

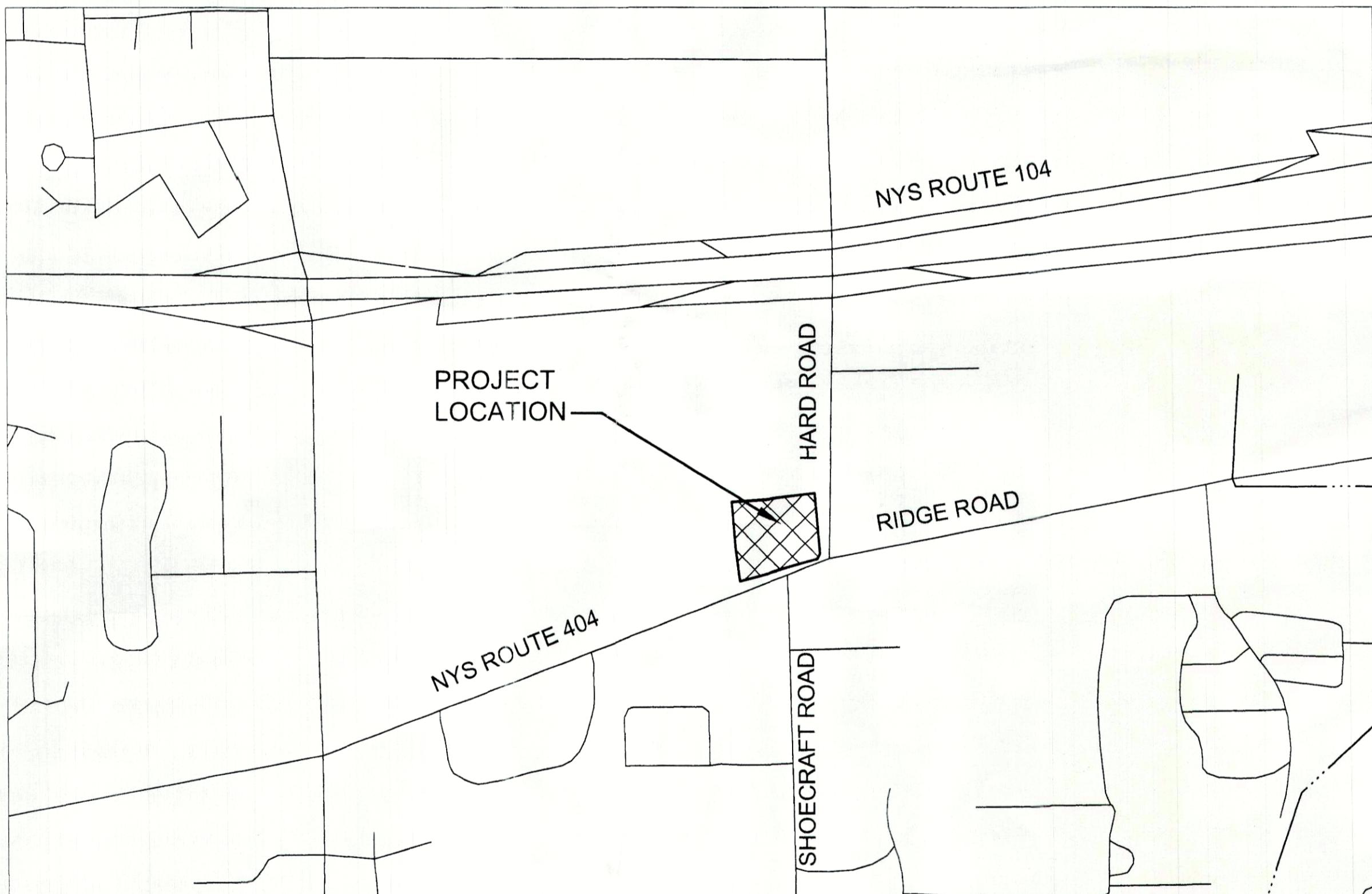
PRELIMINARY SITE PLANS for HEGEDORN'S PLAZA REDEVELOPMENT

RECEIVED
SEP 13 2023
TOWN OF WEBSTER
DEPT. OF COMMUNITY DEVELOPMENT

964 RIDGE ROAD (NYS ROUTE 404)

SITUATE IN:

TOWN OF WEBSTER - MONROE COUNTY - STATE OF NEW YORK



LOCATION MAP

NOT TO SCALE

ISSUED

SEP 13 2023

MARATHON ENGINEERING



ROCHESTER LOCATION

39 CASCADE DRIVE
ROCHESTER, NY 14614
5 8 5 - 4 5 8 - 7 7 7 0
ITHACA LOCATION

840 HANSHAW RD, STE 6
ITHACA, NY 14850
6 0 7 - 2 4 1 - 2 9 1 7

www.marathoneng.com

LIST OF DRAWINGS		
No.	DWG No.	Sheet Description
--	--	COVER
1	C0.1	PROJECT NOTES ABBREVIATIONS & SPECIFICATIONS
2	V1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
3	C1.0	LAYOUT AND UTILITY PLAN
4	C2.0	GRADING AND EROSION CONTROL PLAN
5	C3.0	LANDSCAPING & LIGHTING PLAN
6	C4.0	CONSTRUCTION DETAILS (SHEET 1 OF 2)
7	C4.1	CONSTRUCTION DETAILS (SHEET 2 OF 2)

NOTES, INFORMATION AND SPECIFICATIONS

GENERAL

- APPLICABILITY** - THE NOTES AND INFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SERIES DRAWINGS. THE "C" SERIES DRAWINGS COVER SITE RELATED IMPROVEMENTS OUTSIDE THE BUILDING ENVELOPE. THE BUILDING ENVELOPE INCLUDES ALL AREA WITHIN 5' OUTSIDE OF THE BUILDING'S EXTERIOR WALL.
- MAPPING** - THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW INFRASTRUCTURE.
- UTILITY STAKEOUT** - THE CONTRACTOR SHALL NOTIFY UDG NY (1-800-962-7962) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
- PROPERTY PROTECTION** - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENT, CURBS, WALKS, LAWNS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO ADDITIONAL EXPENSE.
- ACCESS** - THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJOINING PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.
- SITE SAFETY** - PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST SIGNAGE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). JOB SAFETY AND MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR.
- EXCAVATIONS** - ALL EXCAVATIONS SHALL BE BACKFILLED/BARRICADED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONCLUSION OF EACH WORKING DAY.
- MAINTENANCE** - PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SWEEP CLEAN AT THE END OF EACH WORKING DAY AND/OR AS DIRECTED BY THE OWNER'S ON-SITE REPRESENTATIVE.
- CONSTRUCTION STORAGE** - STORAGE OF EQUIPMENT AND MATERIALS SHALL BE WITHIN A SPECIFIED AND SECURED AREA AS DETERMINED IN CONTRACT DOCUMENTS OR AS SPECIFIED BY THE OWNER'S ON-SITE REPRESENTATIVE.
- PERMIT(S)** - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNICIPALITY OR AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL BONDS AND INSURANCES AND THE OWNER IS RESPONSIBLE FOR PERMIT FEES UNLESS OTHERWISE STATED IN THE OWNER CONTRACTOR AGREEMENT.
- INTERIM CONDITIONS** - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AND WITHIN PROJECT AREA TO A STABILIZED OUTLET THROUGHOUT THE CONSTRUCTION PERIOD. THIS MAY REQUIRE INTERIM GRADING, SHIMMING OF PAVEMENT ETC. THAT IS NOT SPECIFICALLY SHOWN ON THE PLANS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION

- STAKEOUT** - THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTRACT PROVIDED ON THE "LAYOUT PLAN". THE BUILDING FOOTPRINT(S), DATED JULY 20, 2023 WERE PROVIDED BY ALVIN MAPLEWOOD ARCHITECT. DISCREPANCIES WITH BUILDING(S), CONTROL POINTS, AND/OR THE DIMENSIONS SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR COORDINATION AND CLARIFICATION.
- BOUNDARY** - BOUNDARY INFORMATION WAS TAKEN FROM SHEET V1.0 PREPARED BY MARATHON ENGINEERING DATED 09/13/2023 AND IS SHOWN FOR GRAPHICAL REPRESENTATION ONLY.
- LAYOUT** - DIMENSIONS SHOWN, WHERE APPLICABLE, SHALL BE FROM THE FACE OF CURB UNLESS SPECIFICALLY CALLED OUT OTHERWISE.
- DEMOLITION** - CLEARING AND GRUBBING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "WORK LINE" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORDINATED AND FIELD VERIFIED WITH PROJECT ON-SITE REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR RETURNED TO OWNER AS DIRECTED BY CONTRACT DOCUMENTS. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN.
- COORDINATION** - THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITY WORK WITH OTHER SITE UTILITIES (I.E. GAS, ELECTRIC, LIGHTING, COMMUNICATIONS) TO AVOID POTENTIAL INSTALLATION CONFLICTS.
- STAGING** - AS DEFINED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AREA FOR STORAGE OF EQUIPMENT, MATERIALS, EMPLOYEE PARKING AND OFFICE SPACE. IF THE AREA/METHOD IS NOT SPECIFICALLY DEFINED ON THE DOCUMENTS THEN IT SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.
- CLOSE-OUT** - THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO THE SATISFACTION OF OWNER'S ON-SITE REPRESENTATIVE:
 - REMOVAL OF ANY CONSTRUCTION DEBRIS.
 - CLEANING PAVEMENT AND WALKWAY SURFACES.
 - RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS
 - PROVIDING BONDS, GUARANTEES, CERTIFICATIONS, ETC. AS REQUIRED BY CONTRACT DOCUMENTS.
 - PROVIDING REFILED FOR RECORD DRAWING.
 - COMPLETION OF FINAL PUNCH LIST ITEMS.

UTILITIES

- STORM**
 - 1.1 REGULATIONS** - STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY AND ALL THERMOPLASTIC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321.
 - 1.2 MATERIALS** - THE CONTRACTOR MAY USE THE FOLLOWING PIPE MATERIAL FOR THE MAIN SEWER AS ALLOWED BY THE MUNICIPALITY, PROVIDING THAT THE ROUGHNESS COEFFICIENT ("N" FACTOR) IS 0.013 OR BETTER:
 - REINFORCED CONCRETE PIPE (RCP), CLASS III
 - HIGH DENSITY CORRUGATED POLYETHYLENE PIPE (PE), AASHTO M-294, TYPE S, ASTM D-350.
 - 1.3 ROOF DRAINAGE** - ALL ROOF DRAINAGE SHALL BE COLLECTED AND PIPED TO THE STORM SEWER SYSTEM UNLESS SPECIFIED OTHERWISE.
 - 1.4 TESTING** - UPON COMPLETION OF SYSTEM INSTALLATION, THE MAIN SEWER SYSTEM AND LEADS TO STRUCTURES SHALL BE FLUSHED AND LAMPED TO THE SATISFACTION OF THE MUNICIPALITY.

EARTHWORK

- PREPARATION** - PRIOR TO START OF EARTHWORK OPERATIONS THE CONTRACTOR SHALL COMPLETE THE FOLLOWING APPLICABLE ITEMS AS DEFINED BY CONTRACT DOCUMENTS:
 - **SITE DEMOLITION** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; STRUCTURES, UTILITIES, PAVEMENTS, ETC.
 - **CLEARING AND GRUBBING** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; TREES, BRUSH, STUMPS, ETC.
 - **TOPSOIL STRIPPING** - STRIP AND STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL MAY BE REMOVED FROM SITE WITH APPROVAL BY OWNER AND MUNICIPALITY.
- RESPONSIBILITY** - THE CONTRACTOR IS RESPONSIBLE FOR:
 - **ESTIMATE** - COMPLETION OF A QUANTITY TAKEOFF TO DETERMINE THE VOLUME OF CUT, FILL, AND TOPSOIL. COMPARE AND COORDINATE WITH INFORMATION PROVIDED BY THE DESIGN ENGINEER.
 - **GRADE TOLERANCES** - ESTABLISHING DESIGN SUBGRADE ELEVATIONS TO WITHIN ONE TENTH OF ONE FOOT (0.1') IN PAVEMENT AREAS (INCLUDING WALKS) AND TO WITHIN THIRTY-THREE HUNDREDTHS OF ONE FOOT (0.33') FOR ALL REMAINING AREAS.
 - **COMPACTION** - ACHIEVING THE SPECIFIED MINIMUM COMPACTION VALUES FOR EMBANKMENT/FILL AREAS. THE TERMS "FILL" AND "EMBANKMENT" ARE INTERCHANGEABLE.
 - **CUTS** - ONCE EXCAVATIONS ARE SHAPED TO THE DESIGN GRADES THE AREAS SHALL BE PROTECTED TO ENSURE THAT THE INTEGRITY OF MATERIAL IS NOT COMPROMISED BY CONSTRUCTION VEHICLES AND/OR IMPROPER DRAINAGE. AREAS DETERMINED BY CONTRACTOR TO BE NOT SUITABLE FOR SUBGRADE PLACEMENT SHALL BE IMMEDIATELY REPORTED WHEN THE SUBGRADE IS ESTABLISHED TO OWNER'S REPRESENTATIVE. STABILIZATION MEASURES FOR CUT AREAS MAY BE CONSIDERED BY OWNER'S REPRESENTATIVE AS A CHANGE TO THE BASE CONTRACT.
- TESTING** - THE FOLLOWING MAXIMUM DRY DENSITIES SHALL BE ACHIEVED AS MEASURED BY THE MODIFIED PROCTOR METHOD ASTM D-1557:
 - 95% UNDER PAVEMENTS, WALKS, AND IN STRUCTURAL FILL AREAS
 - 85% IN REMAINING AREAS

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

- LIFT THICKNESS** - THE MAXIMUM LIFT THICKNESS UNDER PAVEMENTS, WALKS, AND STRUCTURAL FILLS SHALL BE 12 INCHES. HAND OPERATED COMPACTION FILLS SHALL NOT EXCEED 6 INCHES.

- PROOF ROLLING** - THE OWNER'S REPRESENTATIVE MAY REQUEST A PROOF ROLL (I.E. LOADED TEN WHEELER) OF SUBGRADE AREAS PRIOR TO PLACEMENT OF SUBBASE MATERIALS. AREAS THAT "FAIL" SHALL BE REMOVED AND REPLACED TO ACHIEVE A PASSING SUBGRADE.

EROSION CONTROL

- CERTIFICATION** - THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH INCLUDES THE "GRADING PLAN", "EROSION CONTROL PLAN", "EROSION CONTROL NOTES", ALONG WITH THE "DRAINAGE REPORT", DEFINED AND MEETS THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) LATEST STORM WATER REGULATIONS.
- CONTRACTOR RESPONSIBILITY** - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL CERTIFY WITHIN THE SWPPP THAT THEY WILL IMPLEMENT AND MAINTAIN STORM WATER MANAGEMENT PRACTICES.
- INSPECTION** - EROSION CONTROL (EC) MEASURES INSTALLED AND MAINTAINED BY THE SITE WORK CONTRACTOR ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPALITY, DESIGN ENGINEER, NYSDEC, AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR CORRECTIVE MEASURES ARE REQUIRED BY ANY ONE OF THESE CITED REVIEWERS. EROSION CONTROL MEASURES NOT SPECIFICALLY SHOWN ON CONTRACT DRAWINGS (I.E., STRAW BALES, COLLARS, FABRICS, ETC.) SHALL BE INSTALLED AS WARRANTED BY FIELD CONDITIONS, AND AS DIRECTED BY THE AFOREMENTIONED REVIEWERS.
- NOTIFICATION** - AS DESIGN ENGINEER, OUR OFFICE HAS NOTIFIED THE OWNER OF THE INSPECTION REQUIREMENTS UNDER GP-0-20-001. DISTURBANCES OF 1.0 ACRE OR GREATER REQUIRE THAT THE OWNER FILE A NOTICE OF INTENT (NOI) AND A SWPPP WITH THE NYSDEC UNDER STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT #GP-0-20-001. THE REGULATIONS REQUIRE THAT A LICENSED PROFESSIONAL COMPLETE A WEEKLY INSPECTION (THROUGHOUT THE PERIOD OF LAND DISTURBANCE).
- PRE-CONSTRUCTION** - THE APPROPRIATE EROSION CONTROL MEASURES AS DEFINED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

- TOPSOIL** - UPON COMPLETION OF THE STRIPPING OPERATION, STOCKPILES SHALL BE STABILIZED IN ACCORDANCE TO NYSDEC REGULATIONS.

- SLOPES** - UPON COMPLETION OF GRADING, SLOPES WITH A GRADIENT OF ONE FOOT VERTICAL TO THREE FEET HORIZONTAL (1 ON 3) OR GREATER SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR TREATED AS SPECIFIED ON CONTRACT DRAWINGS.

- DUST** - THE CONTRACTOR SHALL APPLY WATER AND/OR CALCIUM CHLORIDE, AS CONDITIONS WARRANT, TO CONTROL WIND BORN EROSION. THIS MEASURE APPLIES TO: HAUL ROADS, CUT AND FILL OPERATIONS, SUB-BASE AND ANY OTHER EXPOSED SURFACES.

- OPERATION & MAINTENANCE** - THROUGHOUT THE PERIOD OF CONSTRUCTION AND PRIOR TO ESTABLISHING FINAL GROUND COVER THE SITE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE TEMPORARY EROSION CONTROL MEASURES. FOR EXAMPLE, THE SILTATION FACILITIES SHALL BE RE-EXCAVATED WHEN THE VOLUME (3600 CUBIC FEET/DISTURBED ACRE) IS REDUCED BY ONE-HALF OR MORE OF ITS SPECIFIED CAPACITY AND/OR THE MATERIAL IS WITHIN ONE FOOT OF THE DISCHARGE POINT.

- WORK STOPPAGE** - ALL DISTURBED AREAS NOT TO BE WORKED WITHIN 14 DAYS MUST BE SEEDED WITHIN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

- TEMPORARY STABILIZATION** - TEMPORARY STABILIZATION SHALL REQUIRE 4 TONS OF STRAW/ACRE OF DISTURBANCE PLACED WITH TACKIFIER OR ROLLED WITH A TRACKED VEHICLE TO ENSURE NOT DISPLACED.

- WINTER STABILIZATION** - ALL WINTER STABILIZATION METHODS IDENTIFIED IN THE NYS 'BLUE BOOK' SHALL BE FOLLOWED FOR ANY DISTURBANCE OR NON-STABILIZED AREAS FROM NOVEMBER 15TH - APRIL 1ST.

- SUBSOIL RESTORATION** - ALL AREAS TO BE RESTORED AS LAWN SHALL BE RESTORED PER CHAPTER 5 (5.1.6) OF THE NEW YORK STATE STORMWATER DESIGN MANUAL AND THE SOIL RESTORATION TABLE (TABLE 5.3 - SOIL RESTORATION REQUIREMENTS) SHOWN ON THE PLANS. THE PROJECT SOILS ARE HYDROLOGIC SOIL GROUP C AND SHALL BE RESTORED AS SPECIFIED.

- SEQUENCE** - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT PRE-CONSTRUCTION MEETING:

- INSTALL PERIMETER SEDIMENT CONTROLS, I.E. EROSION FENCING.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- PROTECT VEGETATION TO REMAIN.
- CLEAR/GRUB AND CONSTRUCT DIVERSORY SWALES, AND SEDIMENT BASINS.
- COMPLETE CLEARING AND GRUBBING OPERATION.
- PLACE EROSION CONTROL MEASURES AT TOPSOIL STOCKPILES AND STRIP TOPSOIL.
- CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
- MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
- RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
- REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.

RESTORATION AND LANDSCAPING

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

PROJECT STATISTICS

1. GENERAL:

- 1.1 PROPERTY OWNER** - HEGEDORN FAMILY PARTNERSHIP LP

- 1.2 PROPERTY ADDRESS** - 964 RIDGE ROAD WEBSTER NY, 14580

- 1.3 TAX ACCOUNT** - 079.15-1-1

2. ZONING REGULATIONS:

- 2.1 ZONING DISTRICT** - HIGH INTENSITY COMMERCIAL (HC)

2.2 CODE REQUIREMENTS - TABLE OF REQUIREMENTS

REQ.	EX.	PR.	NOTES
MIN. LOT AREA:	2 AC	6.68 AC	NO CHANGE
MAX. LOT COVERAGE:	20%	41%	NO CHANGE
TOTAL GROUND COVERAGE:	67%	86%	IMPROVING COVERAGE
MIN. LOT WIDTH:			
MAX. BUILDING HEIGHT:	200FT	456FT	
MIN. SETBACKS:	50FT	29FT	
FRONT (RIDGE ROAD):	150FT	43.1FT	57.1FT
FRONT (HARD ROAD):	150FT	176.9FT	190.7FT
SIDE (NORTH):	75FT	176.5FT	170.2FT
REAR (WEST):	50FT	31.8FT	31.8FT
PARKING	---	309SP	290SP

2.3 VARIANCES - TO BE DETERMINED

3. PARCEL STATISTICS:

- 3.1 AREA** - 6.68 ACRES

- 3.2 EXISTING CONDITIONS:** EXISTING PLAZA WITH MULTIPLE TENANTS.

3.3 PROPOSED CONDITIONS:

- REHABILITATED PLAZA WITH UPGRADED FAÇADE, PARKING, INGRESS/EGRESS AND ADA IMPROVEMENTS.

STANDARD ABBREVIATIONS

A.C.E.	AS ORDERED BY ENGINEER	LS	LUMP SUM
ASPH.	ASPHALT	LT.	LEFT
BL.	BASELINE	MB.	MAILBOX
BM.	BENCH MARK	MON.	MONUMENT OR MONTH
CL.	CHAIN LINE	MGS.	MONROE COUNTY GEODETIC SURVEY
CLF.	CHAINED FENCE	M.N.	MANUFACTURED
CNC.	CONCRETE	NEC.	NECESSARY
CPS.	CORRUGATED STEEL PIPE	N.F.	NOT FOR SCALE
COV.	COVER	N.Y.	NEW YORK
CB.	CURB BOX	P.E.	POLYETHYLENE PIPE
CD.	CURB	PERP.	PERFORATED POLYETHYLENE PIPE
D.	DEGREE OF CURVE	PT.	POINT OF INTERSECTION
DIA.	DIAMETER	PVC.	POINT OF VERTICAL CURVATURE
DP.	DEPTH	PVI.	POINT OF VERTICAL INTERSECTION
D.I.P.	DUCT		



MARATHON
ENGINEERING

ROCHESTER LOCATION

39 CASCADIA DRIVE
ROCHESTER, NY 14614
5 8 5 - 4 5 8 - 7 7 0
ITHACA LOCATION
840 HANSHAW RD, STE 6
ITHACA, NY 14850
6 0 7 - 2 4 1 - 2 9 1 7
www.marathoneng.com

PRELIMINARY SITE PLANS for **HEGEDORN'S PLAZA REDEVELOPMENT**

STATE OF NEW YORK

964 RIDGE ROAD (NYS ROUTE 404)

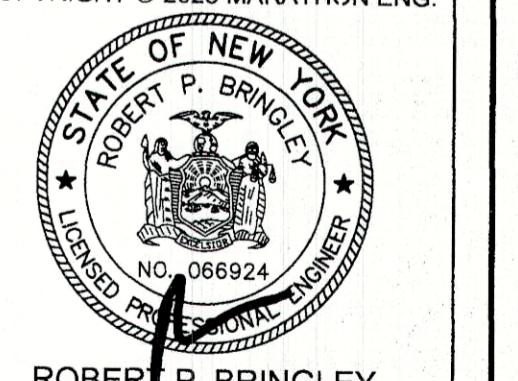
TOWN OF WEBSTER
MONROE COUNTY

JOB NO: 1596-23
SCALE: 1"=30'
DRAWN: RLB
DESIGNED: MT
DATE: 09/13/2023
REVISIONS

DATE BY REVISION

It is a violation of New York State Education Law Article 14, Section 209 for an unregistered professional engineer to practice engineering in this state. It is also a violation of law for an unregistered professional engineer to land surveyor to practice surveying in this state. It is a violation of law for an unregistered professional engineer or land surveyor to use the seal of a registered professional engineer or land surveyor or to use the initials "P.E." or "S.L.S." or any other initials or letters that would be reasonably construed to be the initials or letters of a registered professional engineer or land surveyor.

Copyright © 2023 MARATHON ENG.



DRAWING TITLE:
**EXISTING
CONDITIONS AND
DEMOLITION PLAN**

2 of 7 SHEET NO: 1596-23

DRAWING NO: V1.0

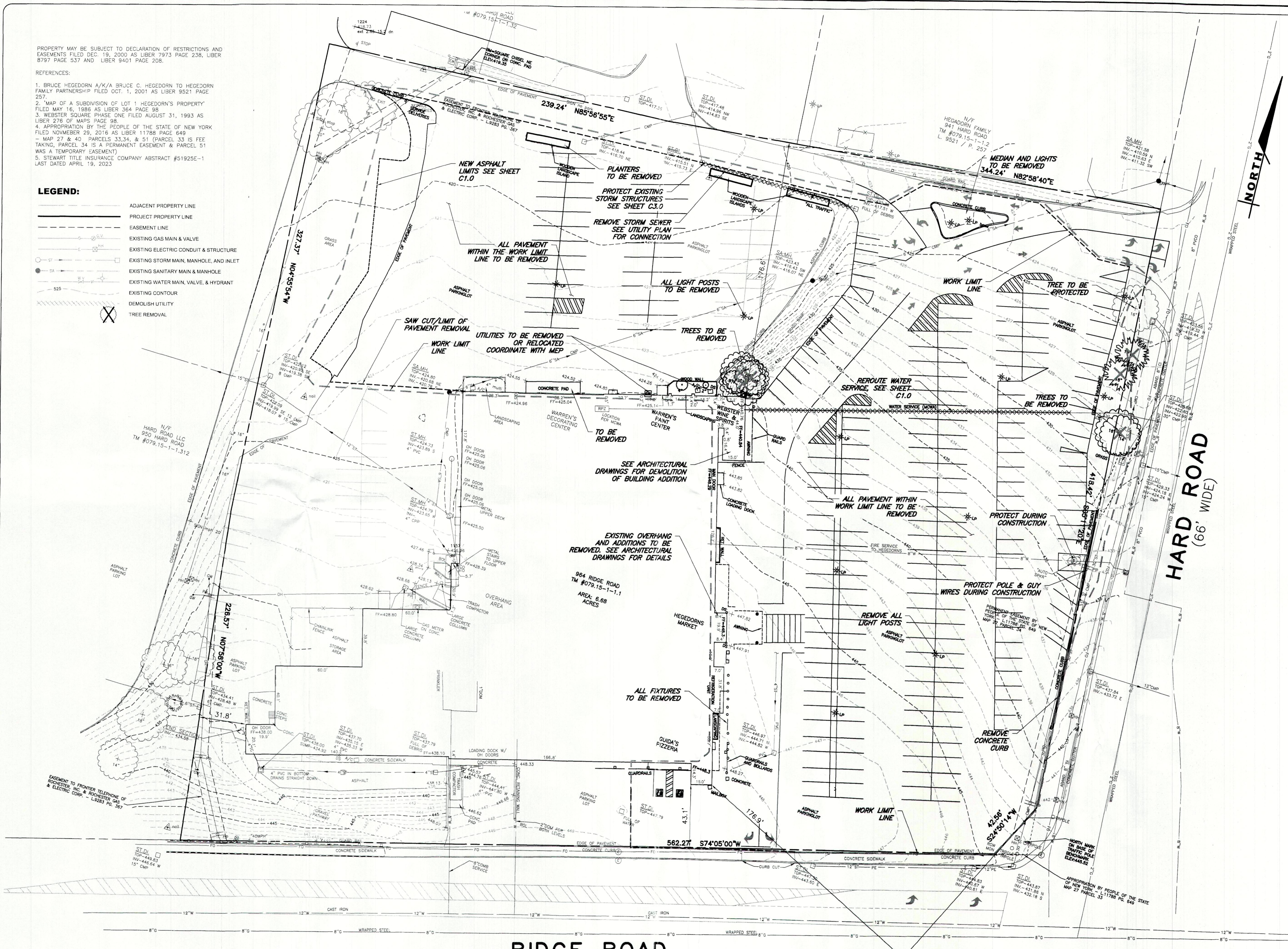
PROPERTY MAY BE SUBJECT TO DECLARATION OF RESTRICTIONS AND
EASEMENTS FILED DEC. 19, 2000 AS LIBER 7973 PAGE 238, LIBER
8797 PAGE 537 AND LIBER 9401 PAGE 208.

REFERENCES:

1. BRUCE HEGEDORN A/K/A BRUCE C. HEGEDORN TO HEGEDORN FAMILY PARTNERSHIP FILED OCT. 1, 2001 AS LIBER 9521 PAGE 257.
2. "MAP OF A SUBDIVISION OF LOT 1 HEGEDORN'S PROPERTY" FILED MAY 16, 1986 AS LIBER 361 PAGE 98.
"MAP OF A SUBDIVISION OF LOT 1 HEGEDORN'S PROPERTY" FILED AUGUST 31, 1993 AS LIBER 10078 PAGE 98.
3. APPROPRIATION BY THE PEOPLE OF THE STATE OF NEW YORK FILED NOVEMBER 29, 2016 AS LIBER 11788 PAGE 649.
- MAP 27 & 40 PARCELS 33,34, & 51 (PARCEL 33 IS FEE-TAKING, PARCEL 34 IS A PERMANENT EASEMENT & PARCEL 51 WAS A TEMPORARY EASEMENT)
4. STEWART TITLE INSURANCE COMPANY ABSTRACT #51925E-1 LAST DATED APRIL 19, 2023

LEGEND:

- ADJACENT PROPERTY LINE
- PROJECT PROPERTY LINE
- EASEMENT LINE
- EXISTING GAS MAIN & VALVE
- EXISTING ELECTRIC CONDUIT & STRUCTURE
- EXISTING STORM MAIN, MANHOLE, AND INLET
- EXISTING SANITARY MAIN & MANHOLE
- EXISTING WATER MAIN, VALVE, & HYDRANT
- EXISTING CONTOUR
- DEMOLISH UTILITY
- TREE REMOVAL



**PRELIMINARY SITE PLANS
for
HEGEDORN'S PLAZA
REDEVELOPMENT**

STATE OF NEW YORK

DGE ROAD (NYS ROUTE 44)
MONROE COUNTY

TOWN OF WEBSTER

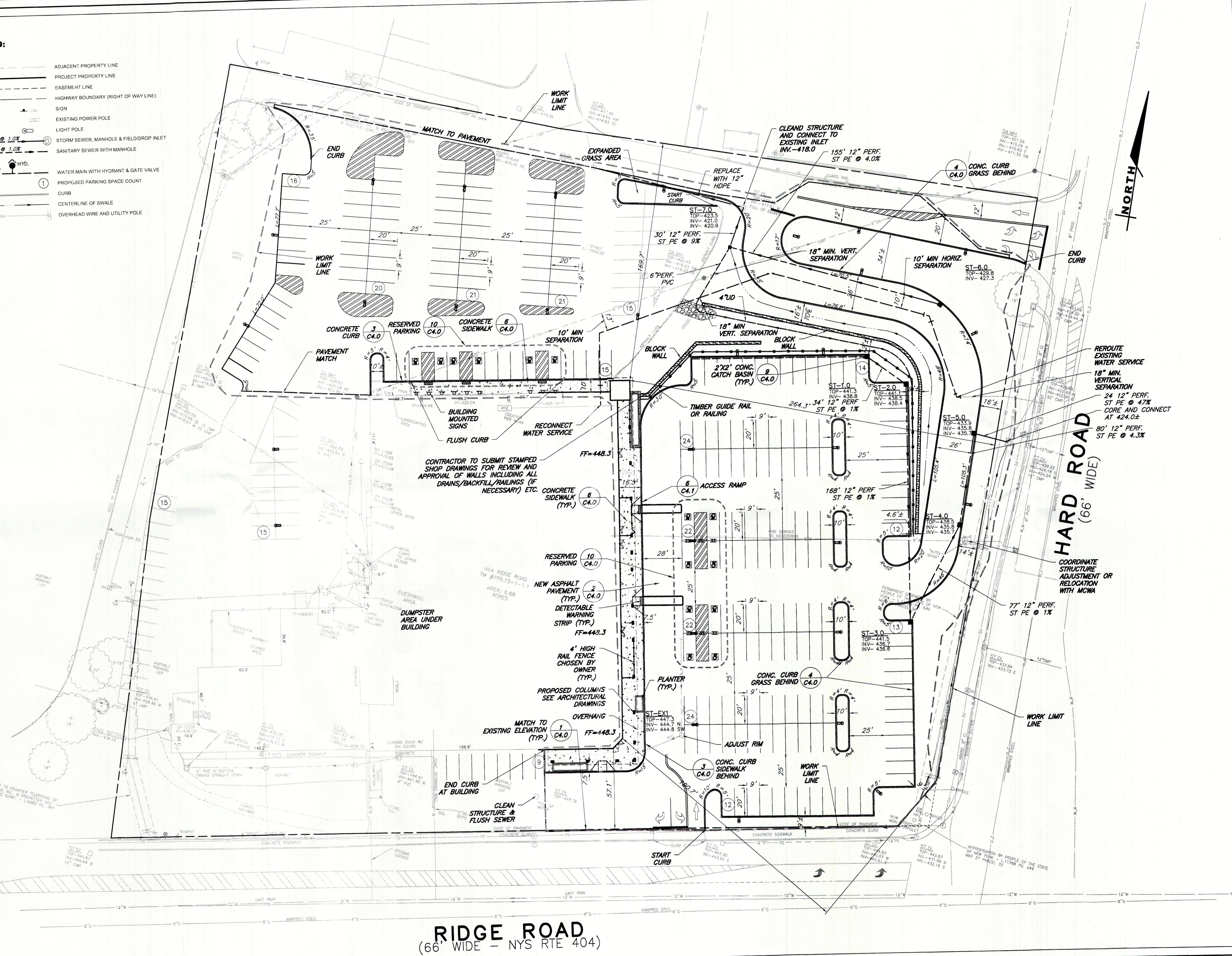
JOB NO: 1596-23
SCALE: 1"=30'
DRAWN: RLB
DESIGNED: MT
DATE: 09/13/2023
REVISIONS

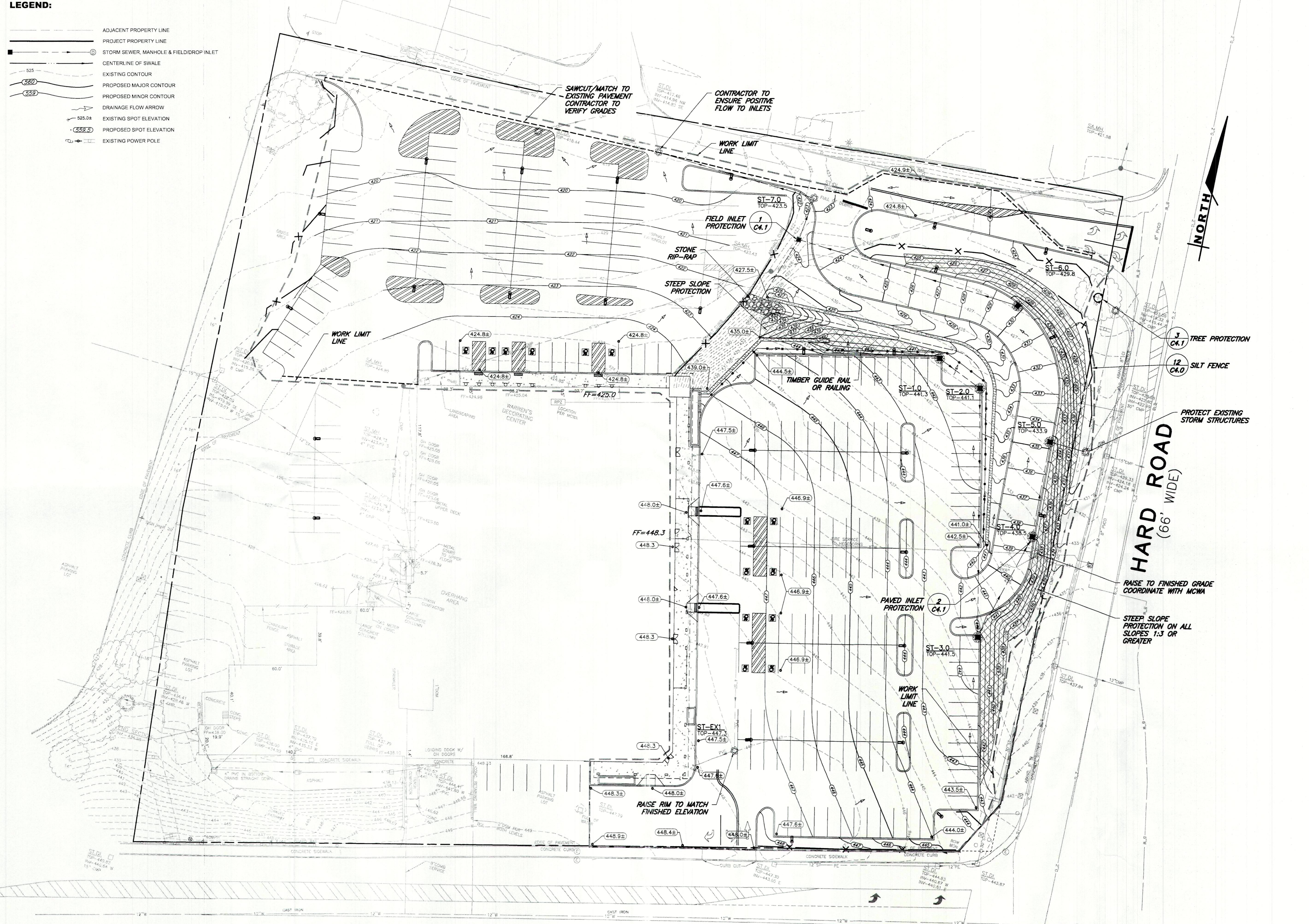
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, IF AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION ALTERED IS FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFICATION OF THE ALTERATION.

The image shows a circular professional engineer license seal. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom. The center of the seal features a shield with a bridge, a river, and a sun. Above the shield is an eagle with spread wings. The name "ROBERT P. BRINGLEY" is written in a circular arc above the shield. Two stars are positioned on either side of the shield. Below the shield is the license number "NO. 066924". The entire seal is framed by a decorative rope-like border.

DRAWING TITLE:
**LAYOUT AND
UTILITY PLAN**

3 of 7	SHEET No:
1596-23	JOB No:
DRAWING No:	





RIDGE ROAD
(66' WIDE - NYS RTE 404)

**PRELIMINARY SITE PLANS
for
HEGEDORN'S PLAZA
REDEVELOPMENT**

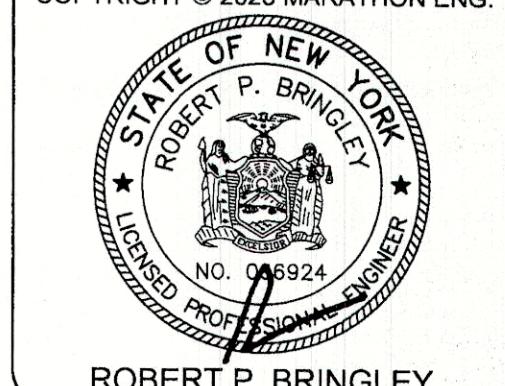
964 RIDGE ROAD (NYS ROUTE 404)
TOWN OF WEBSTER MONROE COUNTY STATE OF NEW YORK

JOB NO: 1596-23
SCALE: 1"=30'
DRAWN: RLB
DESIGNED: MT
DATE: 09/13/2023
REVISIONS

DATE BY REVISION

THIS A STATE OF NEW YORK STATE EDUCATION LAW ARTICLE 8, SECTION 229-B
PROVIDES, "IT IS AN ACT TO ENFORCE THE PROFESSIONAL PRACTICE OF LAND SURVEYING; TO ESTABLISH THE STANDARDS
FOR THE PRACTICE OF LAND SURVEYING; TO SET UP THE STATE LAND SURVEY; TO REGULATE THE PRACTICE
OF LAND SURVEYING; AND TO ENFORCE THE STATE LAND SURVEY AND THE REGULATIONS PERTAINING
TO THE PRACTICE OF LAND SURVEYING, AND TO ENFORCE THE PROFESSIONAL PRACTICE OF LAND SURVEYING; AND TO
PROVIDE FOR THE PRACTICE OF LAND SURVEYING."

COPYRIGHT © 2023 MARATHON ENG.



DRAWING TITLE:
GRADING AND
EROSION
CONTROL PLAN

4 of 7
SHEET No:
1596-23
JOB No:
DRAWING No:

C2.0

LANDSCAPING SCHEDULE						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	REM
AA	ACER X. FREE 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2	2 1/2" CALIPER	BALLED & BURLAPPED	
AM	ACER MIYABEI 'STATE STREET'	STATE STREET MAPLE	4	2 1/2" CALIPER	BALLED & BURLAPPED	
CC	CARPINUS BET. 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBEAM	8	2 1/2" CALIPER	BALLED & BURLAPPED	
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	1	2 1/2" CALIPER	BALLED & BURLAPPED	
GS	GLEDTISIA TRIA. INER. 'STREET KEEPER'	STREET KEEPER HONEY LOCUST	3	2 1/2" CALIPER	BALLED & BURLAPPED	
JC	JUNIPERUS CHIN. 'CASINO GOLD'	CASINO GOLD JUNIPER	16	15-18" SPR.	#3 CONTAINER	
MS	MALUS 'SUGAR TYME'	SUGAR TYME CRABAPPLE	6	1 3/4" - 2" CALIPER	BALLED & BURLAPPED	
PH	PENNISETUM ALOP. 'HAMELN'	HAMELN FOUNTAIN GRASS	11	CLUMP	#2 CONTAINER	
PS	PANICUM VIRG. 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	11	CLUMP	#2 CONTAINER	
RA	RHUS AROM. 'GRO-LOW'	GRO-LOW SUMAC	24	18" SPR.	#2 CONTAINER	HEAVY, FU
UP	ULMUS AMER. 'PRINCETON'	PRINCETON ELM	3	2 1/2" CALIPER	BALLED & BURLAPPED	

LIGHTING SCHEDULE									
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Mounting Height	Light loss factor	Connected load	Quantity
S5	Lithonia Lighting	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution	RSX2 LED P4 40K R5	1x	25667 lm	18'	0.80	189.5 W	17
S3	Lithonia Lighting	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution	RSX2 LED P4 40K R3	1x	25000 lm	18'	0.80	189.5 W	13

MARATHON
ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
5 8 5 - 4 5 8 - 7 7 7 0
ITHACA LOCATION
840 HANSHAW RD, STE 6
ITHACA, NY 14850
6 0 7 - 2 4 1 - 2 9 1 7
www.marathoneng.com

**PRELIMINARY SITE PLANS
for
HEGEDORN'S PLAZA
REDEVELOPMENT**

964 RIDGE ROAD (NYS ROUTE 404)
MONROE COUNTY

STATE OF NEW YORK

MONROE COUNTY
HIGHWAY DEPARTMENT

TOWN OF WEBSTER

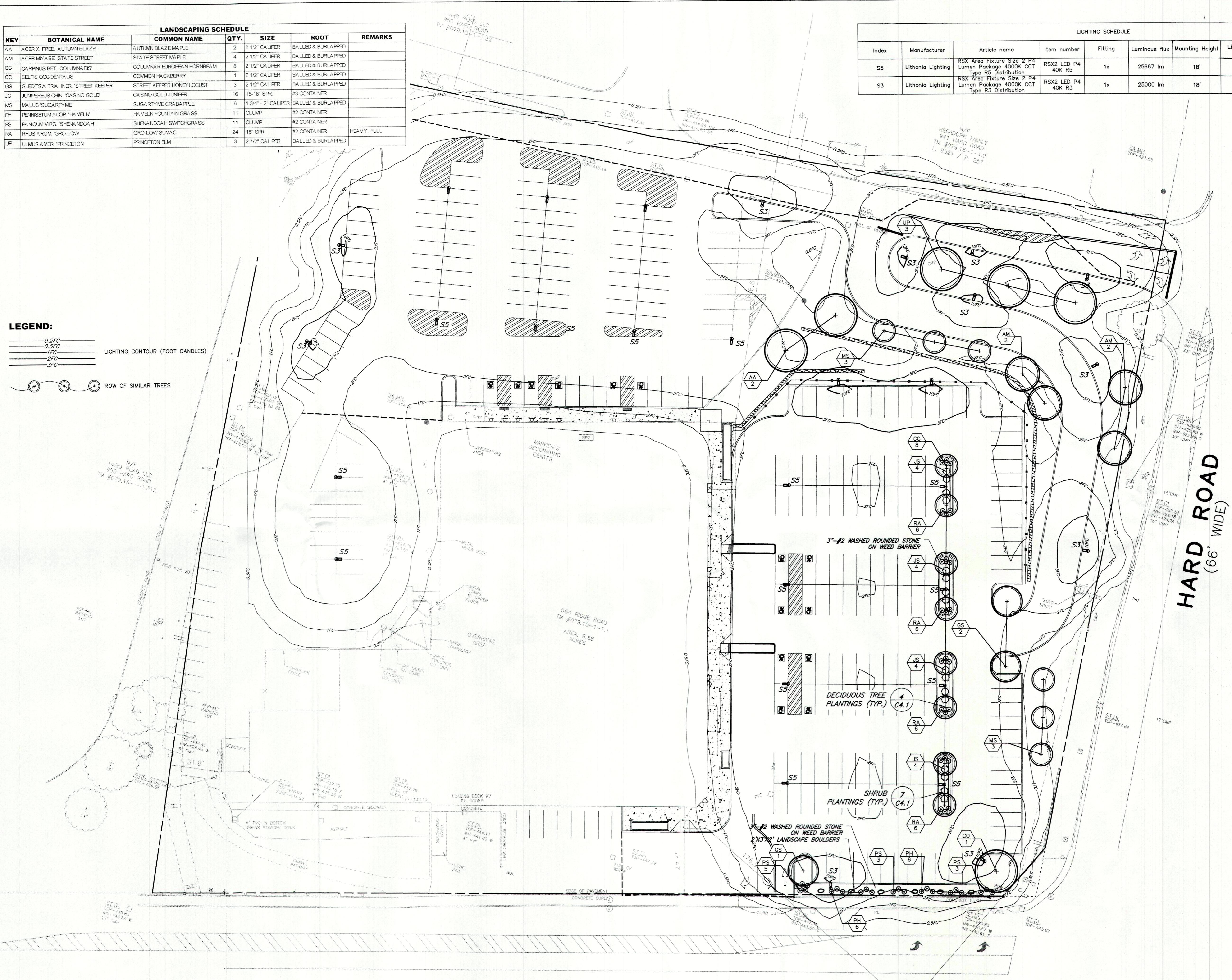
JOB NO: 1596-23
SCALE: 1"=30'
DRAWN: RLB
DESIGNED: MT
DATE: 09/13/2023
REVISIONS

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR. IF AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY [NAME] FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

A circular seal for a licensed professional engineer. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom. The center features a shield with a bridge, flanked by two figures, and topped by an eagle. The name "ROBERT P. BRINGLEY" is inscribed above the shield, and the number "NO. 066924" is below it. The entire seal is enclosed in a decorative border.

DRAWING TITLE:
**LANDSCAPING &
LIGHTING PLAN**

5 of 7	
SHEET No:	C3.0
1596-23	
JOB No:	DRAWING No:



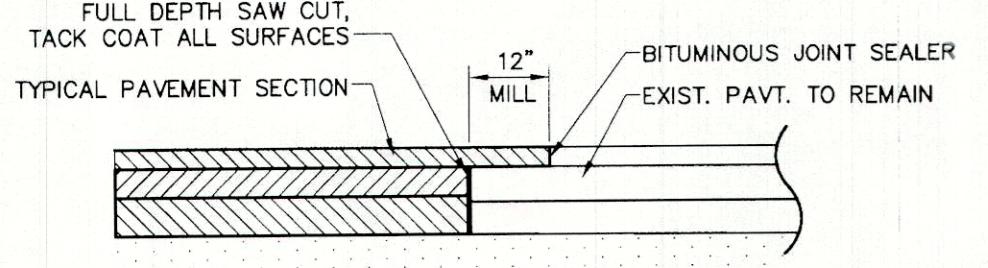
RIDGE ROAD



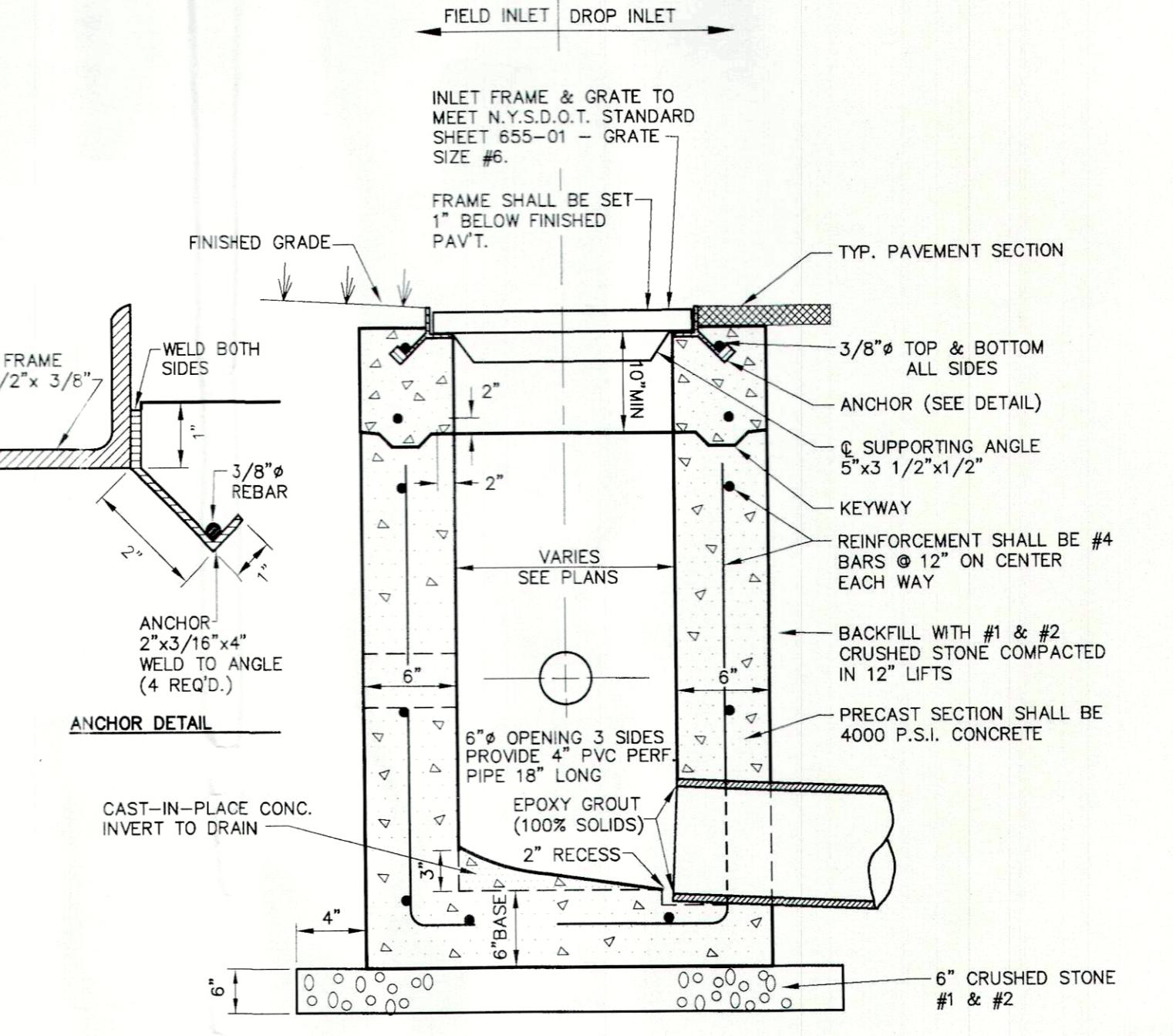
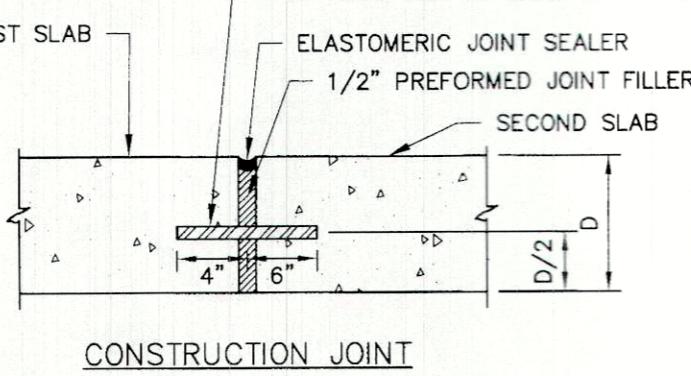
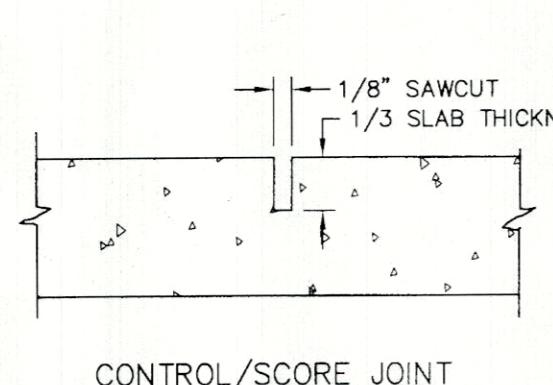
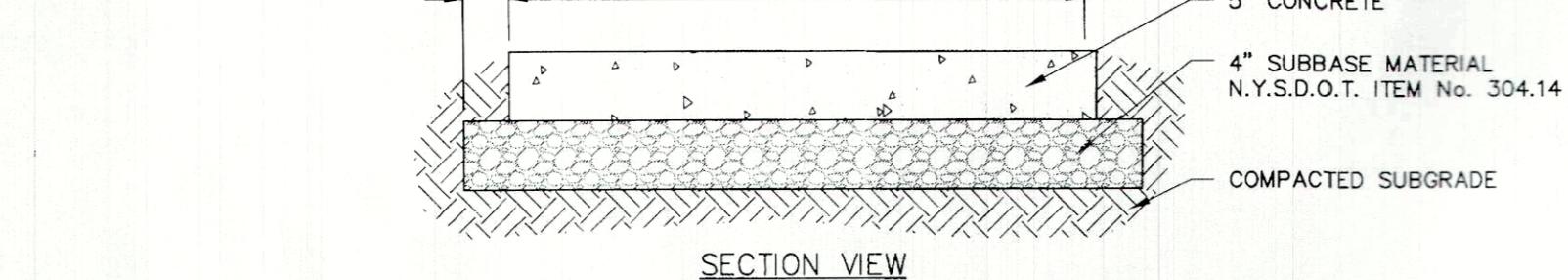
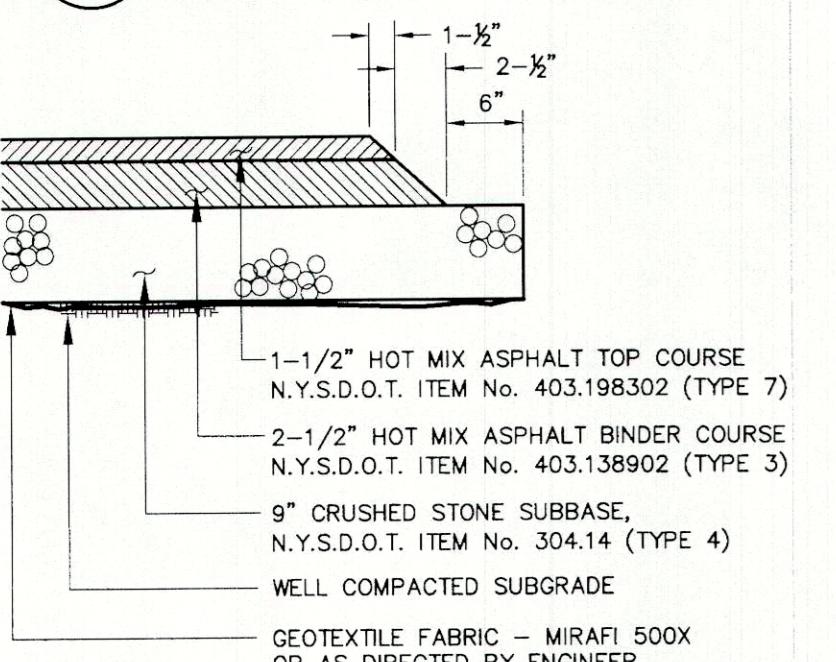
PRELIMINARY SITE PLANS for HEGEDORN'S PLAZA REDEVELOPMENT

964 RIDGE ROAD (NYS ROUTE 404)
TOWN OF WEBSTER

STATE OF NEW YORK
MONROE COUNTY



1 PAVEMENT MATCH



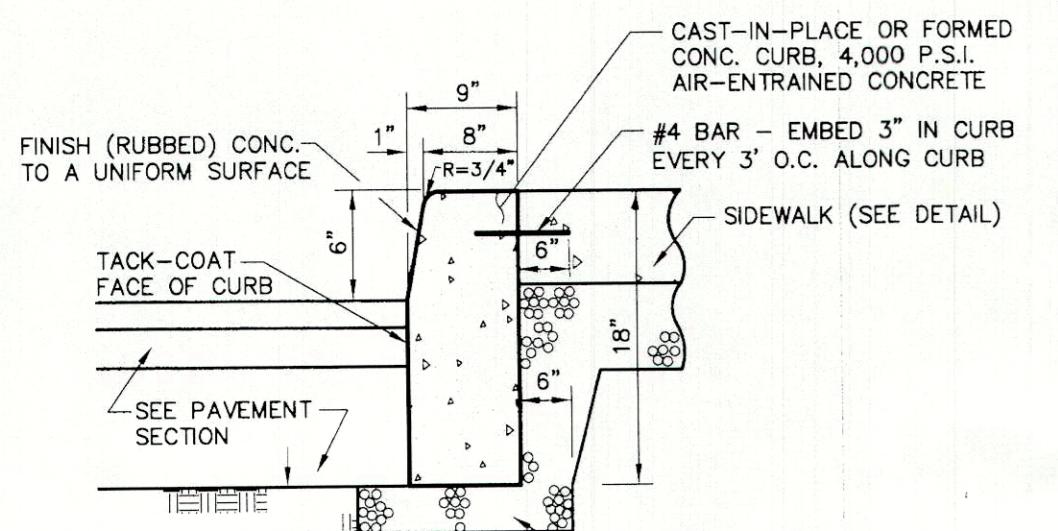
NOTES:

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

2 PAVEMENT SECTION

NOTES:

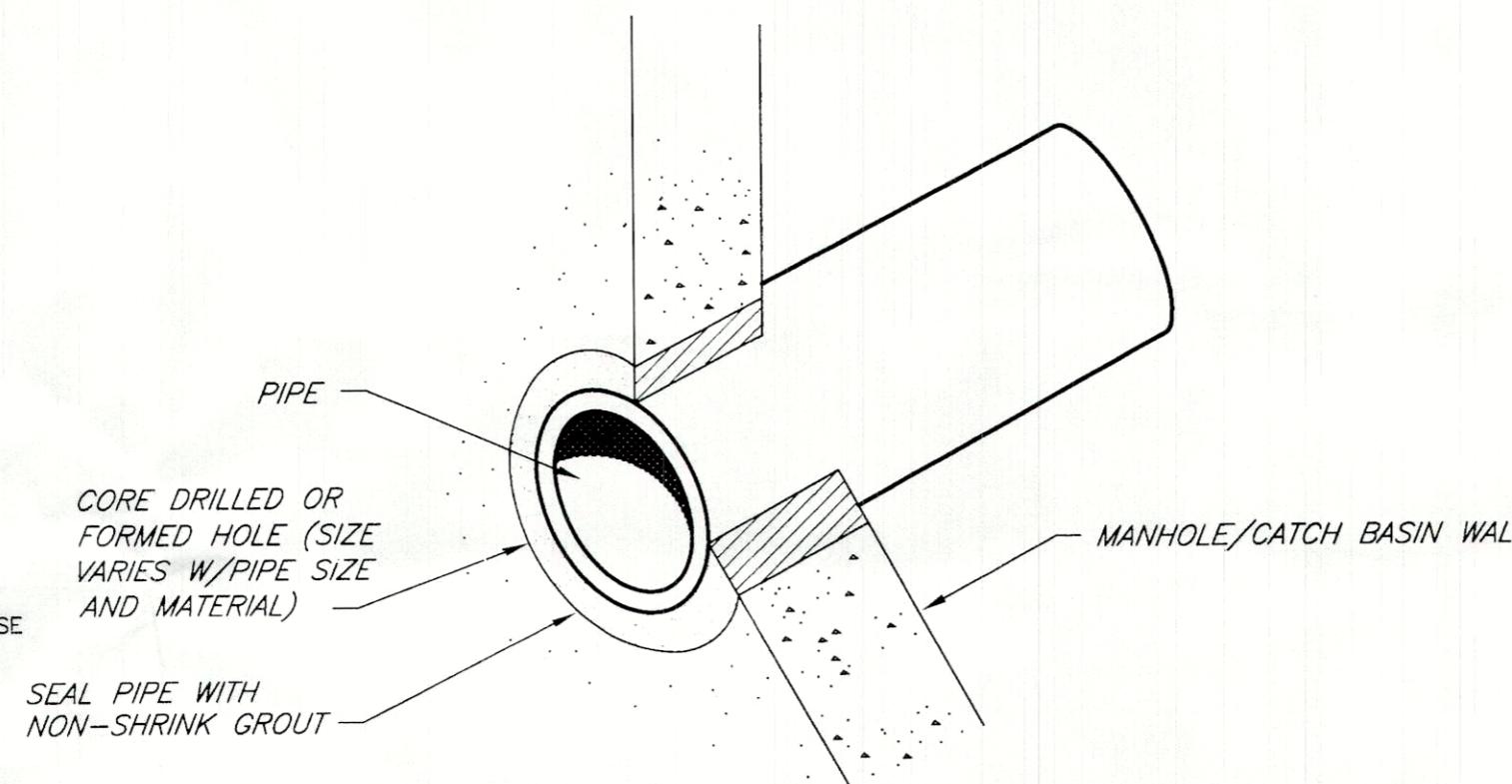
1. CONTRACTOR TO CLEAN AND TACK COAT BEFORE PLACING TOP COAT IF BINDER IS CONTAMINATED OR GREATER THAN 30 DAYS PASSES BETWEEN PLACEMENT OF BINDER AND TOP
2. PAVEMENT SPECIFICATION NUMBERS REFERENCE THE 2008 NYSDOT STANDARD SPECIFICATION BOOK



NOTES:

1. PROVIDE 2" REVEAL AT DROP INLETS
2. PROVIDE CONSTRUCTION JOINTS AT 20' INTERVALS AND EXPANSION JOINTS AT 80' MAXIMUM SPACING. EXPANSION JOINTS SHALL BE FORMED WITH PRE-MOLDED BITUMINOUS JOINT FILLER AND REBAR TO PREVENT SEPARATION.

6 CONCRETE SIDEWALK

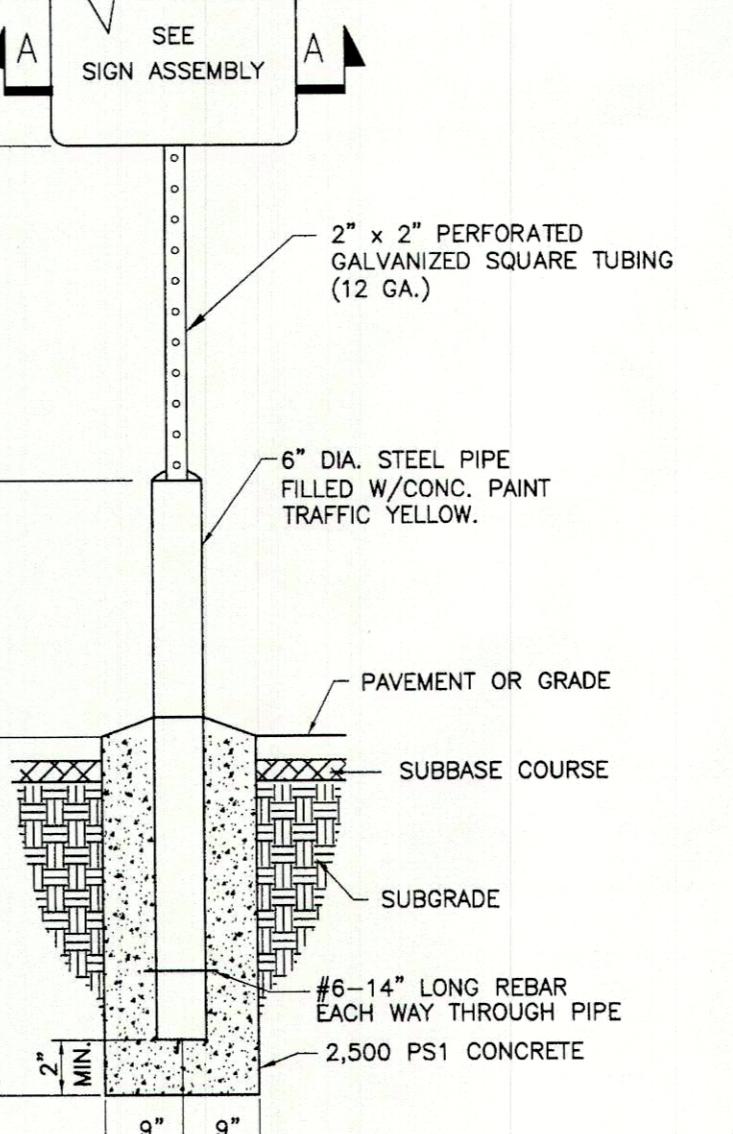
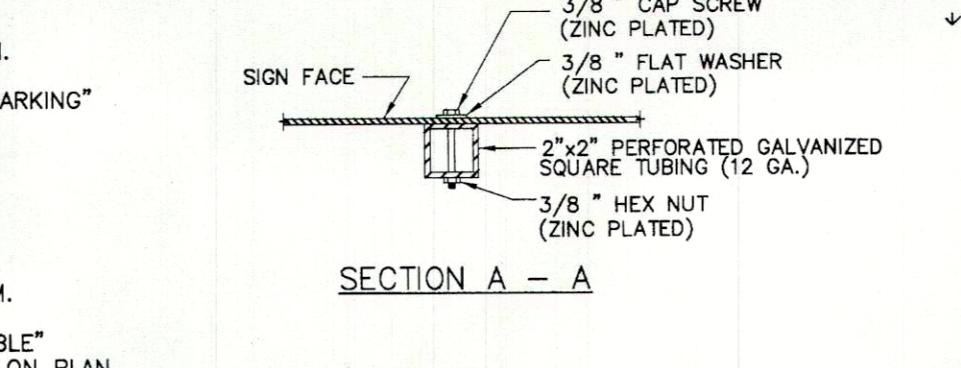
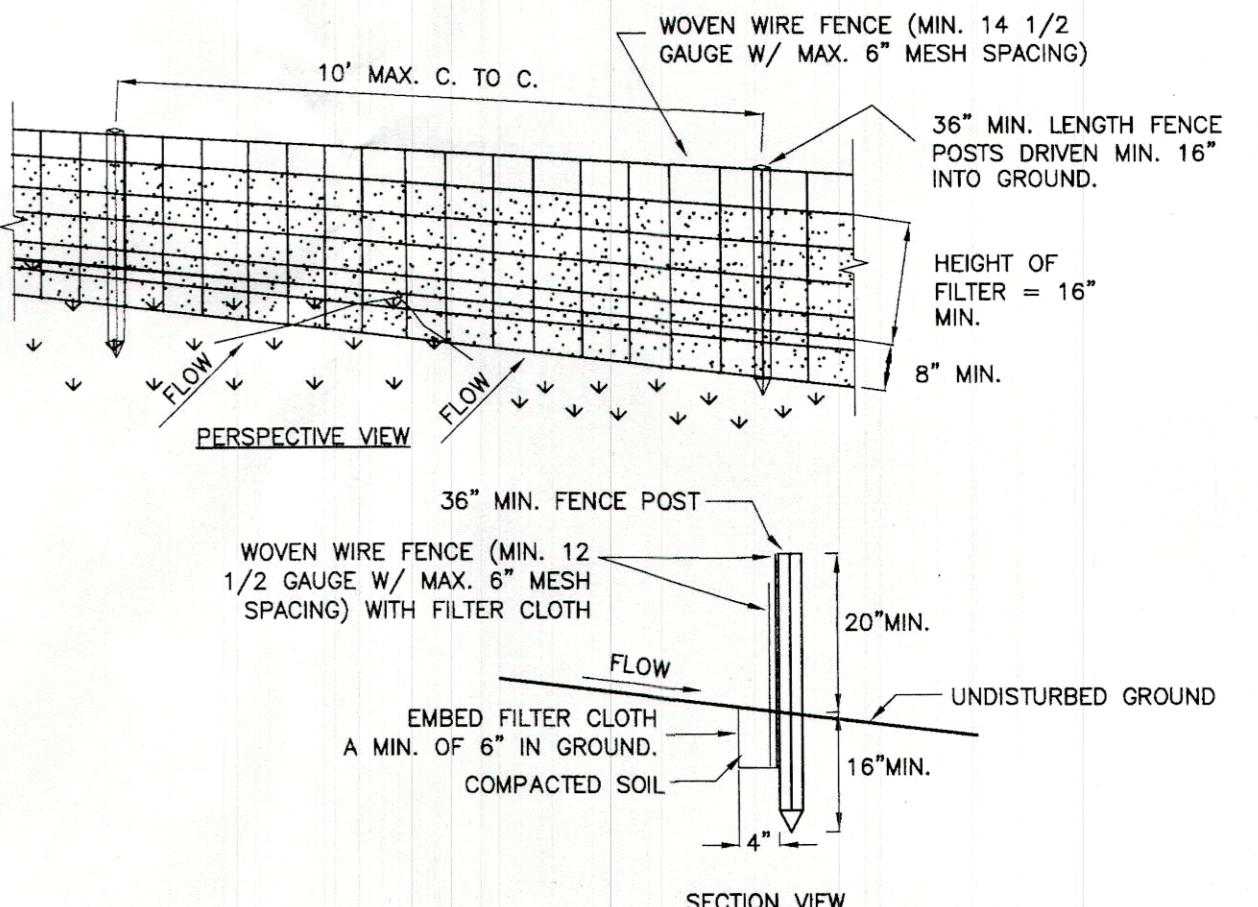


NOTES:

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

9 DROP/ FIELD INLET

11 RESERVED



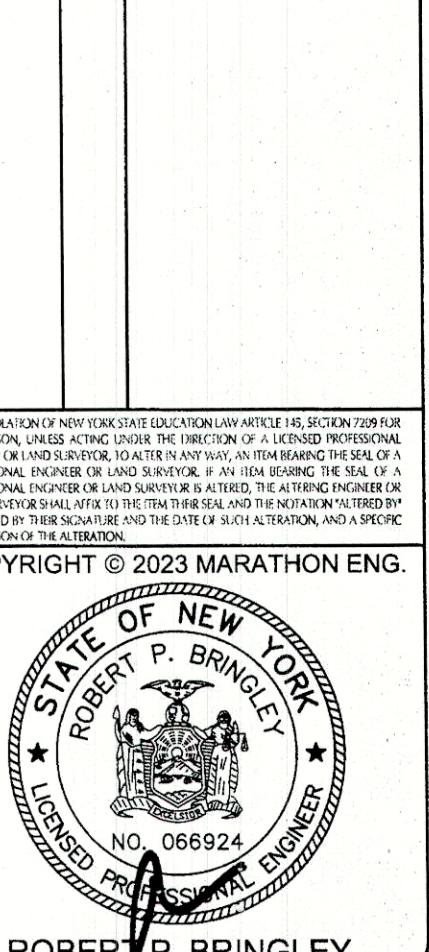
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OF HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. 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, STABLINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. ENVIRO-FENCE WITH INTEGRAL MESH IS ACCEPTABLE SUBSTITUTE.

12 SILT FENCE

JOB NO:	1596-23
SCALE:	1' = 30'
DRAWN:	RLB
DESIGNED:	MT
DATE:	09/13/2023
REVISIONS	
DATE	
BY	
REVISION	

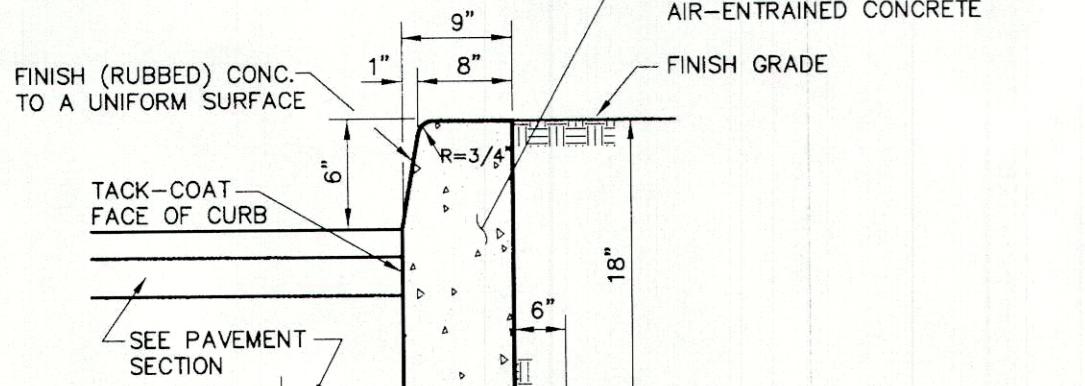
Copyright 2023 Marathon Eng.



DRAWING TITLE:
CONSTRUCTION
DETAILS (SHEET 1
OF 2)

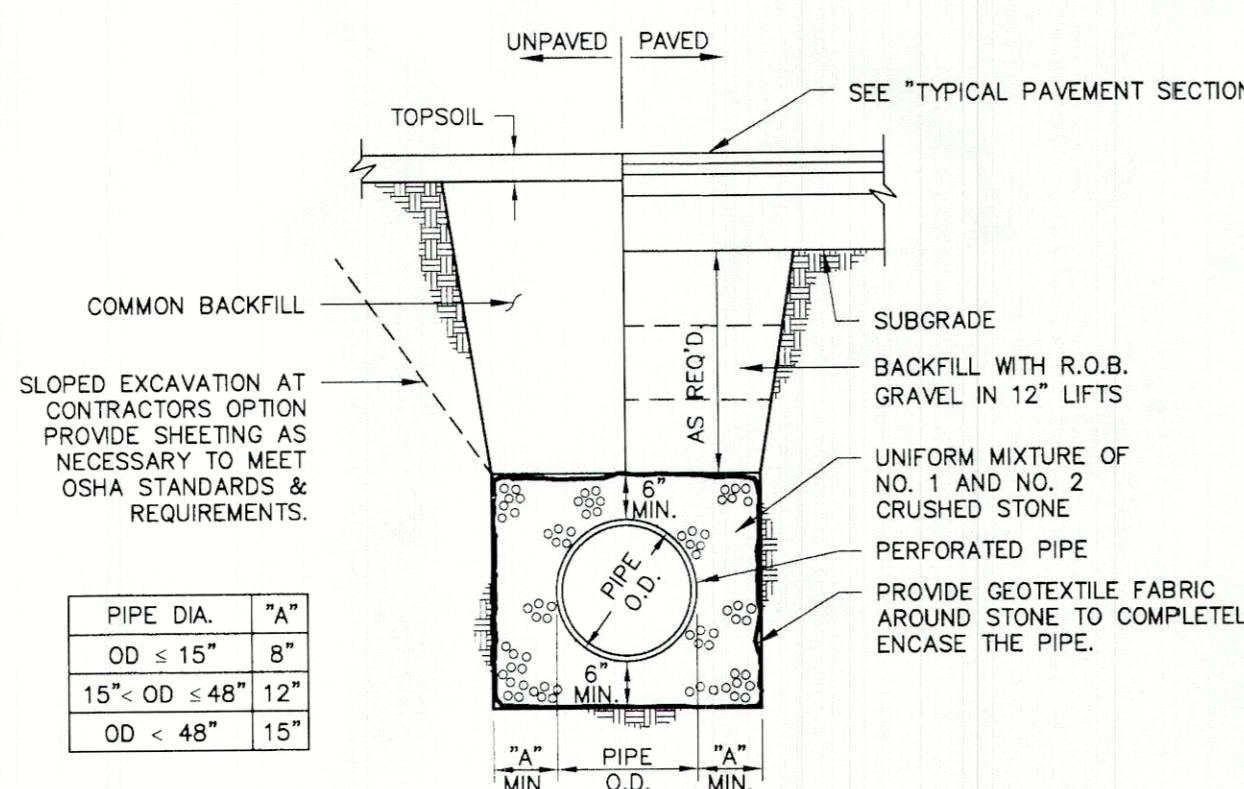
6 of 7
SHEET NO:
1596-23
JOB NO:
DRAWING NO:

3 CONCRETE CURB WITH SIDEWALK BEHIND



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

7 CONNECT TO EXISTING STORM STRUCTURE



SLOPED EXCAVATION AT CONTRACTOR PROVIDED SHEETING AS NECESSARY TO MEET OSHA STANDARDS & REQUIREMENTS.

UNIFORM MIXTURE OF NO. 1 AND NO. 2 CRUSHED STONE.

PERFORATED PIPE.

PROVIDE GEOTEXTILE FABRIC AROUND STONE TO COMPLETELY ENCASE THE PIPE.

SEE PLAN

