

SITE NOTES:

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

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	45,000 SF	±145,091 SF	±145,091 SF (PRE-EXISTING)
MIN. LOT WIDTH	150'	±151.4'	±151.4' (PRE-EXISTING)
SETBACKS (MC)			
FRONT	50'	±162.5'	±162.5' (PRE-EXISTING)
SIDE	20'	±23.5'	±23.5' (PRE-EXISTING)
REAR	75'	±600.2'	±600.2' (PRE-EXISTING)
MINIMUM BUFFER AREA (MC)			
FRONT	50'	>50'	±43.6' (FRONT PARKING LOT AND DRIVE AISLE)
SIDE	20'	>20'	±5.3'' (REAR PARKING LOT - WEST) ±5.1''' (REAR PARKING LOT - EAST)
REAR (ADJOINING RESIDENTIAL SINGLE-FAMILY DISTRICTS)	100'	±452'	±460'

*A VARIANCE WAS GRANTED BY THE TOWN OF WEBSTER ZONING BOARD OF APPEALS ON 10/15/25 PER ZBA RESOLUTION 25-28-0042, ALLOWING FOR A FRONT BUFFER OF 42' WHERE 50' IS REQUIRED.

**A VARIANCE WAS GRANTED BY THE TOWN OF WEBSTER ZONING BOARD OF APPEALS ON 10/15/25 PER ZBA RESOLUTION 25-28-0042, ALLOWING FOR A SIDE BUFFER OF 3' WHERE 20' IS REQUIRED.

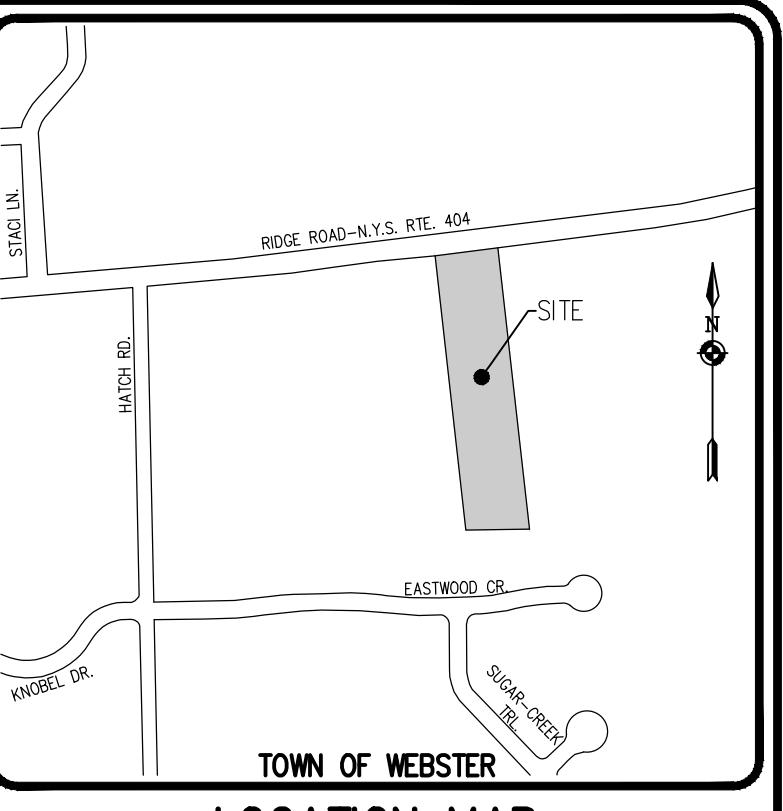
***A VARIANCE WAS GRANTED BY THE TOWN OF WEBSTER ZONING BOARD OF APPEALS ON 10/15/25 PER ZBA RESOLUTION 25-28-0042, WHICH INCLUDED THE CONDITIONS THAT THE REAR PARKING LOT WILL HAVE A MINIMUM 4' BUFFER ON THE WEST SIDE AND 13' BUFFER ON THE EAST SIDE.

MAX. LOT COVERAGE	20%	±6% (±8,500 SF)	±7% (±9,700 SF)
MAX. BLDG. HEIGHT	35	±20	±20
PARKING STALL SIZE:	9'x20'	9'x20'	9'x20'
PARKING STALL QTY:	1 SPACE/175 GSF 56 SPACES	68 SPACES	110 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.

ADA NOTES:

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



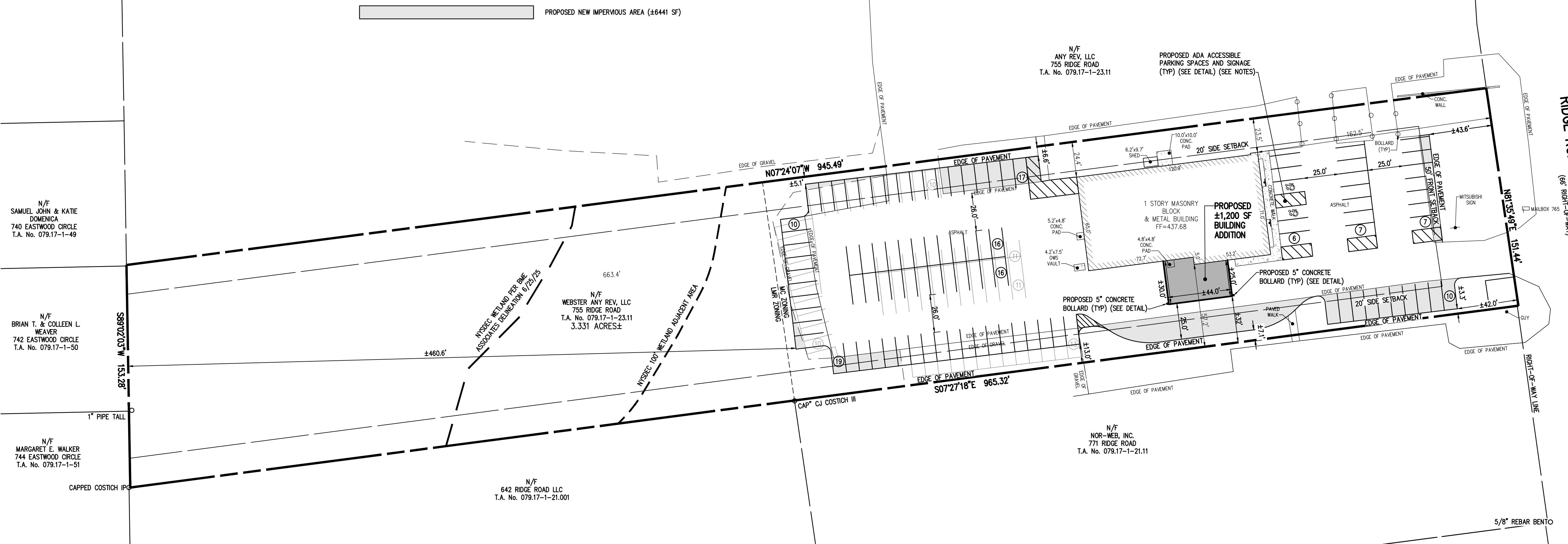
LOCATION MAP
NOT TO SCALE

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

www.bmepc.com
585-377-7360



RIDGE ROAD - STATE ROUTE 404



LEGEND

- 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

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
BY: TOWN ASSESSOR
BY: FIRE MARSHAL
BY: PLANNING BOARD CHAIRMAN

AGENCY	UTILITY TYPE	CONTACT NUMBER
MCWA	WATER	585-442-2000 X285
RGE	ELECTRIC	585-594-8899
	GAS	585-581-6814
WEBSTER SEWER	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 NOTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS:
- STORM - 6" PVC SR-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

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- EXISTING WATERMAIN, HYDRANT, AND VALVE
- EXISTING STORM SEWER, MANHOLE, AND INLET
- PROPOSED STORM SEWER, MANHOLE, AND INLET
- PROPOSED STORM LATERAL AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING CONTOUR W/ ELEVATION
- PROPOSED CONTOUR W/ ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED FLOOR ELEVATION
- LIMITS OF WETLAND
- WETLAND BUFFER
- PROPOSED LIMITS OF DISTURBANCE (±0.6 ACRES)

TOWN OF WEBSTER NOTES:

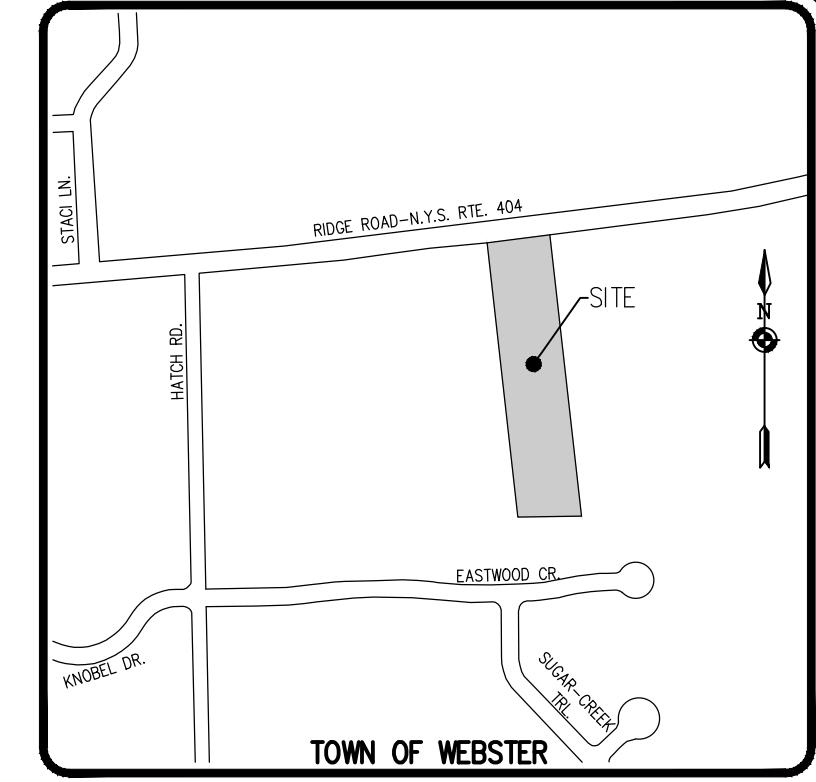
1. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION ARE DIRECTED TO MONROE COUNTY LAW NO. 6-1971, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UTILITIES SUITABLY AHEAD OF CONSTRUCTION TO PERMIT 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 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 UPGO HOTLINE AT 1-800-962-7982 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.
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
8. PARKING SIGNAGE: ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO BE PROVIDED SIGNAGE PER THE MOST RECENT ADA STANDARD REQUIREMENTS. (SEE SIGN DETAIL).
9. ALL OTHER IMPROVEMENTS TO BE IN CONFORMANCE WITH THE MOST RECENT ADA STANDARDS FOR DESIGN.

ADA NOTES:

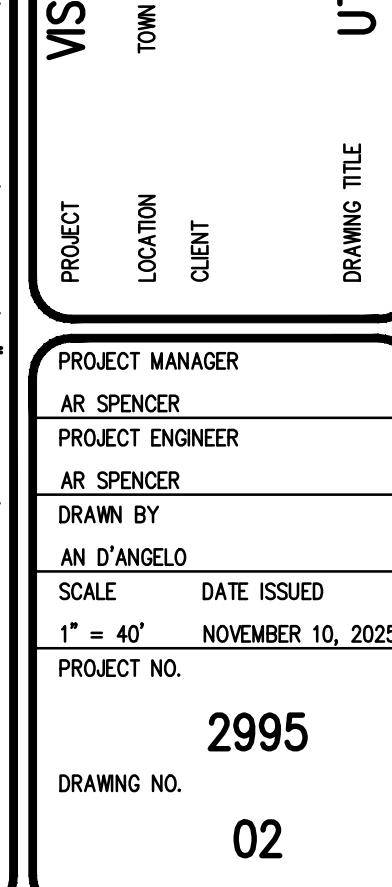
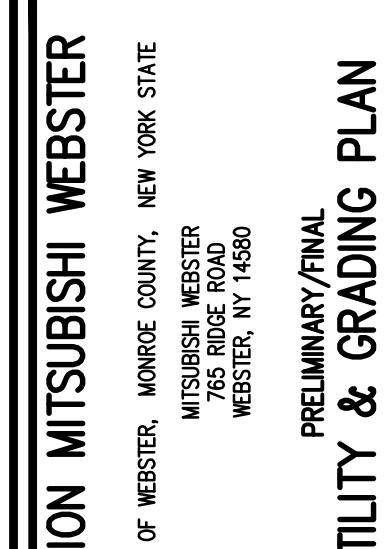
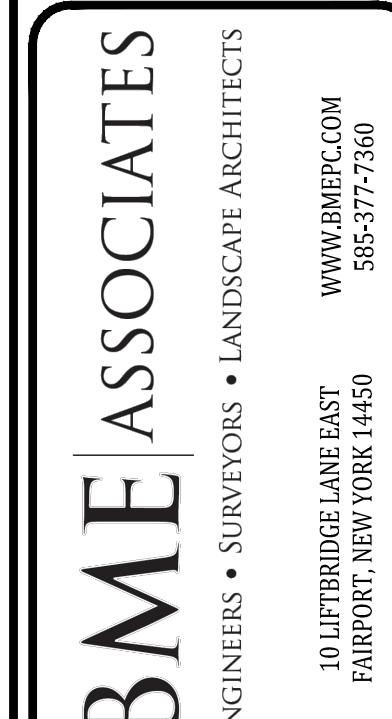
1. ALL IMPROVEMENTS ARE TO BE MADE PER THE MOST RECENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20) AND A MAXIMUM CROSS-SLOPE OF 2% (1:48).
3. ALL LANDINGS ALONG AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ALL DIRECTIONS.
4. ALL CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF NO GREATER THAN 8% (1:12).
5. ALL CURB RAMPS 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
8. PARKING SIGNAGE: ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO BE PROVIDED SIGNAGE PER THE MOST RECENT ADA STANDARD REQUIREMENTS. (SEE SIGN DETAIL).
9. ALL OTHER IMPROVEMENTS TO BE IN CONFORMANCE WITH THE MOST RECENT ADA STANDARDS FOR DESIGN.



LOCATION MAP
NOT TO SCALE

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 148 Section 7209 and applies to this drawing.
It is a violation of this law for any director of a licensed professional engineer or land surveyor to alter any drawing or survey plan or map unless the surveyor shall affix his name and the date of the alteration, and by his signature and the date of such alteration, shall state that the plan or map has been altered by him and a specific description of the alteration.

BY	DATE



2995

DRAWING NO.

02

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

DATE:
DATE:
DATE:
DATE:

DATE:
DATE:
DATE:
DATE:

APPROVALS

DATE:
DATE:
DATE:
DATE:

DATE:
DATE:
DATE:
DATE:

CONSTRUCTION EROSION CONTROL NOTES:

- 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 NYSEDC GENERAL PERMIT GP-0-25-001 AND THE REQUIREMENTS OF LOCAL AND NYSEDC AUTHORITIES.
- THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.
- ALL DISTURBED AREAS TO BE RECLAIMED WITH A MINIMUM OF 6" TOPSOIL.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENSED 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:

ANNUAL RYEGRASS	LBS./ACRE	LBS./1000 SQ. FT.
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.

- 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
RED FESCUE	35	97
KENTUCKY BLUEGRASS	30	85

SEEDING RATE: 6.0 LBS PER 1,000 SQ. FT.
MULCH: STRAW OR WOOD FIBER, 2" DEEP, USED WITH HYDROSEEDING METHOD, 1 TON PER ACRE W/ TACKIFIER.
STARTING FERTILIZER: 5-10-10 AT 20 LBS PER 1,000 SQ. FT.

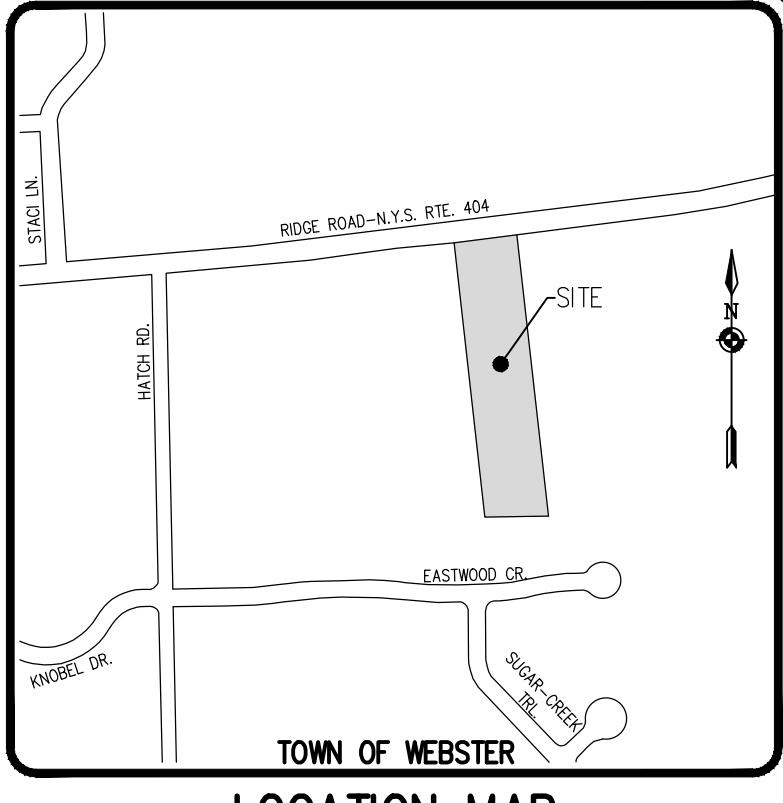
SEEDING RATE: 60 LBS PER ACRE OR 1 LB PER 1000 SF
INOCULANT: RATE AS RECOMMENDED BY THE MANUFACTURER (FOR HYDROSEEDING USE FOUR TIMES MANUFACTURER'S RECOMMENDED RATE)
MULCH: STRAW OR WOOD FIBER, 2" DEEP, USED WITH A HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER.

17. ALL SEDED AREAS ARE TO BE MONITORED FOR GERMINATION AND EROSION. ERODED AREAS ARE TO BE BACKFILLED, FINE GRADED AND RE-SEEDED. AREAS THAT FAIL TO GERMINATE A MINIMUM OF 80% SHALL BE RE-SEEDED.

18. 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.

19. THE OWNER SHALL BE RESPONSIBLE FOR REMOVING EXISTING EROSION CONTROL MEASURES THAT ARE LOCATED WITHIN ESTABLISHED AREAS. MATERIALS ARE TO BE DISPOSED OF PROPERLY.

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 148 Section 7209 and applies to this drawing:
It is a violation of this law for any engineer or land surveyor to alter any item in any way, or to change the survey as offered, the offering engineer or land surveyor shall affix to the item his seal and the date of the alteration, and shall sign by his signature and the date of such alteration, and a specific description of the alteration.



LOCATION MAP

NOT TO SCALE

REVISIONS	DATE
1	BY
2	BY
3	BY
4	BY
5	BY
6	BY
7	BY

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

WWW.BMEPC.COM



VISION MITSUBISHI WEBSTER

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

PRELIMINARY/FINAL

CONSTRUCTION EROSION

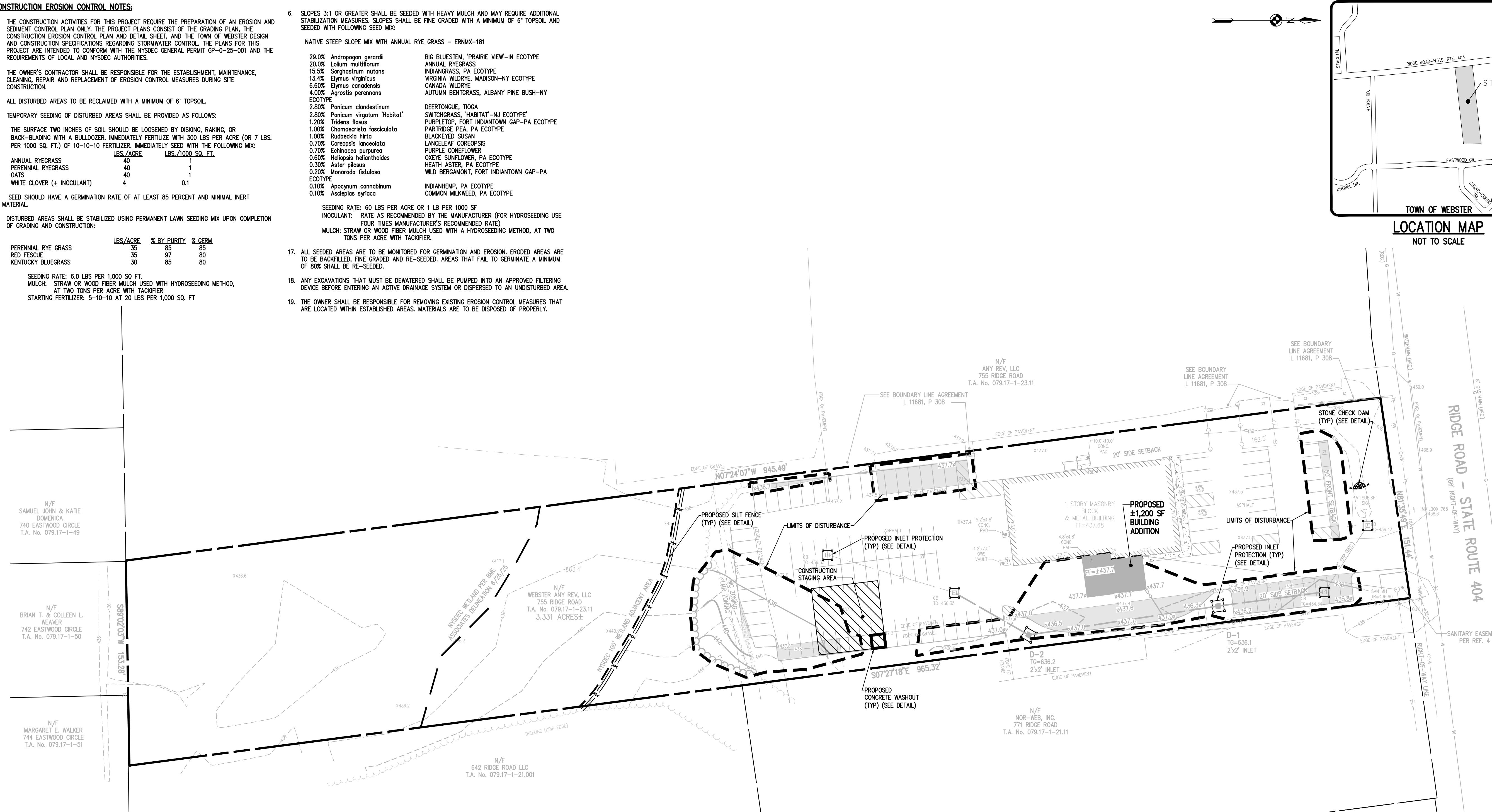
CONTROL PLAN

PROJECT	LOCATION	CLIENT
AR SPENCER	AR SPENCER	AR SPENCER
PROJECT MANAGER	PROJECT ENGINEER	DRAWN BY
AR SPENCER	AR SPENCER	AN D'ANGELO
SCALE	DATE ISSUED	DATE:
1" = 40'	NOVEMBER 10, 2025	
PROJECT NO.	2995	
DRAWING NO.		

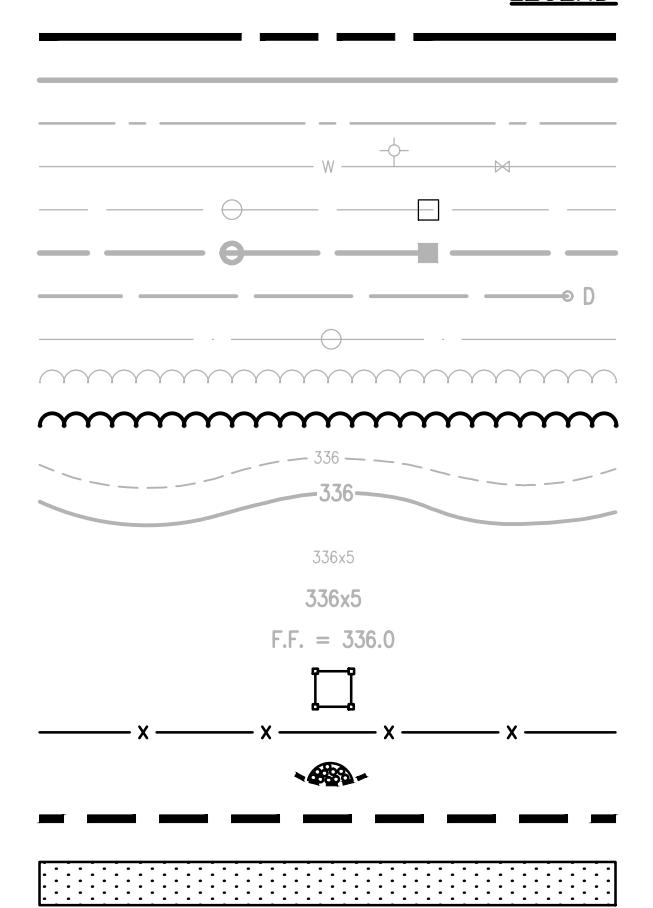
2995

DRAWING NO.

03



LEGEND



SEQUENCE OF CONSTRUCTION STEPS:

TOTAL DISTURBED ACREAGE = ±0.6 ACRES (±24,195 SF)

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 SEDED WITHIN 2 DAYS OF COMPLETION. SILT FENCE TO BE INSTALLED AT TOE OF SLOPE (IF APPLICABLE).
- COMPLETE INSTALLATION OF UNDERGROUND UTILITIES.
- 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)

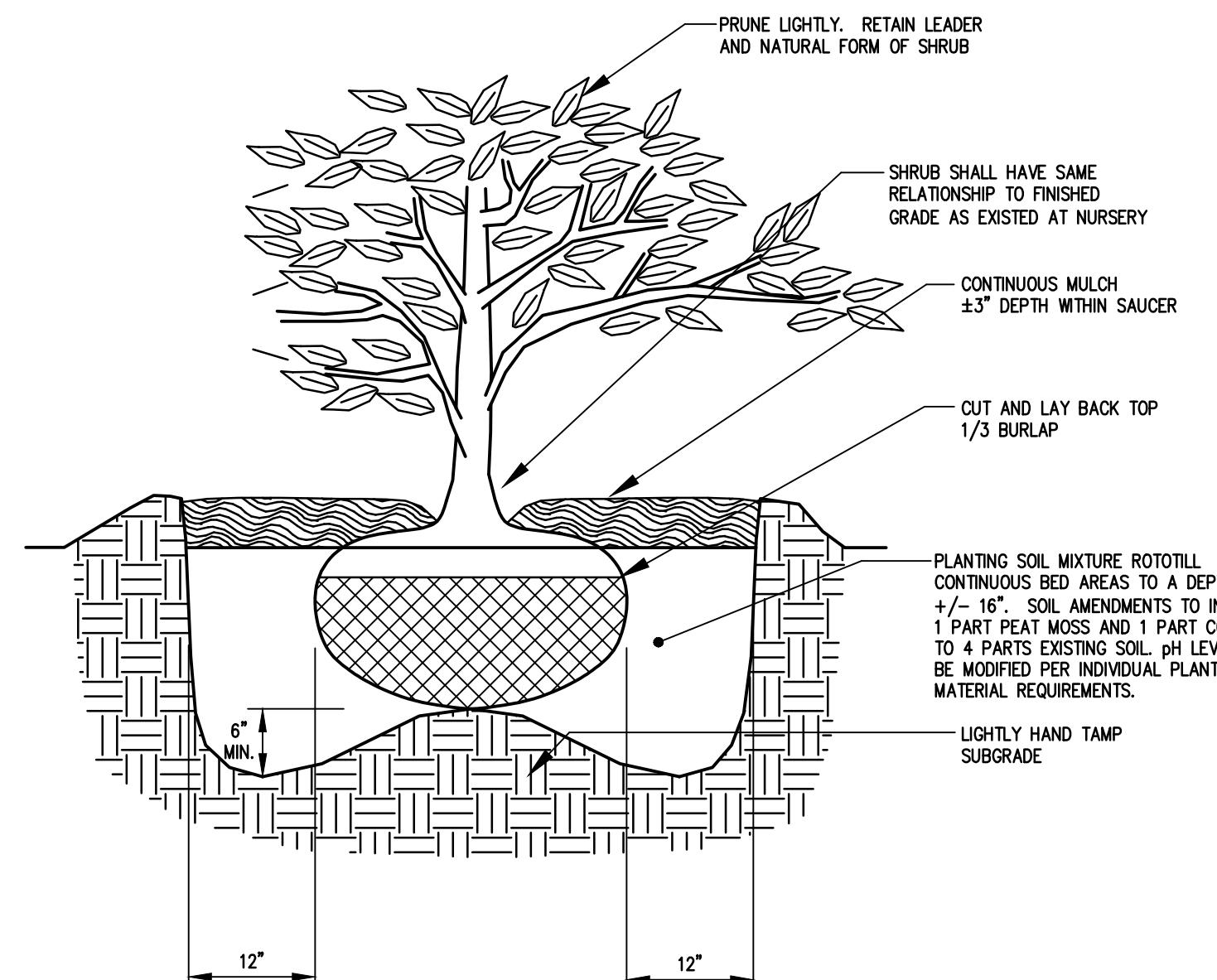
- SEED AND MULCH ALL DISTURBED AREAS WITH A SEED MIX AS INDICATED IN CONSTRUCTION EROSION CONTROL NOTES, AND MULCH.
- SEED ALL SLOPES 3:1 OR STEEPER WITH STEEP SLOPE SEEDING MIX AND STABILIZE WITH EROSION CONTROL BLANKET - ECS-10 (EASTCOAST) OR AN APPROVED EQUIVALENT.
- FROM NOVEMBER 1ST TO APRIL 1ST, 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 SILT FENCE AND INLET PROTECTION UNTIL THE ADJACENT SOILS HAVE ACHIEVED 80% STABILIZATION.
- SEE CONSTRUCTION EROSION CONTROL NOTES FOR REQUIRED SEED MIXES AND TEMPORARY/MINER 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.

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
BY: TOWN ASSESSOR
BY: FIRE MARSHAL
BY: PLANNING BOARD CHAIRMAN



SHRUB PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1-2004.
- 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.
- PLANTING SOIL MIXTURE SHALL HAVE A RATIO BY VOLUME OF FOUR PARTS TOPSOIL TO ONE PART COMPOST. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
- PROVIDE ALL LANDSCAPE PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH SHALL BE 3" LAYER OF HARDWOOD MULCH CLEAN OF DELETERIOUS MATERIALS.
- SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.

LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:

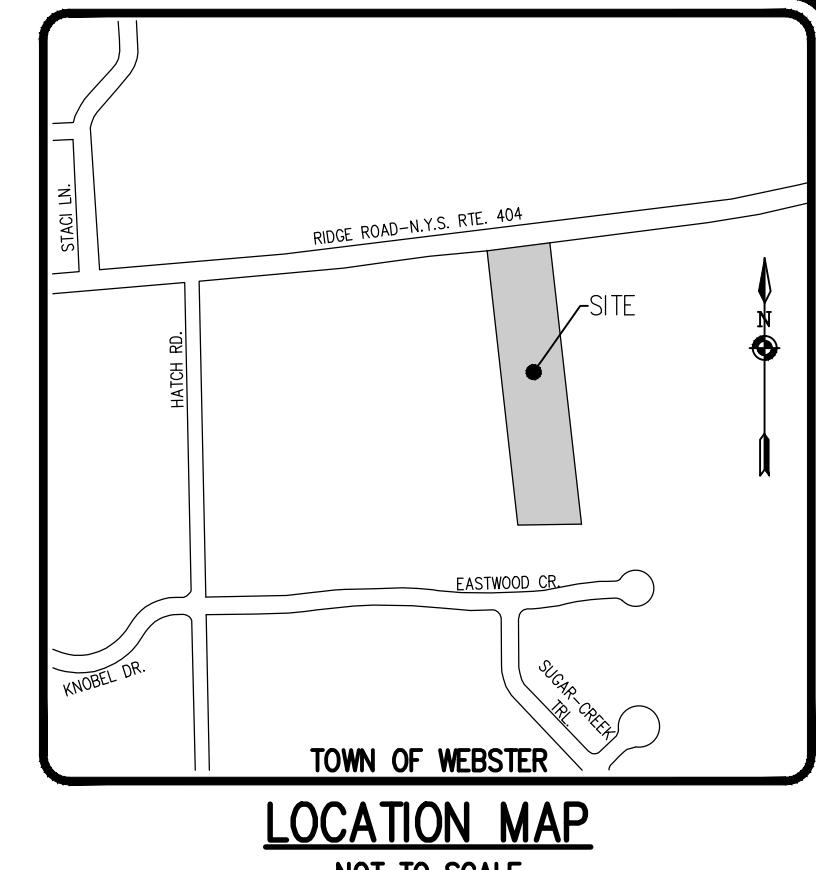
LBS/ACRE	% BY PURITY	% GERM.
'REPELL', 'CITATION' & 'MORNING STAR'	35	85
PERENNIAL RYE GRASS	35	85
'JAMESTOWN IV', 'FORTRESS', 'ENSYLVA'	30	85
RED FESCUE	30	80
'BARON' & 'MIDNIGHT'	30	80
KENTUCKY BLUEGRASS	30	80

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

PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED, AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEDED AREAS UNTIL FINAL ACCEPTANCE.

A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.



PLANT MATERIALS LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
XX	XX	CA	Clethra alnifolia 'Hummingbird'	Summersweet	18"	cont.

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
www.bmepc.com
505-377-7360



VISION MITSUBISHI WEBSTER
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
MITSUBISHI WEBSTER
765 RIDGE ROAD
WEBSTER, NY 14580
PRELIMINARY/FINAL
LANDSCAPE / LIGHTING PLAN

PROJECT: PHEPS & GORHAM PURCHASE, TOWNSHIP #13, RANGE 4, TOWN LOT 59, TAX MAP NUMBER 079.17-1-22
LOCATION: TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
CLIENT: N/A
PROJECT MANAGER: AR SPENCER
PROJECT ENGINEER: AR SPENCER
DRAWN BY: AR SPENCER
SCALE: 1"=40'
DATE ISSUED: NOVEMBER 10, 2025
PROJECT NO.: 2995
DRAWING NO.: 05

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: _____

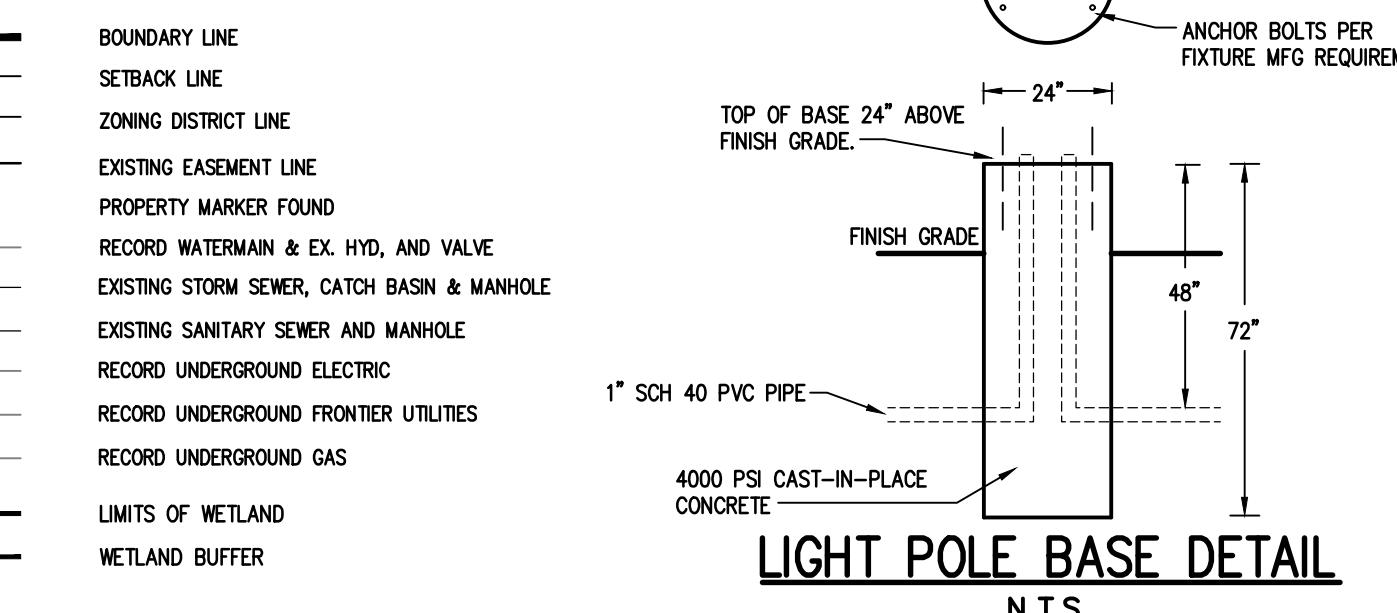
BY: PLANNING BOARD CHAIRMAN
DATE: _____

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

LEGEND

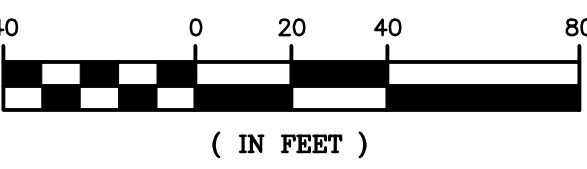


LIGHT POLE BASE DETAIL
N.T.S.

LIGHTING NOTES:

- SITE LIGHTING TO BE RELOCATED AS DEPICTED ON PLAN (3 TOTAL)
- CONTRACTOR TO PROVIDE NEW LIGHT POLE BASE FOR RELOCATED LIGHTS (3 TOTAL)
- CONTRACTOR RESPONSIBLE FOR CONDUIT AND CIRCUIT DESIGN AND INSTALLATION AT PROPOSED LIGHT LOCATIONS.

GRAPHIC SCALE



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 14 Section 7209 and applies to this drawing:
It is a violation of this law for any engineer or land surveyor to alter any item in any way, or to change the survey or map, if the survey or map is altered, the offering engineer or land surveyor shall affix his or her name to the alteration, state the date of such alteration, and a specific description of the alteration.