

SITE NOTES:

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:

	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*
SIDE	20'	>20'	±3.3*** (FRONT PARKING LOT AND DRIVE AISLE)
			±5.1*** (REAR PARKING LOT - WEST)
			13.0*** (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.

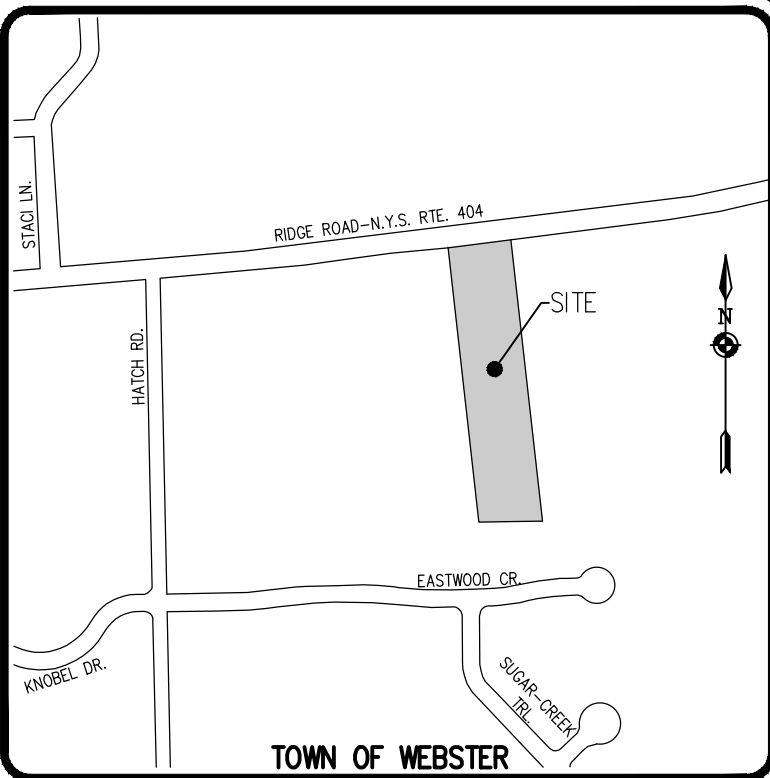
***A VARIANCE WAS GRANTED BY THE TOWN OF WEBSTER ZONING BOARD OF APPEALS ON 10/15/25 PER ZBA RESOLUTION 25-28-0042, WHICH INCLUDED THE CONDITIONS THAT THE REAR PARKING LOT WILL HAVE A MINIMUM 4' BUFFER ON THE WEST SIDE AND 13' BUFFER ON THE EAST SIDE.

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	68 SPACES	110 SPACES
	56 SPACES		

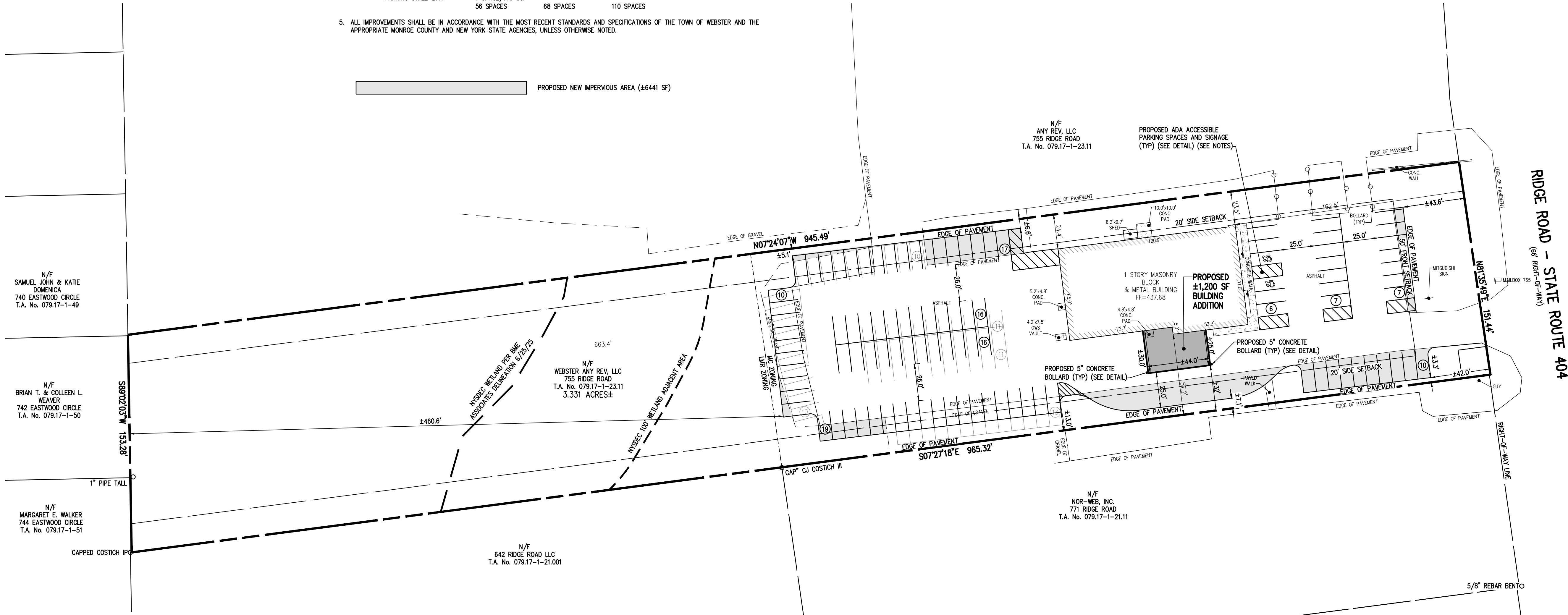
5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEBSTER AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.

ADA NOTES:

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.



LOCATION MAP
NOT TO SCALE



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

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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."

BY	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

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TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
MITSUBISHI WEBSTER
1000 MONROE STREET
WEBSTER, NY 14580
PRELIMINARY/FINAL
SITE PLAN

PROJECT	LOCATION	CLIENT	DRAWING TITLE
AR SPENCER	AR SPENCER	AN D'ANGELO	2995

PROJECT MANAGER	DATE ISSUED
AR SPENCER	NOVEMBER 10, 2025
DRAWN BY	1"
AN D'ANGELO	40'
SCALE	1"
1" = 40'	40'
PROJECT NO.	2995
DRAWING NO.	01

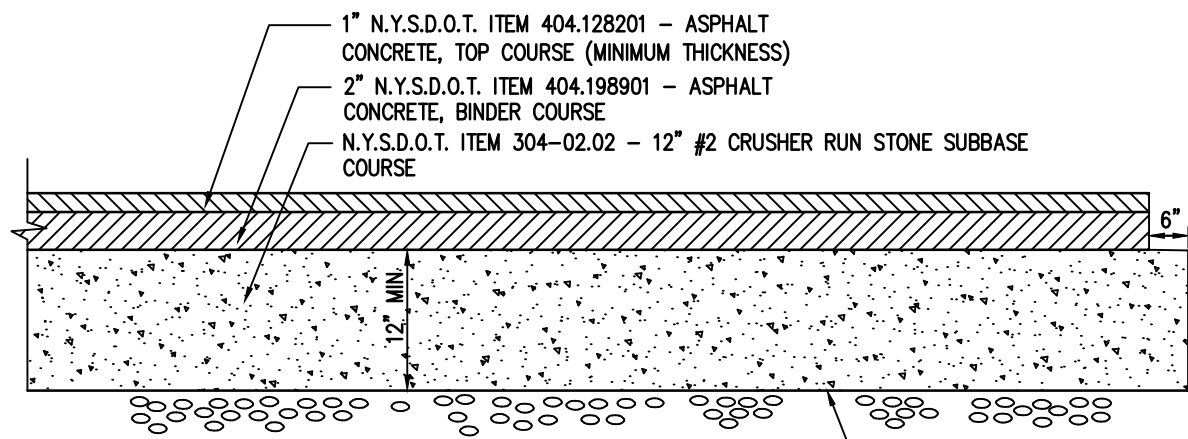


- NOTES:**
- SIGN TO BE MOUNTED TO A 2" DIA. STEEL PIPE SET IN 3'6" DEEP BY 10" DIA. CONCRETE 3000 PSI. BASE, SET BELOW GRADE.
 - SIGN TO BE MOUNTED 6.0' FROM FINISHED GRADE TO BOTTOM OF SIGN.
 - ONE (1) OUT OF EVERY SIX (6) ACCESSIBLE SPACES SHALL BE VAN ACCESSIBLE.

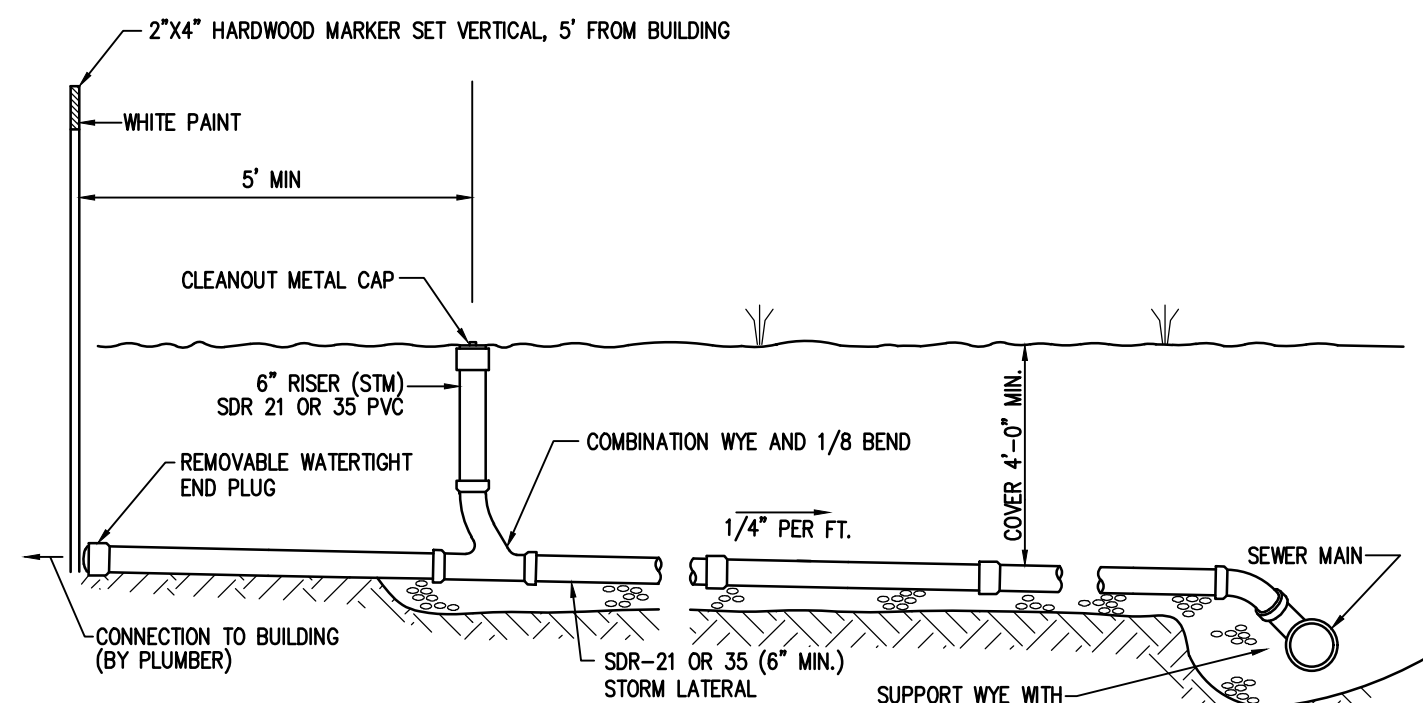
ACCESSIBLE PARKING SIGNS DETAIL
N.T.S.



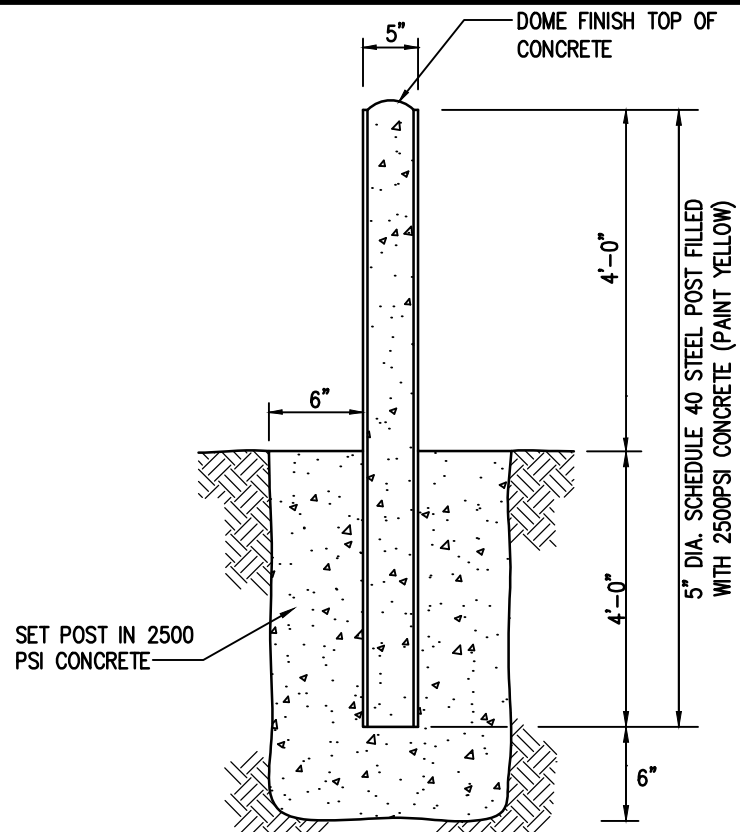
ACCESSIBLE PARKING SYMBOL DETAIL
N.T.S.



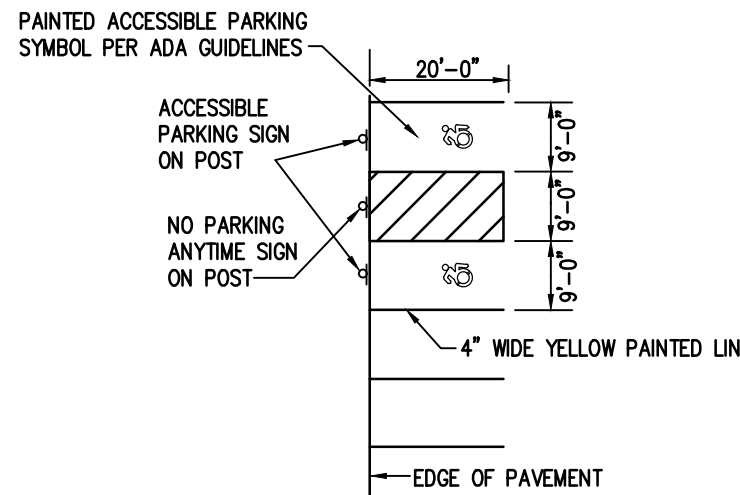
TYPICAL PAVEMENT SECTION
N.T.S.



TYPICAL STORM SEWER BUILDING LATERAL
N.T.S.

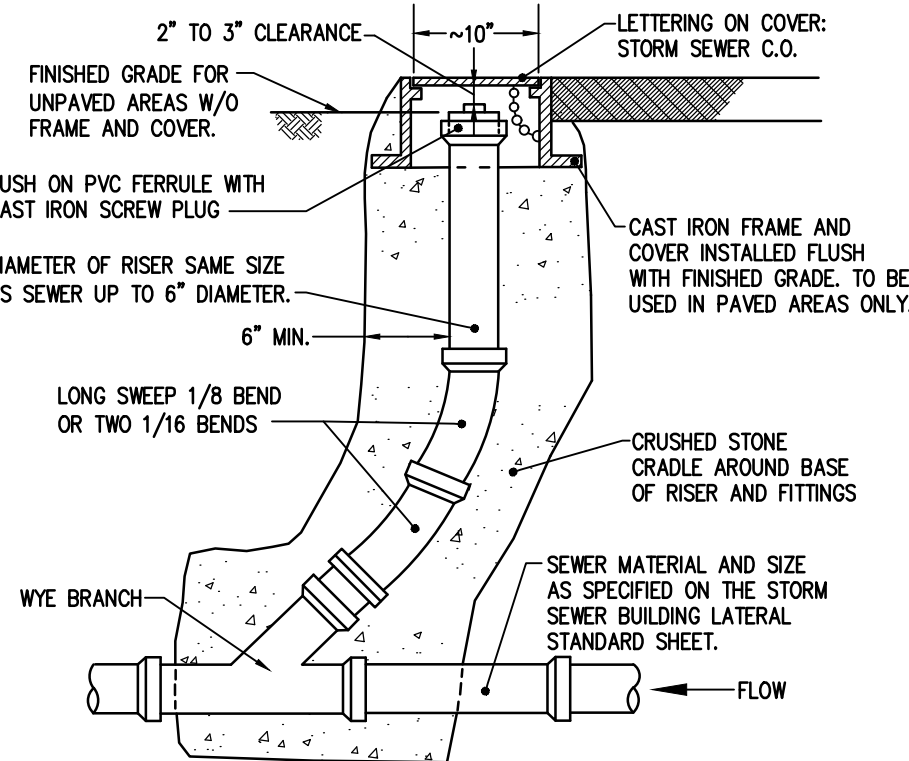


5" TYPICAL BOLLARD DETAIL
N.T.S.

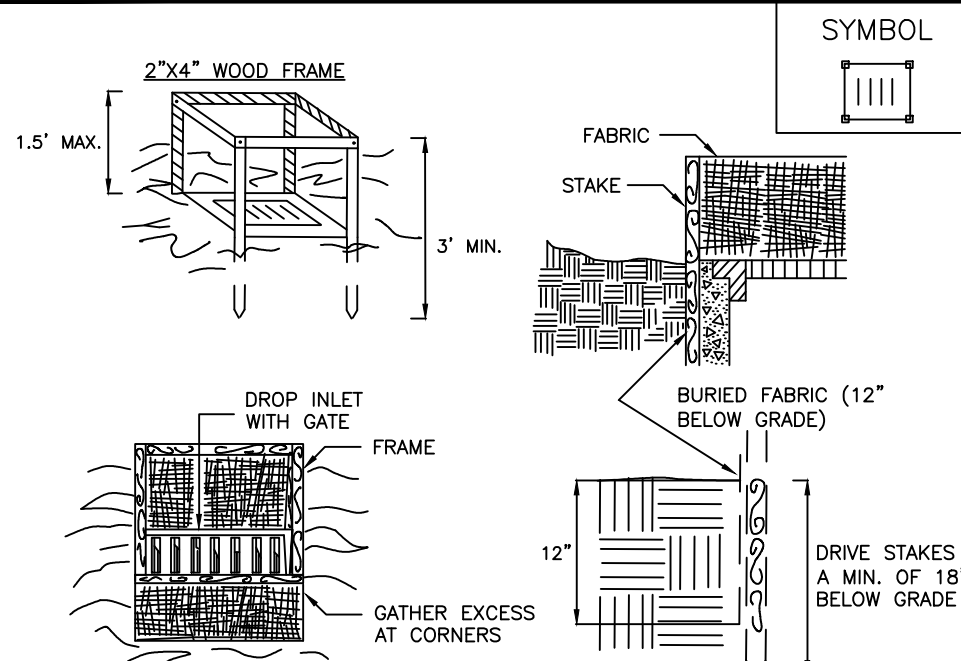


- NOTES:**
- PAINT MATERIALS TO CONFORM TO NYSOT SPECIFICATION 708.01
 - MEDIANS DESIGNATED TO BE CROSS HATCHED ARE NOTED ON THE SITE PLAN. CROSS HATCHING TO BE 4" WIDE PAINTED STRIPES AT 60° ANGLE.

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



STORM SEWER CLEANOUT
N.T.S.

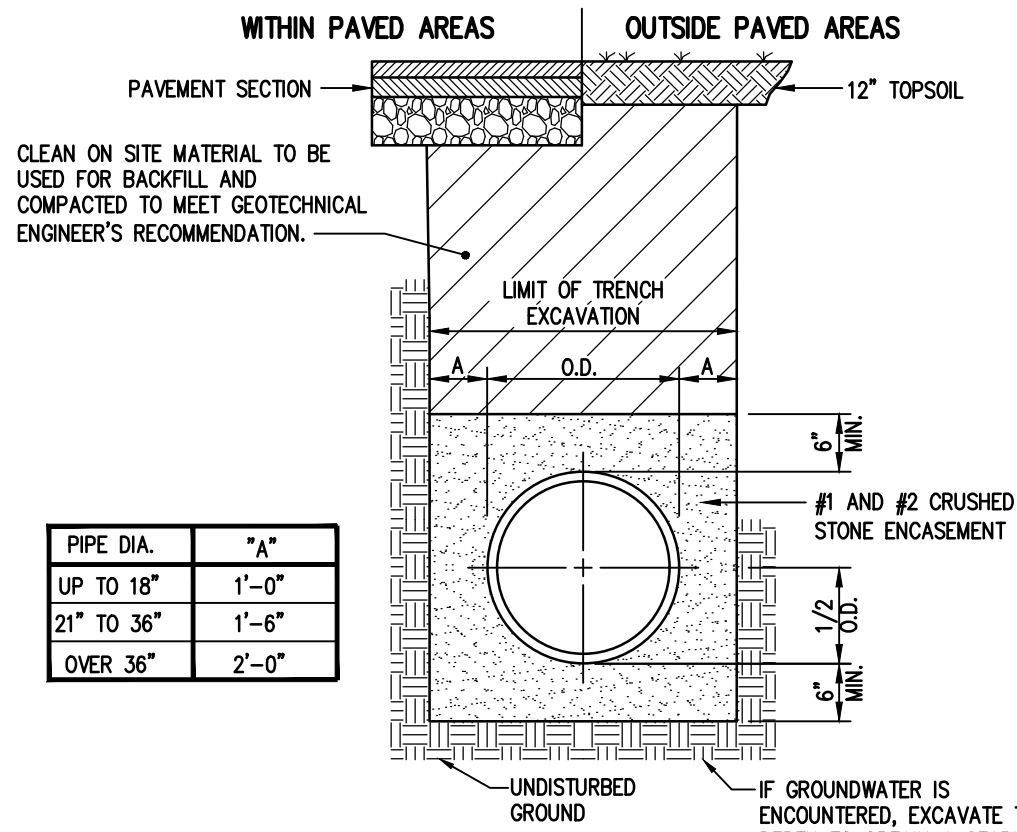


CONSTRUCTION SPECIFICATIONS

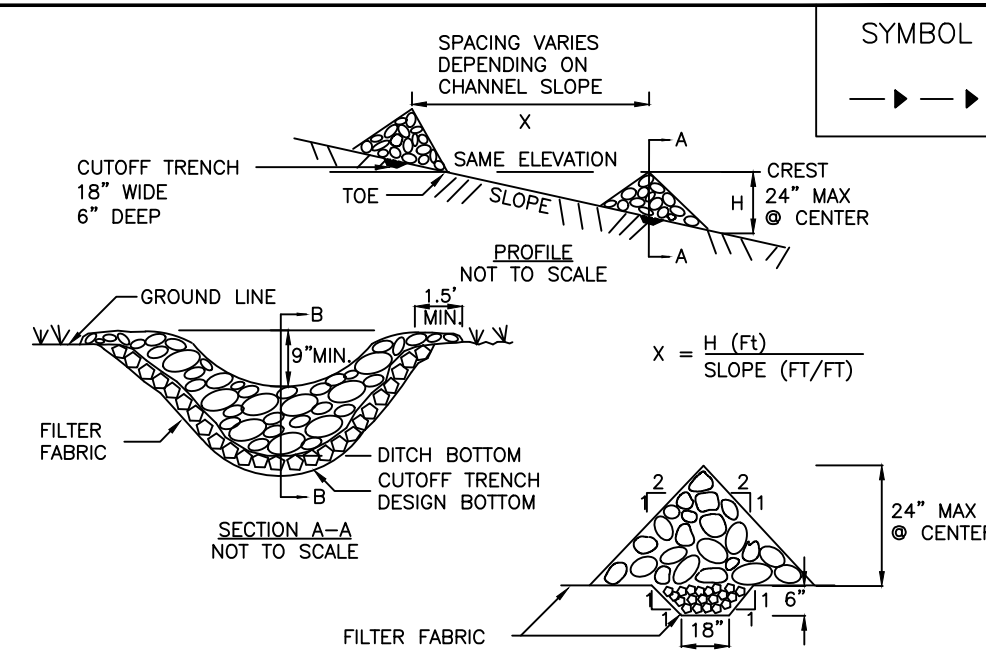
- FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 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.

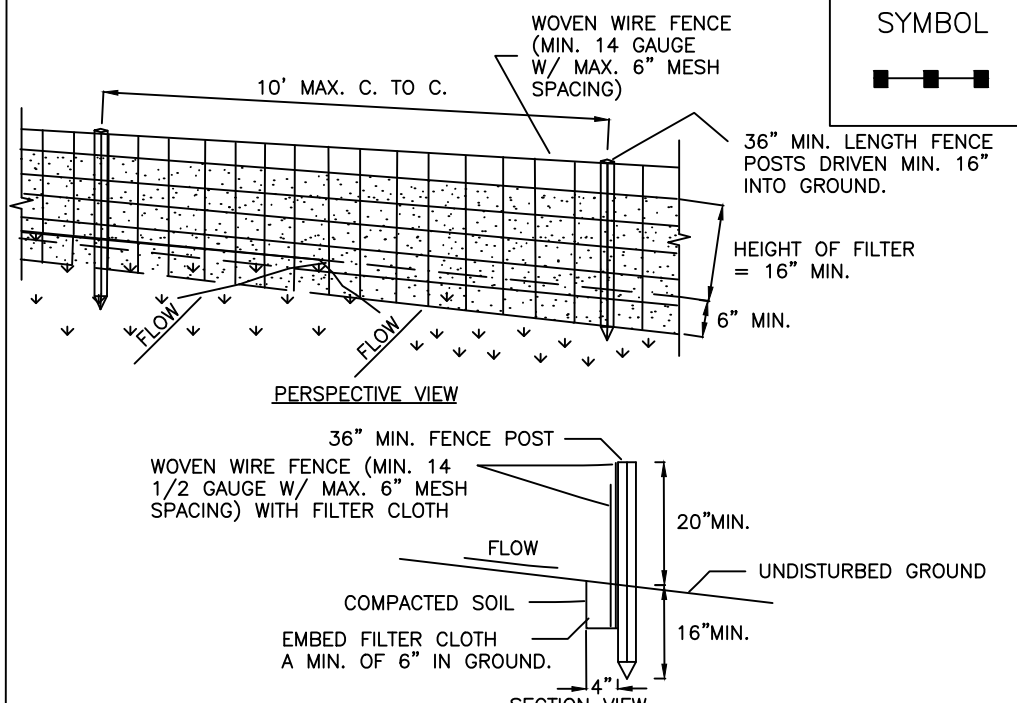


CONSTRUCTION SPECIFICATIONS

- 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.

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

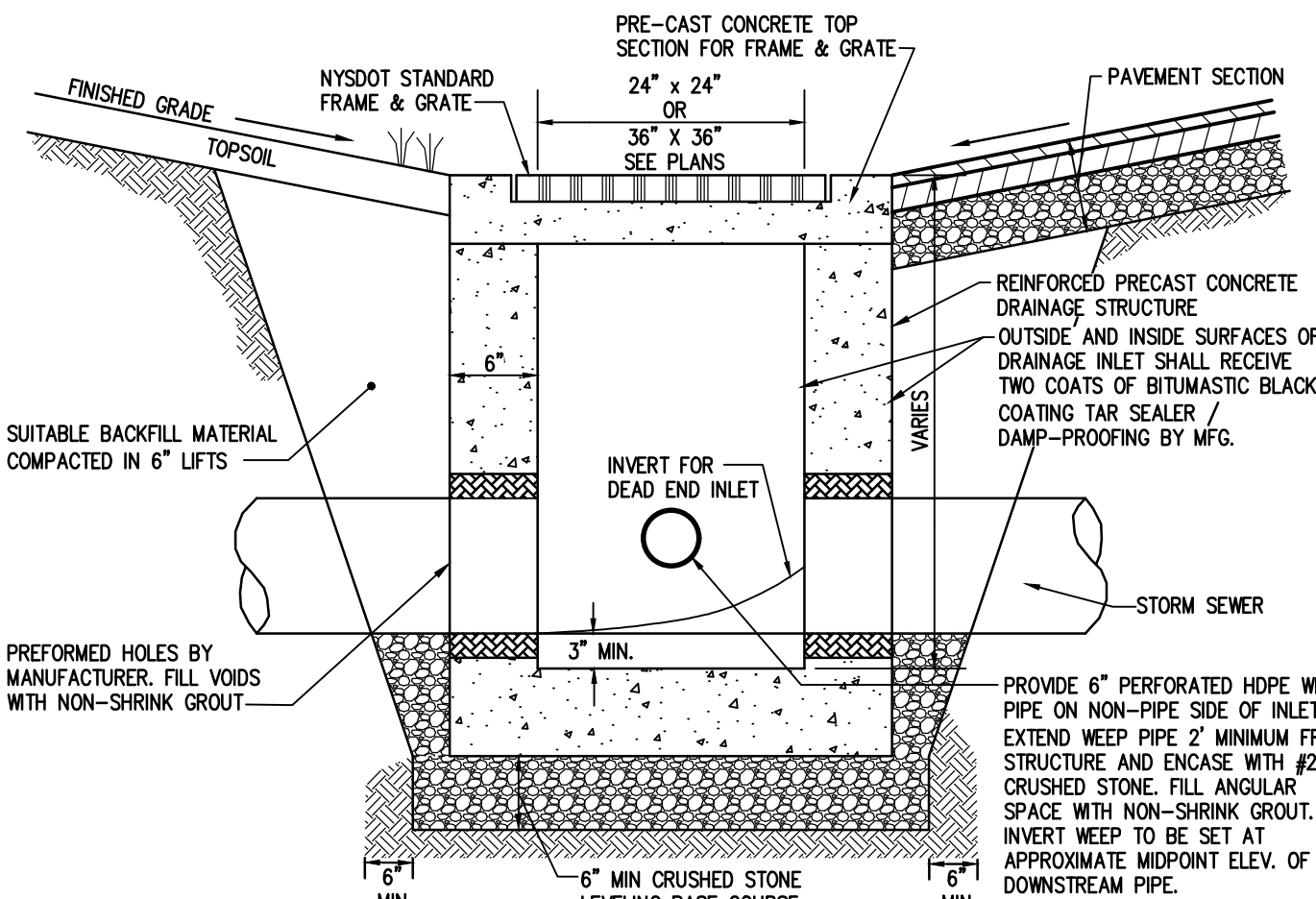


CONSTRUCTION SPECIFICATIONS

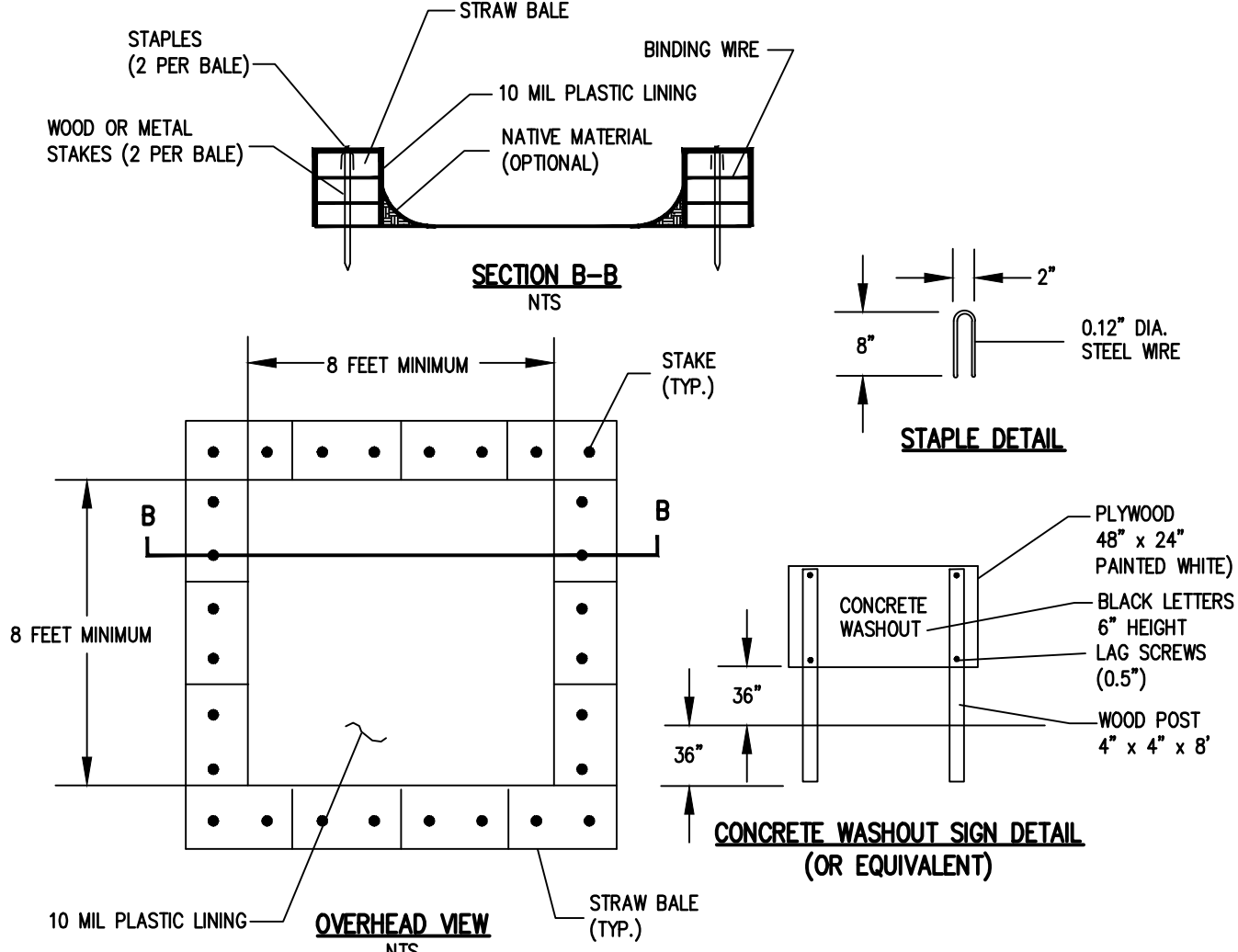
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH 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.

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APPROVALS

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

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7	6	5	4	3	2	1	DATE	BY

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MITSUBISHI WEBSTER
1000 MONROE AVENUE
WEBSTER, NY 14580
PRELIMINARY/FINAL
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. NOVEMBER 10, 2025
PROJECT NO.

2995

DRAWING NO.

04



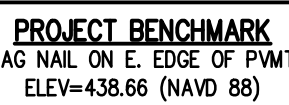
1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1-2004.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
4. 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.
5. PROVIDE ALL LANDSCAPE PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH SHALL BE 3" LAYER OF HARDWOOD MULCH CLEAN OF DELETERIOUS MATERIALS.
6. SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.

	1952/53	1953/54	1954/55
'REPELL', 'CITATION' & 'MORNING STAR'			
PERENNIAL RYE GRASS	35	85	85
'JAMESTOWN II', 'FORTRESS', 'ENSYLVA'			
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.

5. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDED AREAS UNTIL FINAL ACCEPTANCE.
7. A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.

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



RIDGE ROAD - STATE ROUTE 404
(66' RIGHT-OF-WAY)



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

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

7			
6			
5			
4			
3			
2			
1			
REVISIONS		DATE	BY

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PROJECT MANAGER	
AR SPENCER	
PROJECT ENGINEER	
AR SPENCER	
DRAWN BY	
AR SPENCER	
SCALE	DATE ISSUED
1"=40'	NOVEMBER 10, 202
PROJECT NO.	
2995	
DRAWING NO.	
05	