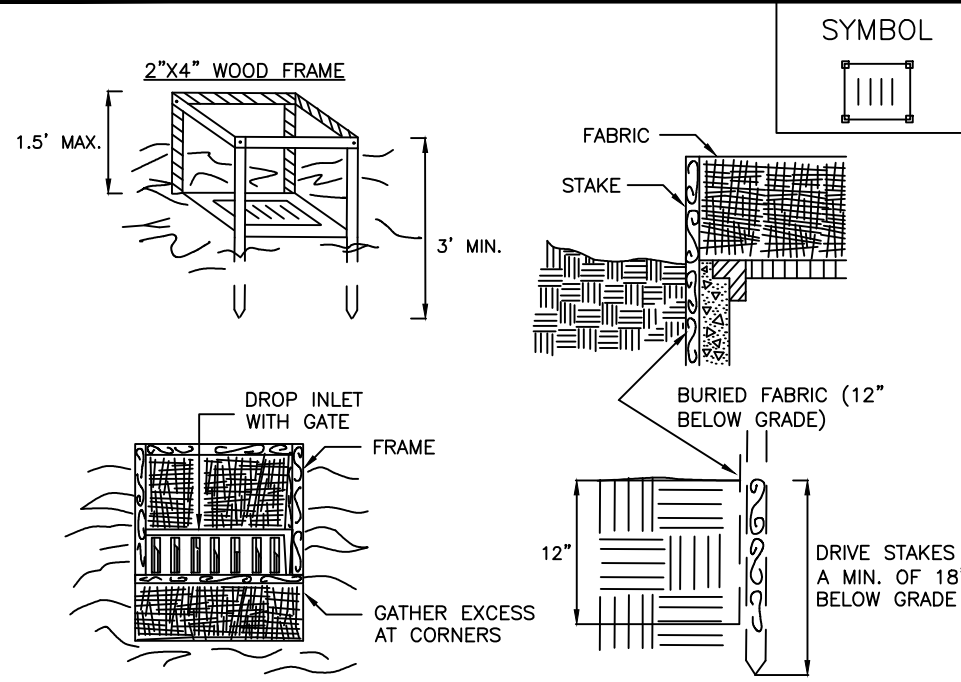


- NOTES:**
- PAINT MATERIALS TO CONFORM TO NYSOT SPECIFICATION 708.01
  - MEDIANS DESIGNATED TO BE CROSS HATCHED ARE NOTED ON THE SITE PLAN. CROSS HATCHING TO BE 4" WIDE PAINTED STRIPES AT 60° ANGLE.

**PARKING STRIPING DETAIL (9'x20')**  
N.T.S.



**STORM SEWER CLEANOUT**  
N.T.S.

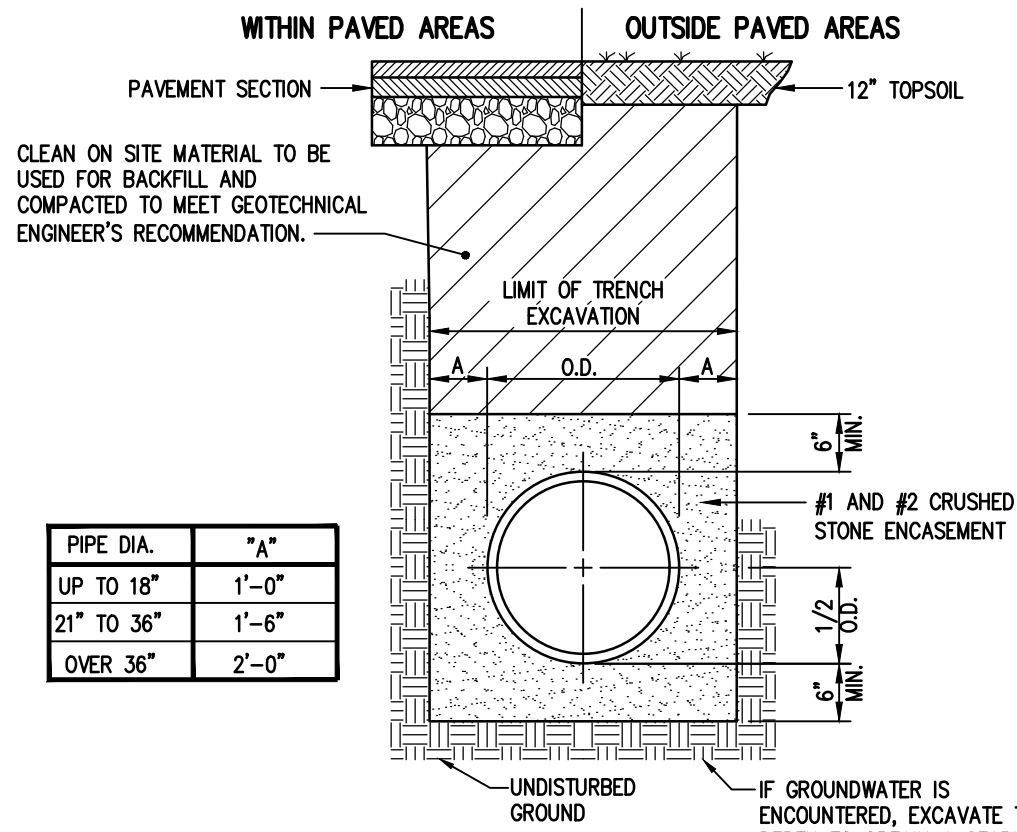


**CONSTRUCTION SPECIFICATIONS**

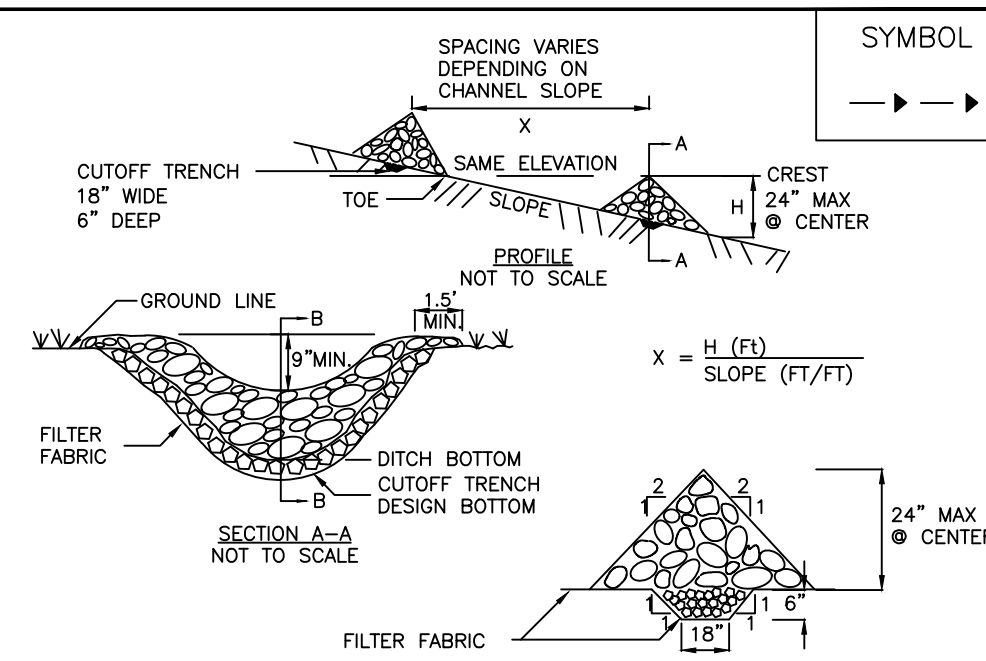
- FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

FABRIC  
DROP INLET  
PROTECTION



**STORM SEWER BEDDING DETAIL**  
N.T.S.

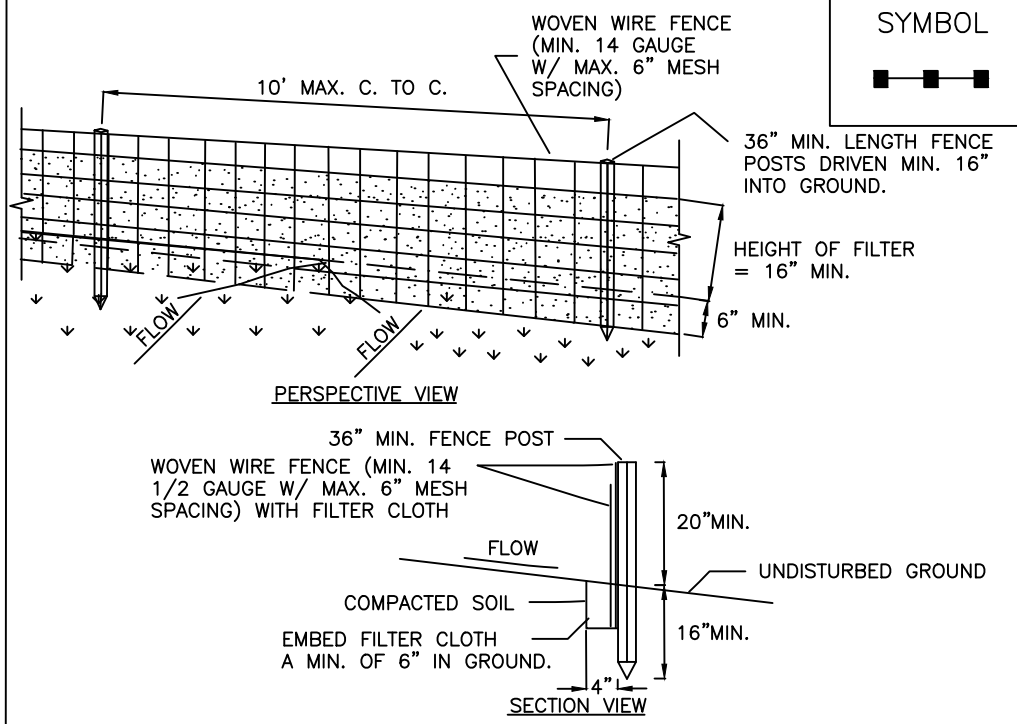


**CONSTRUCTION SPECIFICATIONS**

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STONE CHECK DAM

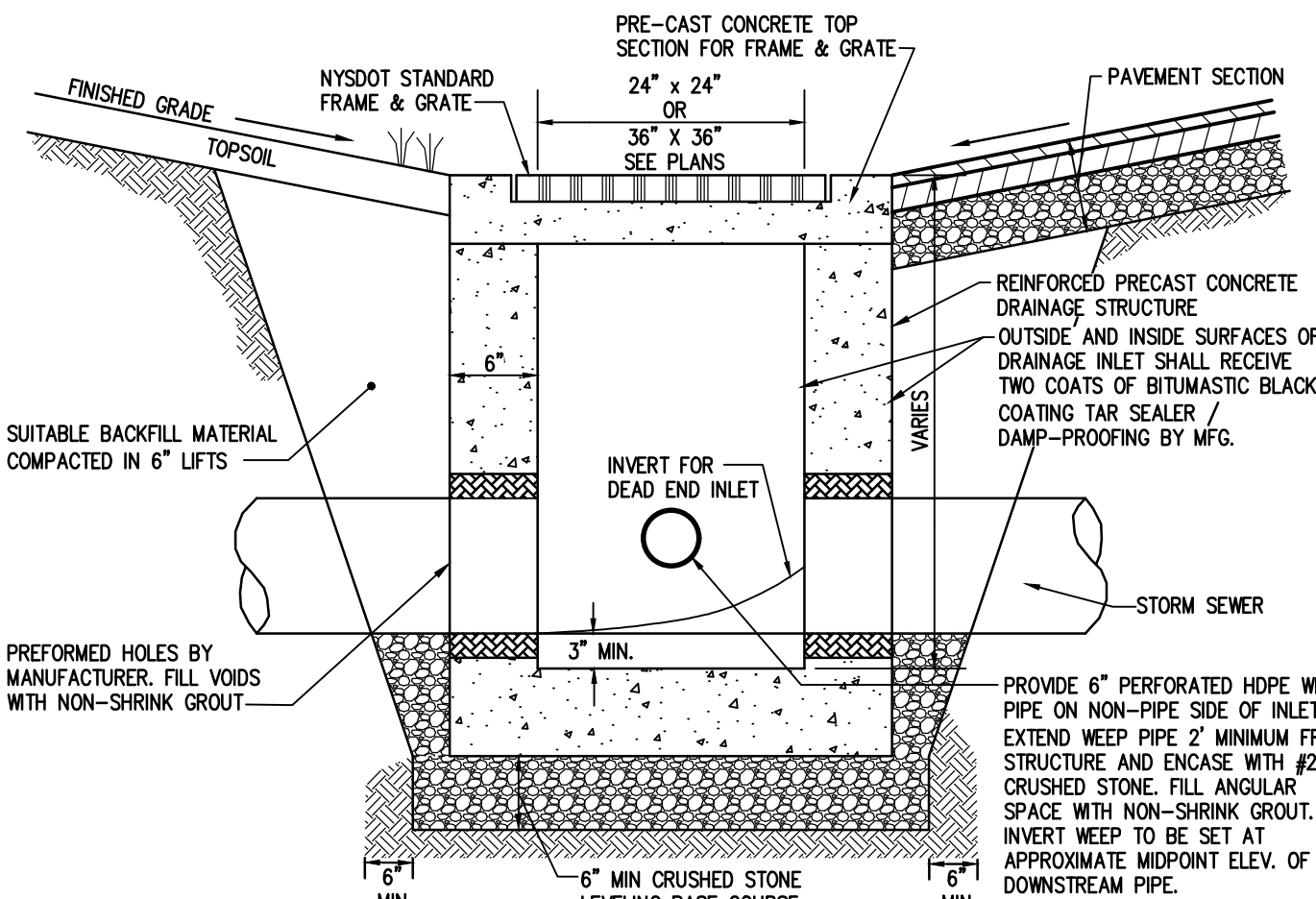


**CONSTRUCTION SPECIFICATIONS**

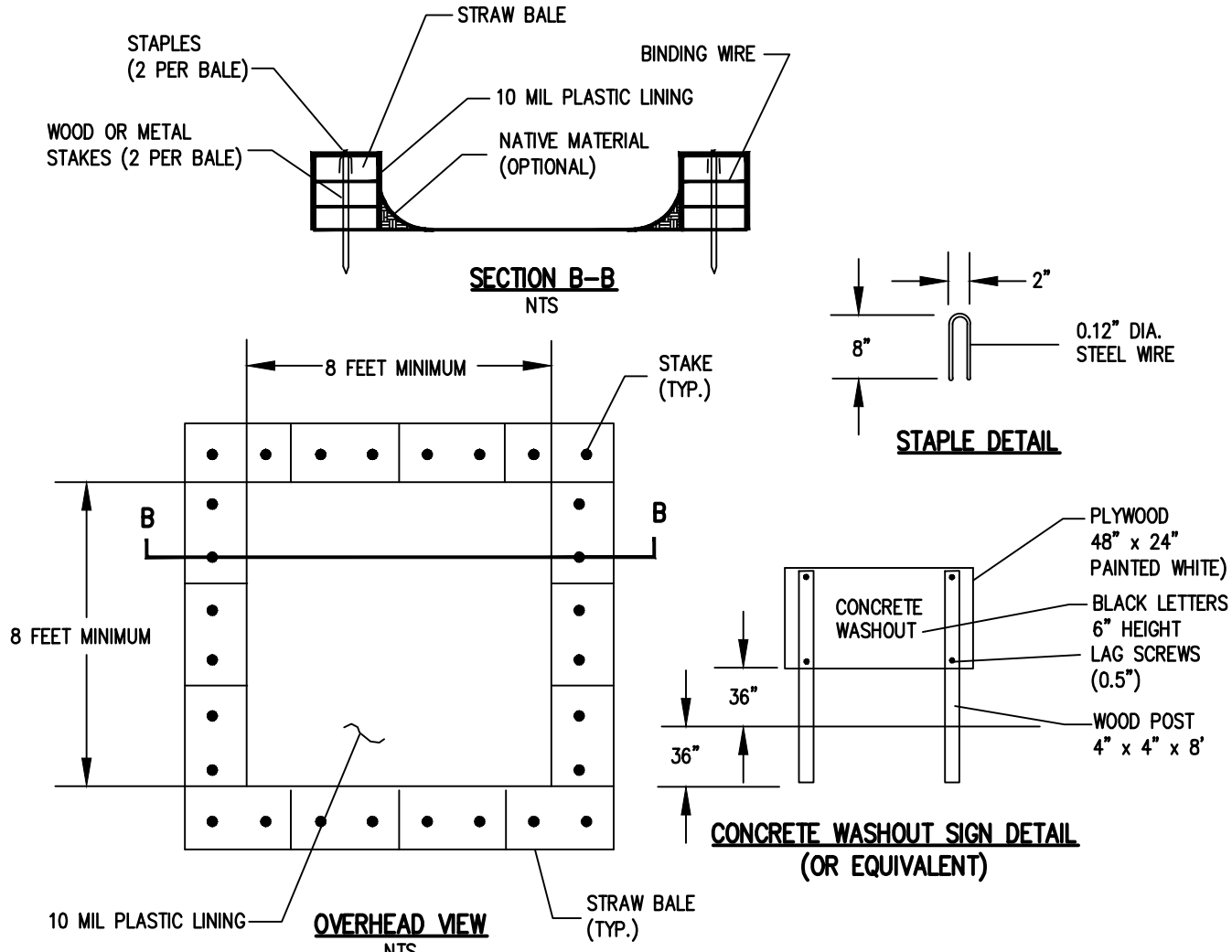
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TIGHTLY FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTAF, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



**PRECAST CONCRETE STORM CATCH BASIN DETAIL (PAVEMENT OR GRASS)**  
N.T.S.



- NOTES:**
- DETAIL SHOWS AN ABOVE GRADE CONCRETE WASHOUT. THE MINIMUM SIZE SHALL BE 8 FEET BY 8 FEET AT THE BOTTOM AND 2 FEET DEEP. IF EXCAVATED, THE SIDE SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
  - ACTUAL LAYOUT DETERMINED IN THE FIELD. LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS.
  - WASHOUT STATION SHOULD BE CLEANED WHEN CONCRETE ACCUMULATES TO 75% OF THE STORAGE VOLUME. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
  - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
  - THE PLASTIC LINER SHALL BE REPLACED WHENEVER THE LINER IS TORN, PUNCTURED, OR THE WASHOUT IS EMPTIED.

**CONCRETE WASHOUT 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 ASSESSOR DATE: \_\_\_\_\_  
BY: FIRE MARSHAL DATE: \_\_\_\_\_  
BY: PLANNING BOARD CHAIRMAN DATE: \_\_\_\_\_

Drawing Alteration  
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:  
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TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
MITSUBISHI WEBSTER  
100 LIFEBRIDGE LANE EAST  
FAIRPORT, NY 14450

DETAIL SHEET

PROJECT: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
CLIENT: \_\_\_\_\_  
DRAWING TITLE: \_\_\_\_\_

PROJECT MANAGER: AR SPENCER  
PROJECT ENGINEER: AR SPENCER  
DRAWN BY: AN D'ANGELO  
SCALE: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_  
N.T.S. AUGUST 12, 2025  
PROJECT NO. \_\_\_\_\_

2995

DRAWING NO.

04