

SUBDIVISION NOTES:

- APPROXIMATE SITE AREA: ±4.8 ACRES
- PROJECT LOCATION: 687 HARD ROAD
- EXISTING ZONING: R-3 (SINGLE FAMILY RESIDENTIAL DISTRICT)
- LOT REQUIREMENTS:

	REQUIRED	PROPOSED
FRONT	50'	40' (MEASURED FROM PRIVATE DRIVE EDGE OF PAVEMENT)
		17' (MEASURED FROM HARD ROAD R.O.W. FOR LOT 1)
SIDE	15'	8'
REAR	50'	25'
MIN LOT AREA	22,000 SQ. FT	19,000 SQ. FT*
MIN LOT WIDTH	100'	75'

\*REQUESTED PER CHAPTER 162-27 CLUSTER DEVELOPMENT (LOTS 1-9)

  - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEBSTER AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
  - THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
  - A REVIEW OF THE FEMA MAPS INDICATES THAT THE PROPERTY IS NOT LOCATED WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN.

REFERENCES:

- A MAP ENTITLED "905 KLEM ROAD, SITE PLAN AND SUBDIVISION PLAT" AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 327 OF MAPS, PAGE 88.
- A MAP ENTITLED "MAP OF THE JOS. KUCZINSKI SUBDIVISION," AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 76 OF MAPS PAGE 13.
- A MAP ENTITLED "LONDON WOODS SUBDIVISION, BEING A SUBDIVISION OF LOT 2 OF THE JOS. KUCZINSKI SUBDIVISION PLAT" PREPARED BY BME ASSOCIATES, HAVING DRAWING No. XX, DATED FEBRUARY 2020.
- AN ABSTRACT OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING FILE No. 437285 DATED JANUARY 2, 2020.

NOTES:

- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, NAD 83 (2011)(EPOCH 2010) UTILIZING GPS OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK STATION (NYPF 0032). PERIMETER AND/OR TIES TO MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

MONUMENTATION:	PUBLISHED (NAD '22)	MEASURED (NAD '83)
1913 (MCGS) 1972	N= 1,179,022.886 E= 797,203.646	N= 1,179,122.96 E= 1,447,288.53
1915 (MCGS) 1972	N= 1,179,083.094 E= 798,930.484	N= 1,179,082.77 E= 1,445,561.67

BEARINGS SHOWN HEREON ARE GRID  
DISTANCES SHOWN HEREON ARE GROUND  
COMBINED FACTOR = 1.000021

WE: BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON JANUARY 14, 2020 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GVLSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.

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

BY: GREGORY D. BELL, NYSPLS No. 050661

APPROVALS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMISSIONER OF PUBLIC WORKS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
HIGHWAY SUPERINTENDENT

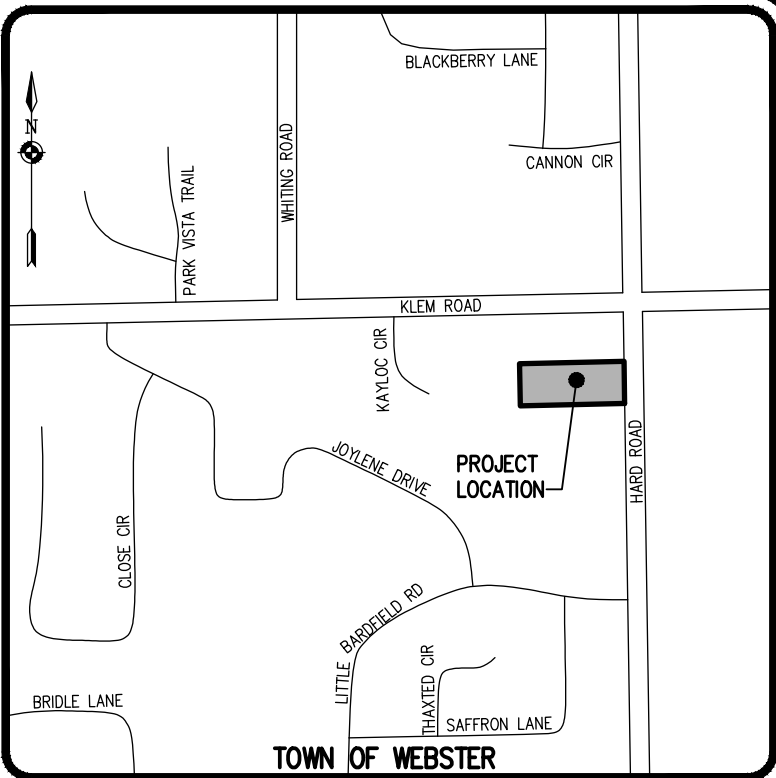
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ASSESSOR

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FIRE MARSHAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING BOARD CHAIRMAN

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
WEBSTER SEWER DISTRICT

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MONROE COUNTY WATER AUTHORITY

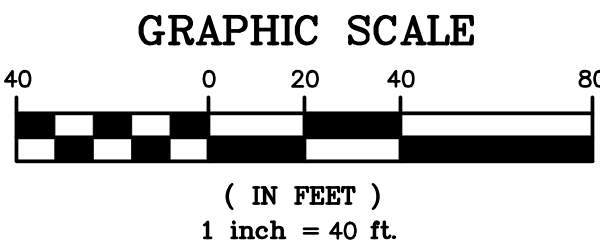
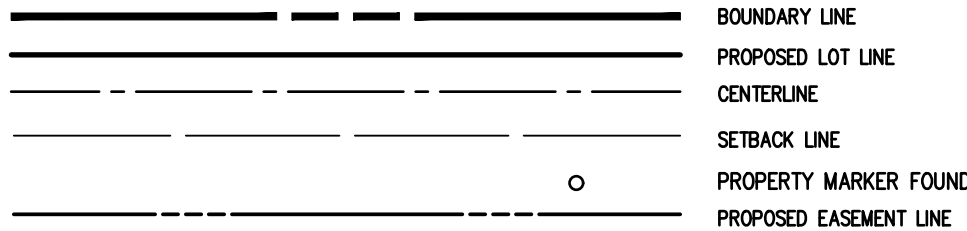


LOCATION MAP  
NOT TO SCALE

MONROE COUNTY DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL

- THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE INSTALLED IN CONFORMITY WITH SAID PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF HEALTH.
- THAT NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE MONROE COUNTY DEPARTMENT OF HEALTH.
- THAT AN ORIGINAL SUBDIVISION MAP AS APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
- THAT THE OWNER OF THE SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLAN, OR IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE SUBDIVISION SHALL FURNISH EACH PURCHASER WITH AN ACCURATE "AS BUILT" PLAN DEPICTING ALL INSTALLED SANITARY FACILITIES, INCLUDING SEWAGE, STORM WATER, AND WATER SUPPLY.
- THAT ADEQUATE EROSION/SILTATION CONTROL MEASURES SHALL BE EMPLOYED BY THE OWNER OF THE SUBDIVISION DURING ALL PHASES OF CONSTRUCTION. IF THE PROJECT WILL RESULT IN DISTURBANCE OF ONE ACRE OR MORE, COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT GP-0-10-001 FOR STORM WATER DISCHARGES FOR CONSTRUCTION ACTIVITIES WILL BE OBTAINED.

MONROE COUNTY HEALTH DEPARTMENT

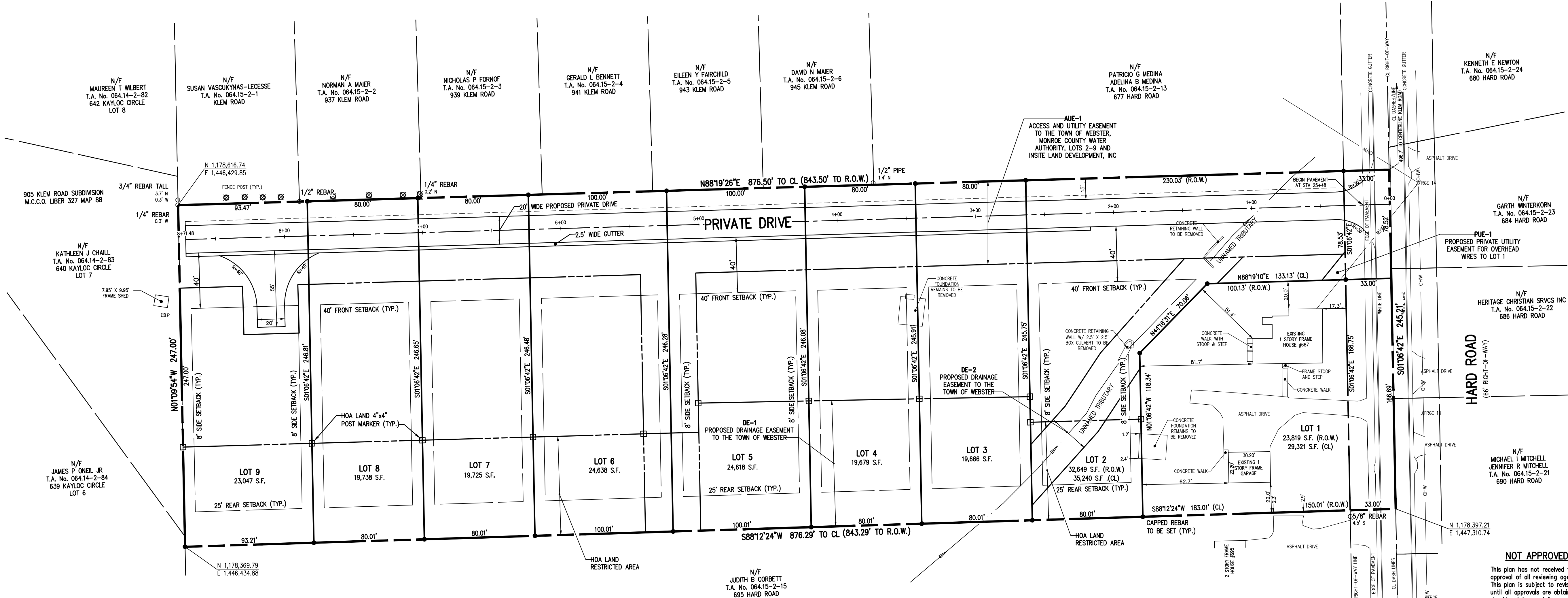


SIGHT DISTANCE TABLE:

REQUIRED DISTANCES (DESIGN SPEED 40 MPH*):	
REQUIRED INTERSECTION SIGHT DISTANCE:	700'
REQUIRED STOPPING SIGHT DISTANCE:	305'

MEASURED DISTANCES (US ROUTE 11):		(NORTH)	(SOUTH)
INTERSECTION SIGHT DISTANCE:		>1000'	>1000'
STOPPING SIGHT DISTANCE:		>1000'	>1000'

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



NOT APPROVED

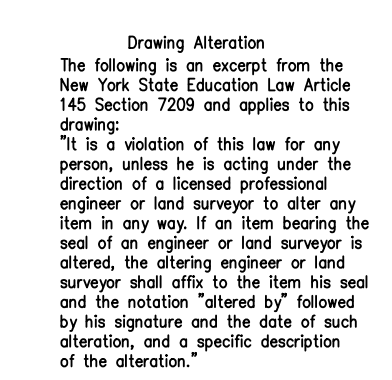
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
10 LIFT BRIDGE LANE EAST  
NEW YORK, NY 14450  
WWW.BME-NY.COM  
PHONE 585-577-7360  
FAX 585-577-7369

**LONDON WOODS SUBDIVISION**  
PRELIMINARY/FINAL  
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
PROJECT LOCATION CLIENT  
INSTEAD LAND DEVELOPMENT, INC.  
1900 WEBSTER ROAD  
WEBSTER, NY 14580

**PROJECT MANAGER**  
M. JANDA  
**PROJECT SURVEYOR**  
G. BELL  
**DRAWN BY**  
J. GILMORE  
**SCALE**  
1"=40'  
**DATE ISSUED**  
FEBRUARY 2020  
**PROJECT NO.**  
2696  
**DRAWING NO.**  
04





7		
6		
5		
4		
3		
2	PER MCWA, MGDCH AND TOWN COMMENTS	4-27-20 JB
1	PER FINAL CHECK	4-15-20 JB
	REVISIONS	DATE BY

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□

**WOODS SUBDIVISION**  
PRELIMINARY/FINAL  
TOWN OF MONROE COUNTY, NEW YORK STATE  
THE LAND DEVELOPMENT, INC.  
19 SILVERLACE WAY  
WEBSTER, NY 14580

**UTILITY PLAN**

PROJECT  
LOCATION  
CLIENT  
DRAWING TITLE

PROJECT MANAGER	
M. JANDA	
PROJECT ENGINEER	
F. SHELLEY	
DRAWN BY	
J. BASILE	
SCALE	DATE ISSUED
1"=40'	FEBRUARY 2020
PROJECT NO.	
2696	
DRAWING NO.	
05	

1. THE SETBACK LINES AND NOTES RELATING TO SETBACK SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS (AND APPROVALS UNDER SECTION 281 OF TOWN LAW) OF THE TOWN/VILLAGE 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 UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UPOD HOTLINE AT 1(800)962-7962 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.

BOUNDARY LINE

PROPOSED LOT LINE

CENTERLINE

SETBACK LINE

EXISTING EASEMENT LINE

PROPOSED EASEMENT LINE

PROPERTY MARKER FOUND

CONCRETE HIGHWAY MONUMENT FOUND

EX. WATERMAN, HYDRANT AND VALVE

PROPOSED WATERMAN, HYDRANT AND VALVE

PROPOSED WATER LATERAL AND CURB STOP

EXISTING STORM SEWER, AND MANHOLE

PROPOSED STORM SEWER, MANHOLE AND INLET

PROPOSED STORM LATERAL

EXISTING SANITARY SEWER AND MANHOLE

PROPOSED SANITARY SEWER AND MANHOLE

PROPOSED SANITARY LATERAL AND CLEAN OUT

4. DOWNSPOUTS SHALL DISCHARGE ON STONE SLOPCH BLOCKS VIA STORM LATERAL. FOUNDATION DRAINAGE SHALL DISCHARGE TO STORM LATERAL VIA SUMP PUMPS.
9. WATERMANS AND APPURTENANCES TO BE CONSTRUCTED TO THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY.
10. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS. FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
- FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
- THE MONROE COUNTY DEPARTMENT OF HEALTH MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. THE DEPARTMENT WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT.
- ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
- THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE MONROE COUNTY DEPARTMENT OF HEALTH.
11. ALL WATERMANS SHALL HAVE A MINIMUM OF 5' (MCWA) OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL CUT STAKES BEFORE TRENCHING TO INSURE THAT ALL INSTALLED WATERMANS WILL HAVE THE REQUIRED COVER.
12. MINIMUM SEPARATION BETWEEN WATERMAIN AND SEWER MAINS TO BE 18" VERTICALLY MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMANS AND SEWER MAINS TO BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATERMANS.
13. SANITARY SEWER PIPE TO BE 8" PVC SDR-35.

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MONROE COUNTY HEALTH DEPARTMENT

14. ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF WEBSTER.
15. SANITARY SEWERS, HOUSE LATERALS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF WEBSTER.
16. FLOOR DRAINS TO BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FLOOR DRAINS OF FORMER BUILDINGS TO INTERCEPT UNCONTAMINATED GROUNDWATER. ALL DISCHARGES TO THE SANITARY SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE MONROE COUNTY SEWER USE LAW.
17. INFILTRATION AND EXFILTRATION SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS OF SANITARY SEWERS. IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM-C-828-B6, ENTITLED "STANDARD PRACTICE FOR LOW PRESSURE AIR TEST OF VITRIFIED CLAY PIPE LINES." SANITARY MANHOLES SHALL BE TESTED FOR EXFILTRATION.
18. THE FOLLOWING TESTS SHALL BE PERFORMED ON PVC SANITARY SEWER PIPE:
  - A) DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACK FILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
  - B) NO PIPE SHALL EXCEED A 5% DEFLECTION.
  - C) IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
19. STORM SEWER PIPE SHALL BE HDPE OR AS NOTED ON THE PLAN.
20. CHECK VALVES TO BE PROVIDED ON SUMP PUMPS.

21. ALL LATERALS OR SERVICES SHALL BE AS NOTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS.  
  
1 WATER 1 INCH TYPE K COPPER FROM THE WATERMAIN TO THE CURB BOX AND  
1 INCH TYPE K SOFT COPPER OR 1.5" PE FROM THE CURB BOX TO THE METER.  
SANITARY 4" PVC @ 2%  
STORM 6" PVC @ 1%  
  
EXTEND LATERALS TO 10 FEET BEYOND THE RIGHT-OF-WAY, OR 10 FEET BEYOND THE EASEMENT LINES, WHICHEVER IS GREATER.
22. WHEN INSTALLING FIRE HYDRANTS, SHOULD GROUNDWATER BE ENCOUNTERED WITHIN SEVEN (7') FEET OF THE FINISH GRADE, FIRE HYDRANT WEEPHOLES (DRAINS) SHALL BE PLUGGED.
23. THE WATERMAIN SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C-600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE (MONROE) COUNTY WATER AUTHORITY.
24. WATERMAINS TO BE 8 INCH DUCTILE IRON CEMENT LINED CLASS 52.
25. FOR WATERMAIN CONSTRUCTION, ALL MECHANICAL JOINT FITTINGS, TEES, BENDS, PLUGS, ETC. SHALL BE BACKED WITH 2,500 PSI CONCRETE THRUST BLOCKS.
26. WATER METER(S) ARE TO BE LOCATED ON THE INTERIOR OF EXTERIOR WALL(S) IMMEDIATELY UPON SERVICE ENTRANCE INTO THE BUILDING, ON METERED SERVICES REQUIRING A 1/4 INCH OR LARGER METER, A BY-PASS AROUND THE METER IS REQUIRED.
27. PRIOR TO INSTALLATION OF THE WATERMAIN, THE CONTRACTOR SHALL PROVIDE RESULTS OF A 10 POINT SOIL TEST EVALUATION PER ANSI/AWWA C105-A1.5-82 TO DETERMINE THE NEED FOR POLYETHYLENE ENCASEMENT. SOIL TESTS ARE TO BE PERFORMED BY AN APPROVED SOIL TESTING LABORATORY IN ACCORDANCE WITH AWWA STANDARDS.

( IN FEET )  
1 inch = 40 ft.

SEE BME DRAWING 2696-10 FOR  
WATERMAIN NOTES

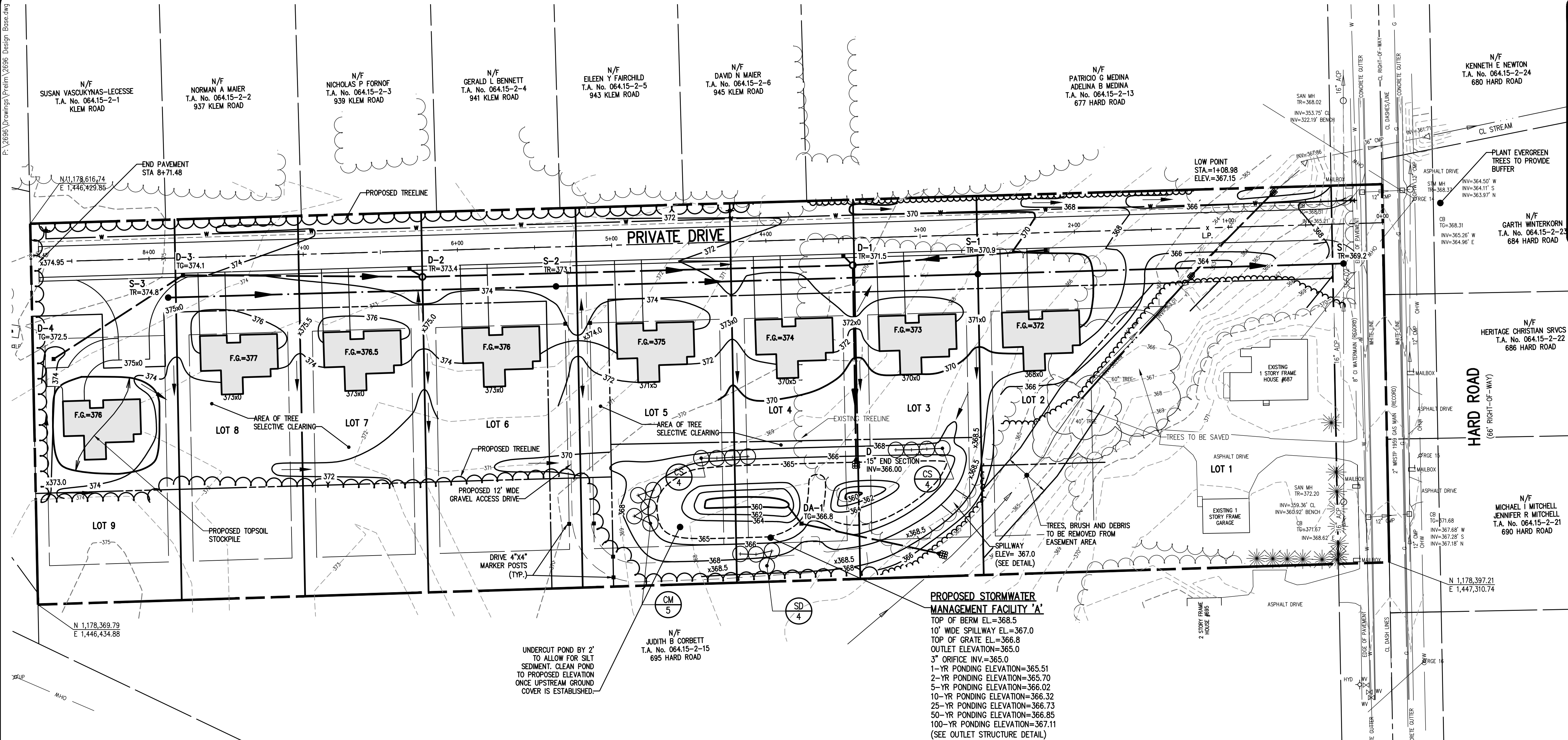
BY: _____	DATE: _____
COMMISSIONER OF PUBLIC WORKS	
BY: _____	DATE: _____
TOWN ASSESSOR	
BY: _____	DATE: _____
TOWN HIGHWAY SUPERINTENDENT	
BY: _____	DATE: _____
PLANNING BOARD CHAIRMAN	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
MONROE COUNTY WATER AUTHORITY	
BY: _____	DATE: _____
WEBSTER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

**NOT APPROVED**

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P: 12696 Drawings (Prelim) 2696 Design Base.dwg



#### GRADING NOTES:

- 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.
- 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.
- EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UFPO HOTLINE AT 1 (800) 962-7962 FOR STAKE-OUT OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL CONTROL DUST ONSITE AS DIRECTED BY THE TOWN OF WEBSTER.
- THE OWNER AND THE CONTRACTOR SHALL HAVE COMPLETE KNOWLEDGE OF THE CURRENT BLASTING POLICY FOR THE TOWN OF WEBSTER AND THEY WILL CONFORM TO THIS POLICY AT ALL TIMES.
- THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO ALLOW SILT TO RUNOFF INTO THE TRIBUTARY. THIS MAY INCLUDE THE USE OF INTERCEPTOR SWALES, STRAW BALES AND CRUSHED STONE FILTERS. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING OF THE CREEK AND MAINTAINING THE WATER QUALITY OF THE CREEK DURING CONSTRUCTION.

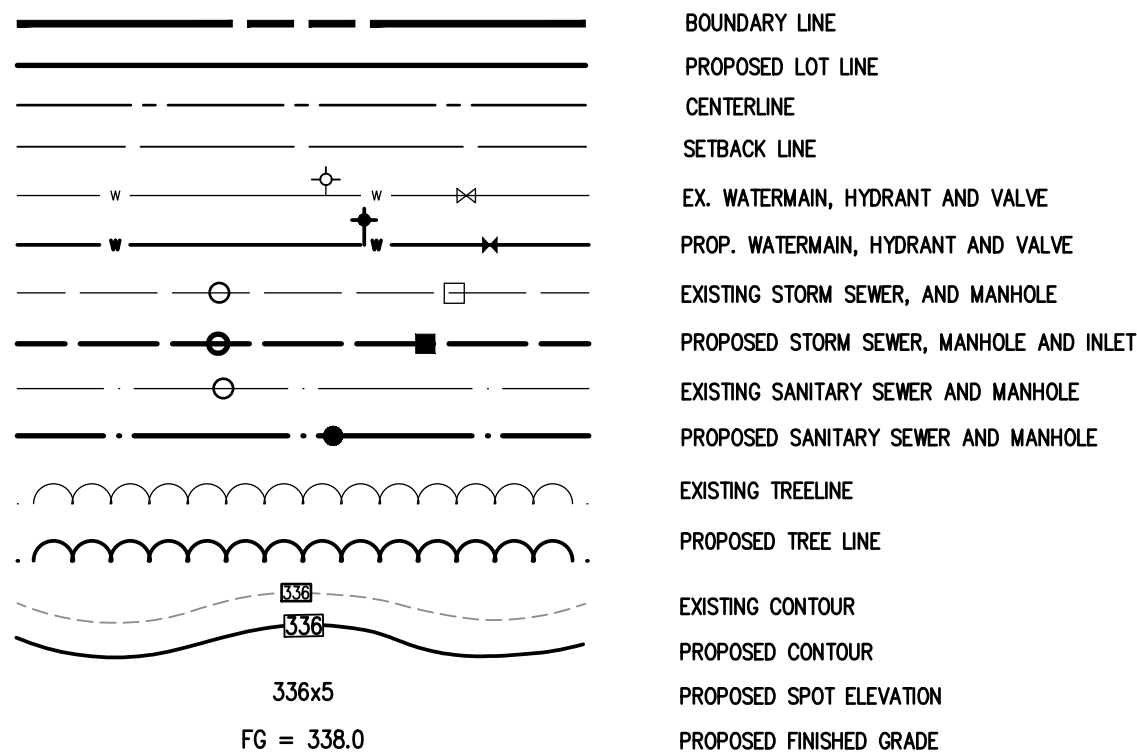
#### MASS GRADING NOTES:

- THE GRADING DESIGN ASSUMES A TOPSOIL DEPTH OF 12-18 INCHES ACROSS THE SITE BASED UPON TEST PIT DATA. IF SITE CONDITIONS DEVIATE FROM THIS BY MORE THAN 3", THE CONTRACTOR IS TO NOTIFY THE OWNER AND ENGINEER.
- TOPSOIL IS TO BE STRIPPED FROM NORTH PROPERTY LINE TO REAR OF HOUSE PAD (50' BEHIND FRONT SETBACK) TO REAR OF HOUSE PAD. TOPSOIL IS ALSO TO BE STRIPPED FROM ALL CUT AREAS. TOPSOIL MAY REMAIN IN PLACE IN REAR YARD FILL AREAS.
- THE ENGINEER WILL VERIFY THE TOPSOIL STOCKPILE VOLUME TO DETERMINE ACTUAL VOLUME OF TOPSOIL STRIPPED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN THE TOPSOIL STOCKPILE IS COMPLETE AND BEFORE BEGINNING THE MASS GRADING OPERATIONS.
- MASS GRADING FOR LOTS IS SET AT 1.5' BELOW FINISH GRADE AT THE FRONT OF THE PAD, AND AT FINISH GRADE TO THE REAR OF THE HOUSE PAD.
- THE EARTHWORK ANALYSIS IS BASED ON ASSUMPTIONS FOR TOPSOIL DEPTH, SHRINKAGE AND COMPACTION. ACTUAL FIELD CONDITIONS MAY VARY FROM THE ASSUMPTIONS MADE FOR THE ANALYSIS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF CONDITIONS VARY FROM THE DESIGN PARAMETERS.

#### PLANT MATERIALS LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
SHRUBS						
5	CM	Cornus amomum	Silky Dogwood	36"	BR	or B&B
8	CS	Cornus sericea	Red Twig Dogwood	36"	BR	or B&B
4	SD	Salix discolor	Pussy Willow	36"	BR	or B&B

#### LEGEND

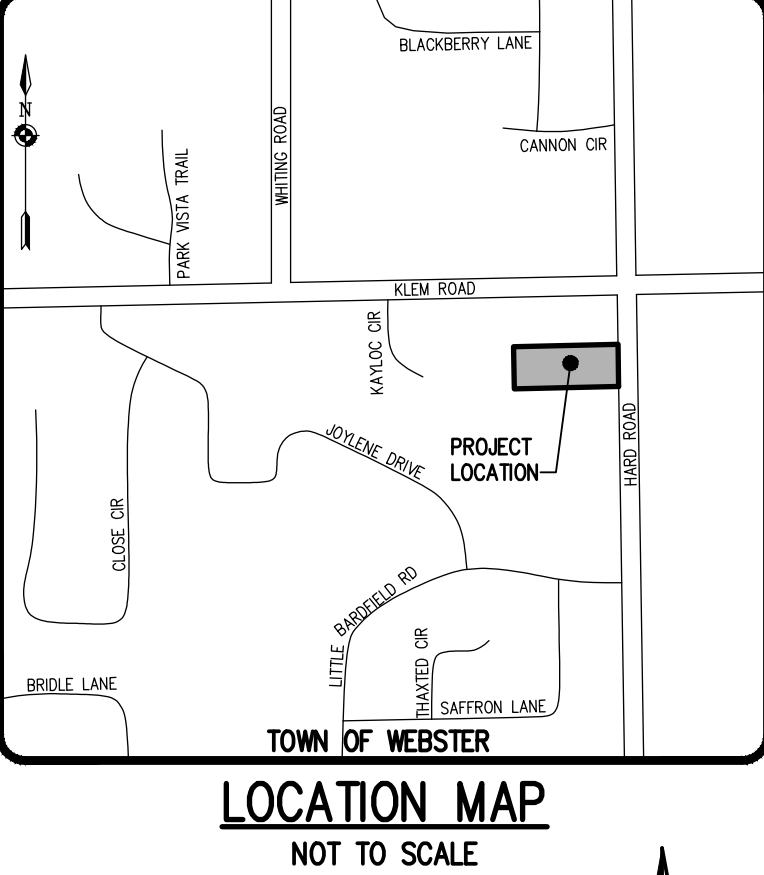
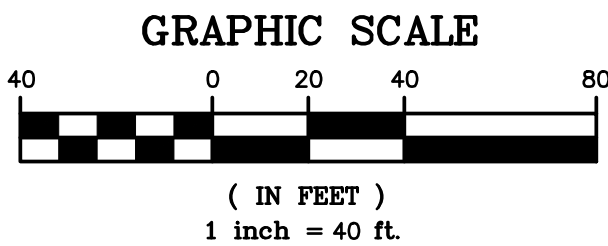


#### APPROVALS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMISSIONER OF PUBLIC WORKS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
HIGHWAY SUPERINTENDENT

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."

REVISIONS	DATE	BY
1	4-15-20	FB
2		
3		
4		
5		
6		
7		

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
10 LIFT BRIDGE LANE EAST  
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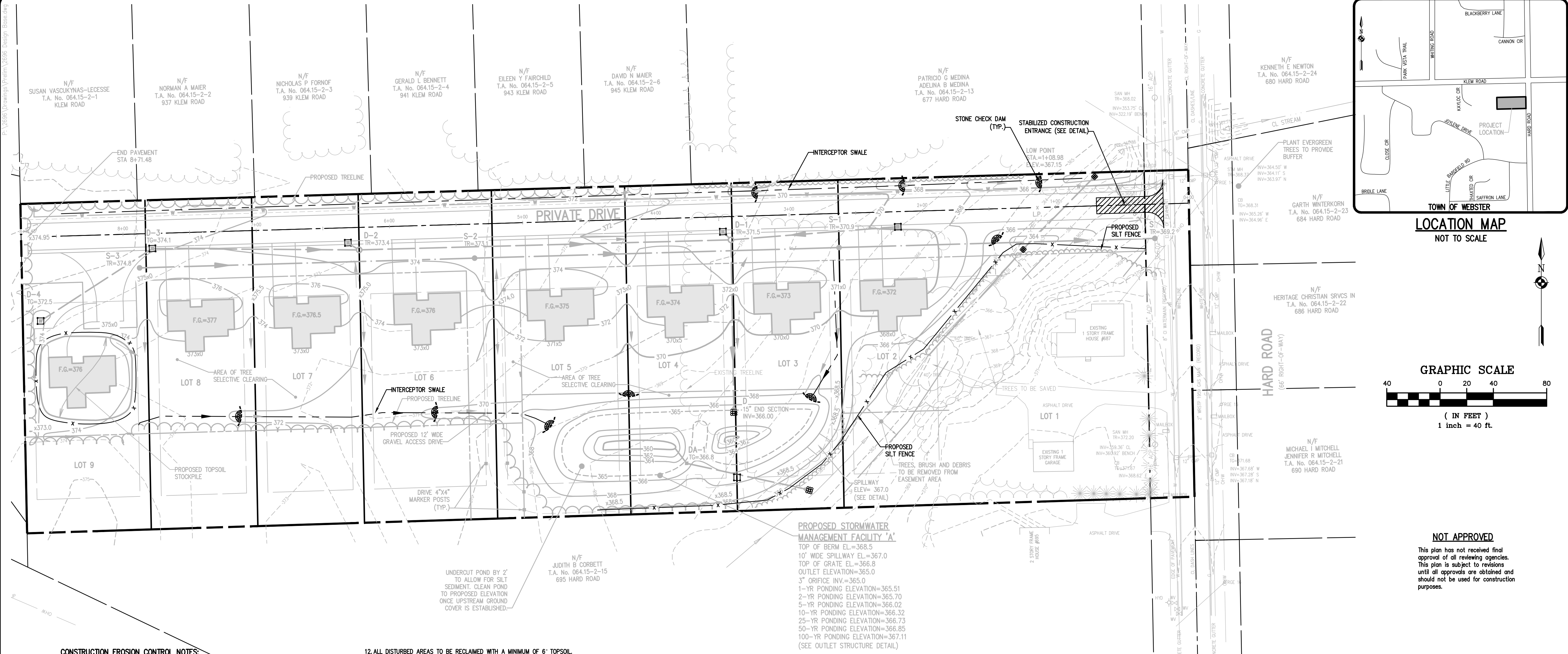
**LONDON WOODS SUBDIVISION**  
PRELIMINARY/FINAL  
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
PROJECT LOCATION CLIENT  
PROJECT MANAGER  
M. JANDA  
PROJECT ENGINEER  
F. SHELLEY  
DRAWN BY  
J. BASILE  
SCALE DATE ISSUED  
1"=40' FEBRUARY 2020  
PROJECT NO.  
2696  
DRAWING NO.  
06

#### NOT APPROVED

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P:\2696\Drawings\Prelim\2696\_Prelim.dwg



#### CONSTRUCTION EROSION CONTROL NOTES:

- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CONSISTS OF THE STORMWATER MANAGEMENT REPORT, THE PROJECT PLANS, INCLUDING THE GRADING, CONSTRUCTION EROSION CONTROL PLAN AND DETAIL SHEET, AND THE TOWN OF WEBSTER DESIGN AND CONSTRUCTION SPECIFICATIONS REGARDING STORMWATER CONTROL. THE SWPPP FOR THIS PROJECT IS INTENDED TO CONFORM WITH THE NYSDEC GENERAL PERMIT GP-0-20-001 AND THE REQUIREMENTS OF LOCAL AND NYSDEC AUTHORITIES REGARDING THE CONTROL OF STORMWATER QUANTITY AND QUALITY.
- THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIRED SWPPP. THE OWNER'S CONTRACTOR, SUB-CONTRACTOR AND ALL OTHERS ASSOCIATED WITH THE IMPLEMENTATION OF THE PLAN SHALL BE FAMILIAR WITH THE PLAN AND THE CONDITIONS OF THE NYSDEC GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- ANY MODIFICATIONS OR DEVIATIONS FROM THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT FACILITIES, SHALL BE DOCUMENTED IN THE INSPECTION REPORT AND CONSIDERED PART OF THE SWPPP FOR THE PROJECT.
- THE OWNER IS RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITY WITH NYSDEC PRIOR TO COMMENCING ANY CONSTRUCTION. A COPY OF THE NOI SHALL BE KEPT ON-SITE AND PROVIDED TO THE MUNICIPALITY.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ON SITE INSPECTIONS BY A LICENSED PROFESSIONAL REGARDING EROSION CONTROL DURING CONSTRUCTION. INSPECTIONS ARE TO BE PROVIDED AT A MINIMUM OF TWICE A WEEK FOR DISTURBANCES OF 5 ACRES OR GREATER AND ONCE A WEEK FOR DISTURBANCES LESS THAN 5 ACRES. AN INSPECTION REPORT LOG AND THE SWPPP ARE TO BE KEPT ON-SITE BY THE OWNER.
- FOR SITES WHERE SOIL DISTURBANCE ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED (E.G. WINTER SHUTDOWN) AND TEMPORARY STABILIZATION MEASURES HAVE BEEN APPLIED TO ALL DISTURBED AREAS, THE OWNER/OPERATOR MAY REDUCE THE SELF-INSPECTION FREQUENCY, BUT SHALL MAINTAIN A MINIMUM OF MONTHLY INSPECTIONS. (30 CALENDAR DAYS)
- THE OWNER'S CONTRACTOR/REPRESENTATIVE SHALL IDENTIFY AT LEAST ONE INDIVIDUAL TO BE TRAINED FROM THEIR COMPANY THAT WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP. THE INDIVIDUAL MUST RECEIVE (4) HOURS OF NYSDEC TRAINING EVERY (3) YEARS. THE OWNER/OPERATOR SHALL ENSURE THAT AT LEAST ONE OF THE TRAINED INDIVIDUALS IS ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED.
- FOR DISTURBANCES OF 5 ACRES OR GREATER, IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN 7 DAYS. FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY GROUND COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. ADDITIONAL TIME FRAMES FOR STABILIZATION ARE SUBJECT TO THE REQUIREMENTS OF A REGULATED TRADITIONAL LAND USE MS4.
- FOR DISTURBANCES LESS THAN 5 ACRES, IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN 14 DAYS. FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY GROUND COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. ADDITIONAL TIME FRAMES FOR STABILIZATION ARE SUBJECT TO THE REQUIREMENTS OF A REGULATED TRADITIONAL LAND USE MS4.
- 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 RESTORED PER TABLE 5.3 SOIL RESTORATION REQUIREMENTS FOUND IN CHAPTER 5: GREEN INFRASTRUCTURE PRACTICES OF THE NYS STORMWATER MANAGEMENT DESIGN MANUAL. PLEASE REVIEW WITH PROJECT MANAGER.

12. ALL DISTURBED AREAS TO BE RECLAIMED WITH A MINIMUM OF 6" TOPSOIL.

13. AREAS OR EMBANKMENTS REQUIRING AN EROSION CONTROL BLANKET SHALL UTILIZE ECS-1B (EASTCOAST) OR AN APPROVED EQUIVALENT.

14. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED BY DISKING, RAKING, OR BACK-BLADEING 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.

15. 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	87	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 SQ. FT.

16. SLOPES 3:1 OR GREATER SHALL BE SEEDDED WITH HEAVY MULCH AND MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. SLOPES SHALL BE FINE GRADED WITH A MINIMUM OF 6" TOPSOIL AND SEEDDED WITH FOLLOWING SEED MIX:

NATIVE STEEP SLOPE MIX WITH ANNUAL RYE GRASS - ERNMX-1B1

32.2% Sorghastrum nutans	INDIANGRASS
20% Lolium multiflorum	ANNUAL RYEGRASS
17% Elymus virginicus	VIORGINIA WILDOYE
8% Andropogon gerardi	BIG BLUESTEM
6% Agrostis perennans	AUTUMN BENTGRASS
3% Panicum virgatum 'Shawnee'	SWITCHGRASS
2.5% Echinacea purpurea	PURPLE CONEFLOWER
2% Agrostis scabra	TICKLEGRASS
2% Tridens flavus	PURPLETOP
2% Chamaecrista fasciculata	PARTIDGE PEA
1% Coreopsis lanceolata	LANCELEAF COREOPSIS
1% Helopsis helianthoides	OXYEY SUNFLOWER
1% Rudbeckia hirta	BLACKEYED SUSAN
0.7% Lespedeza virginica	SLENDER BUSHCLOVER
0.6% Liatris spicata	MARSH BLAZING STAR
0.5% Monarda fistulosa	WILD BERGAMONT
0.4% Aster novae-angliae	NEW ENGLAND ASTER
0.1% Pycnanthemum tenuifolium	SLENDER MOUNTAINMINT

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.

17. THE STORMWATER POND AREA SHALL BE SEEDDED TO AN ELEVATION 2 FT. ABOVE THE NORMAL PONDING LEVEL WITH 'OBL WETLAND SEED MIX' (ERNMX-131) BY ERNST CONSERVATION SEEDS, OR APPROVED EQUIVALENT.

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

19. 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.

20. THE HOME BUILDER SHALL BE RESPONSIBLE FOR IMPLEMENTING INDIVIDUAL LOT EROSION CONTROL MEASURES AS SHOWN ON THE PLAN DETAIL FOR INDIVIDUAL HOUSE CONSTRUCTION. THE MEASURES ARE TO REMAIN IN PLACE UNTIL HOUSE CONSTRUCTION IS COMPLETE AND THE LAWN IS ESTABLISHED.

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

22. UPON COMPLETION OF CONSTRUCTION AND FINAL STABILIZATION THE OWNER MAY FILE A NOTICE OF TERMINATION (NOT) WITH NYSDEC PER THE REQUIREMENTS OF THE GENERAL PERMIT GP-0-15-002.

#### SEQUENCE OF CONSTRUCTION STEPS:

TOTAL DISTURBED ACREAGE = 3.2 ACRES

##### STEP 1: (SITE PREPARATION)

- INSTALL AND MAINTAIN STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL).
- INSTALL 42" HDPE NATURAL BOTTOM CULVERT.
- CLEAR AND GRUB AS REQUIRED FOR SILT FENCE AND INTERCEPTOR SWALE INSTALLATION.
- INSTALL AND MAINTAIN NORTH INTERCEPTOR SWALE AND PERIMETER SILT FENCE, COMPLETE CLEARING AND GRUBBING OPERATIONS AS NECESSARY OR PROVIDE BRUSH HOGGING OF LANDS TO MAINTAIN GROUND COVER.

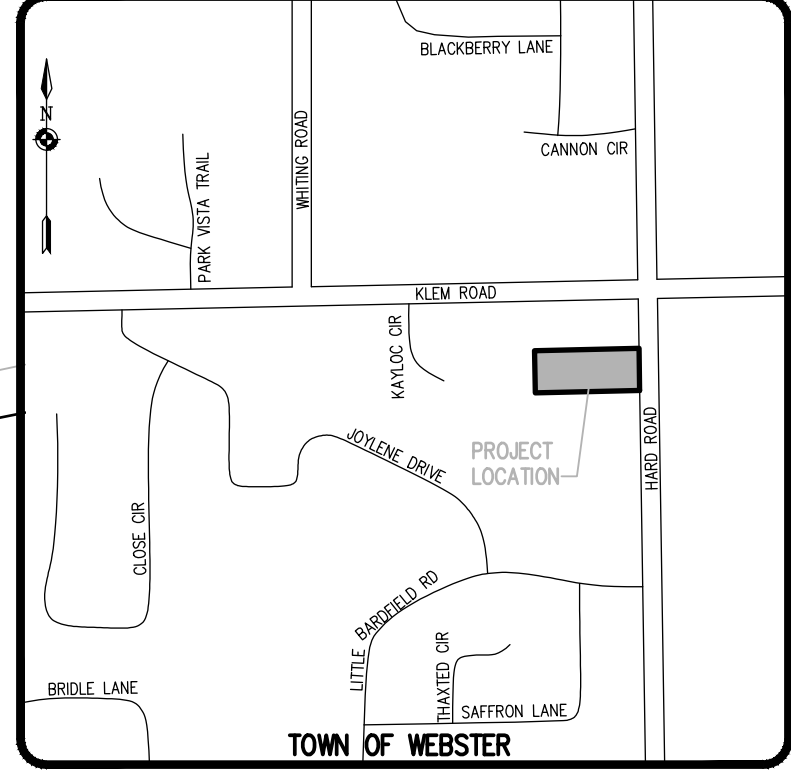
##### STEP 2: (CONSTRUCTION ACTIVITY)

- STRIP AND STOCKPILE TOPSOIL AS REQUIRED FOR INSTALLATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY. COMPLETE GRADING, FINE GRADE AND SEED WITH STORMWATER MANAGEMENT FACILITY TO BE UTILIZED AS A SEDIMENT BASIN DURING CONSTRUCTION. CONTRACTOR TO UNDERCUT POND BOTTOM BY 2'.
- STRIP AND STOCKPILE TOPSOIL: TOPSOIL TO BE STRIPPED FROM ALL PROPOSED PAVEMENT AND BUILDING AREAS AND STOCKPILED IN DESIGNATED AREA. INSTALL SILT FENCE AROUND PERIMETER OF TOPSOIL PILE AND SEED WITH TEMPORARY SEEDING MIX. MULCH IS REQUIRED BETWEEN NOVEMBER 15TH AND APRIL 1ST.
- COMMENCE MASS GRADING OPERATIONS, COMPLETE REQUIRED CUTS AND FILLS. UPON COMPLETION OF THE MASS GRADING OPERATIONS, INSTALL ADDITIONAL EROSION CONTROL MEASURES INCLUDING STONE CHECK DAMS, INTERCEPTOR SWALES, AND TEMPORARY SEDIMENT TRAPS. SWALES TO BE STABILIZED WITHIN 2 DAYS OF COMPLETION AND SEDIMENT TRAPS TO BE STABILIZED IMMEDIATELY. MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL GROUND COVER HAS BEEN ESTABLISHED.
- CONTRACTOR MAY INSTALL UTILITIES DURING GRADING OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STABILIZE THE SITE AND VERIFY GRADING ELEVATIONS PRIOR TO UTILITY CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES, INCLUDING STONE CHECK DAMS, INTERCEPTOR SWALES AND TEMPORARY SEDIMENT TRAPS SHALL BE PROVIDED AS SHOWN IN THE PLANS, OR AS DIRECTED.

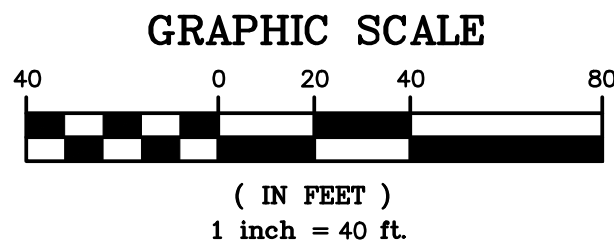
- COMPLETE EARTHWORK, INCLUDING FINE GRADING OF SLOPES. SLOPES TO BE REPLACED WITH 6" OF TOPSOIL, MULCHED AND SEEDDED WITHIN 2 DAYS OF COMPLETION. SILT FENCE TO BE INSTALLED AT TOE OF SLOPE (IF APPLICABLE).
- COMPLETE INSTALLATION OF UNDERGROUND UTILITIES AND ROAD BOX. RESTORE AND RE-SEED RIGHT-OF-WAY AREAS AS NEEDED. INSTALL PAVEMENT DIVERSION ONCE THE BINDER ASPHALT IS INSTALLED.
- INSTALL CONCRETE TRUCK WASHOUT PRIOR TO CONCRETE POURING ACTIVITIES (SEE DETAIL).
- INSTALL ROAD BASE, GUTTERS AND PAVEMENT WITH EROSION CONTROL MEASURES AS NECESSARY TO MINIMIZE SILT DISTRIBUTION ON EXISTING AND CONSTRUCTED ROADWAYS.

##### STEP 3: (STABILIZATION & MONITORING)

- SEED AND MULCH ALL DISTURBED AREAS AS REQUIRED BY GP-0-20-001. SEED WITH A SEED MIX AS INDICATED IN CONSTRUCTION EROSION CONTROL NOTES, AND MULCH.
- SEED ALL SLOPES 3:1 OR STEEPER WITH STEEP SLOPE SEEDING MIX AND STABILIZE WITH EROSION CONTROL BLANKET - ECS-1B (EASTCOAST) OR AN APPROVED EQUIVALENT. FROM NOVEMBER 15TH TO APRIL 1ST, IF STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION, IT SHALL BE APPLIED AT DOUBLE THE STANDARD RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE.
- MONITOR STORMWATER MANAGEMENT FACILITY, SEDIMENT BASINS, AND SEDIMENT TRAPS DURING CONSTRUCTION OPERATIONS FOR SILT ACCUMULATION. CONTRACTOR TO CLEAN AS NECESSARY.
- MAINTAIN PERIMETER SILT FENCE AND INLET PROTECTION UNTIL THE ADJACENT SOILS HAVE ACHIEVED 80% STABILIZATION.
- SEE CONSTRUCTION EROSION CONTROL NOTES FOR REQUIRED SEED MIXES AND TEMPORARY/WINTER STABILIZATION METHODOLOGY.
- DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN ENGINEER OR OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING ROADWAYS, PAVED AREAS, AND CHANNELS FREE OF MUD, DIRT, AND DEBRIS. THE CONTRACTOR WILL CLEAN THESE AREAS AS NECESSARY OR AS REQUIRED BY THE OWNER OR TOWN OF WEBSTER.

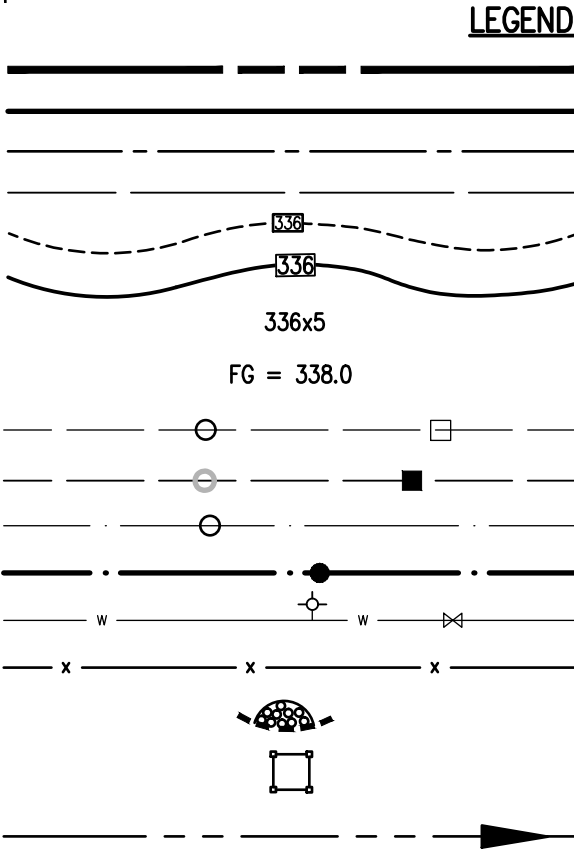


#### LOCATION MAP NOT TO SCALE



#### NOT APPROVED

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



#### APPROVALS

BY: COMMISSIONER OF PUBLIC WORKS	DATE:
BY: HIGHWAY SUPERINTENDENT	DATE:
BY: PLANNING BOARD CHAIRMAN	DATE:

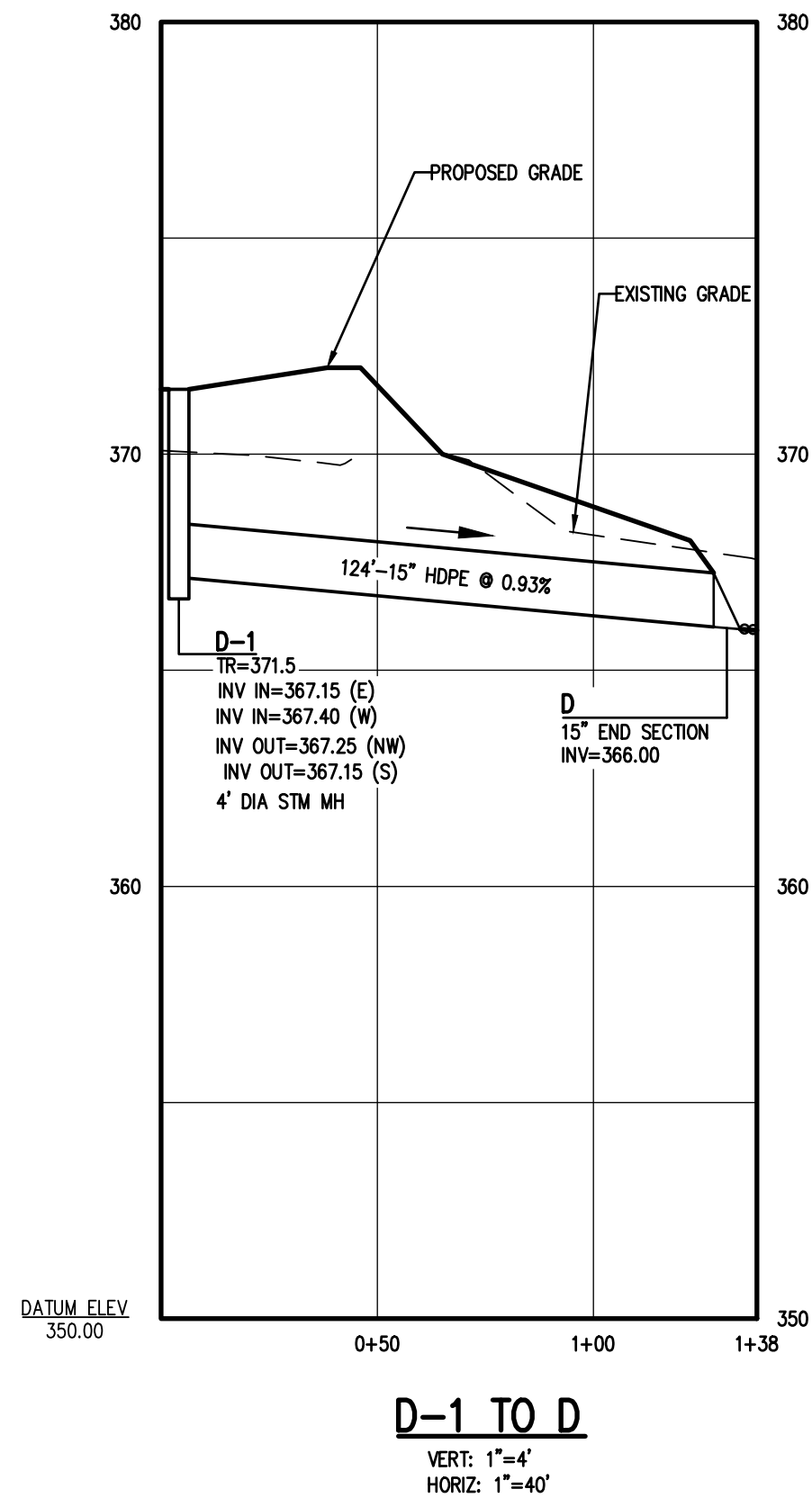
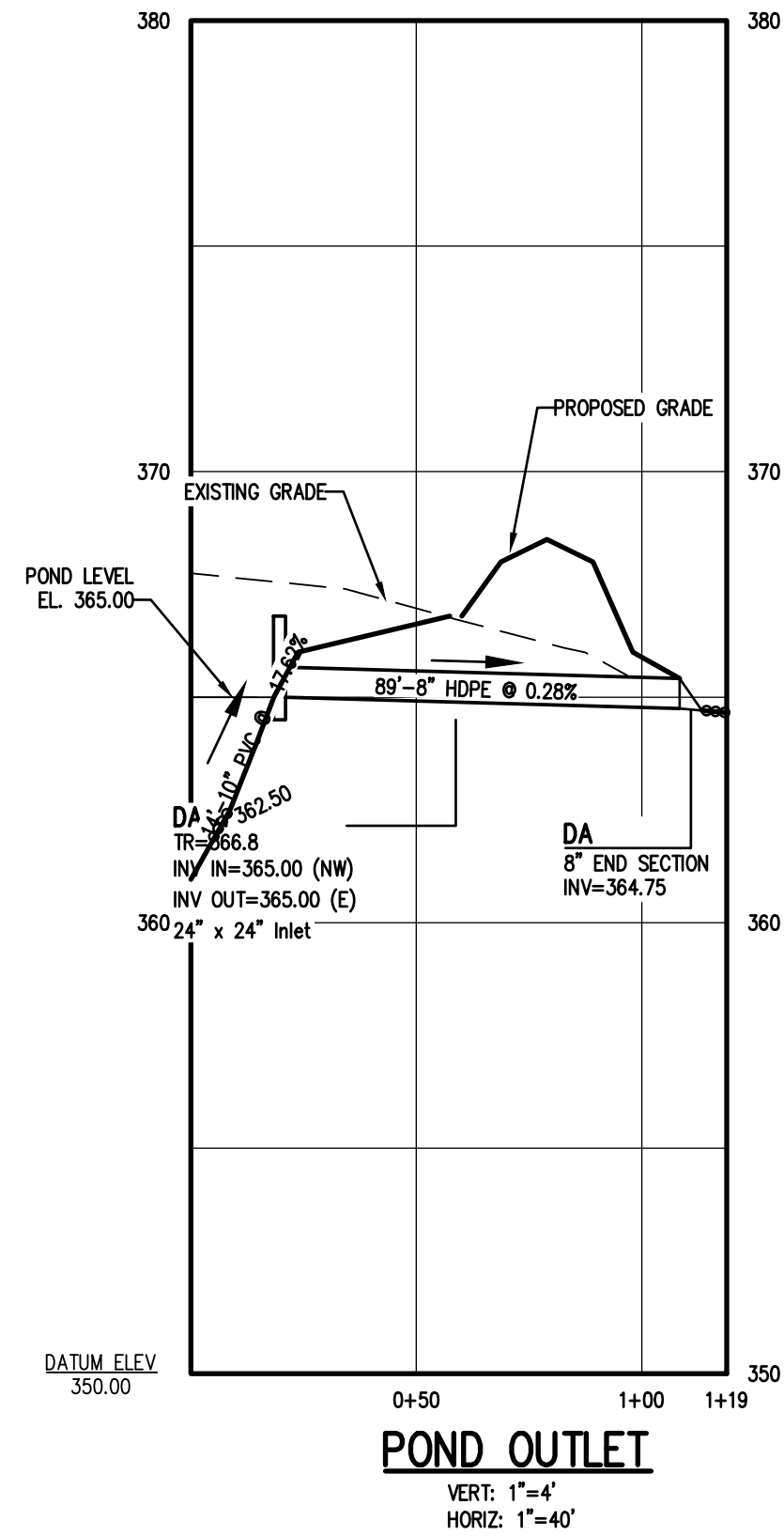
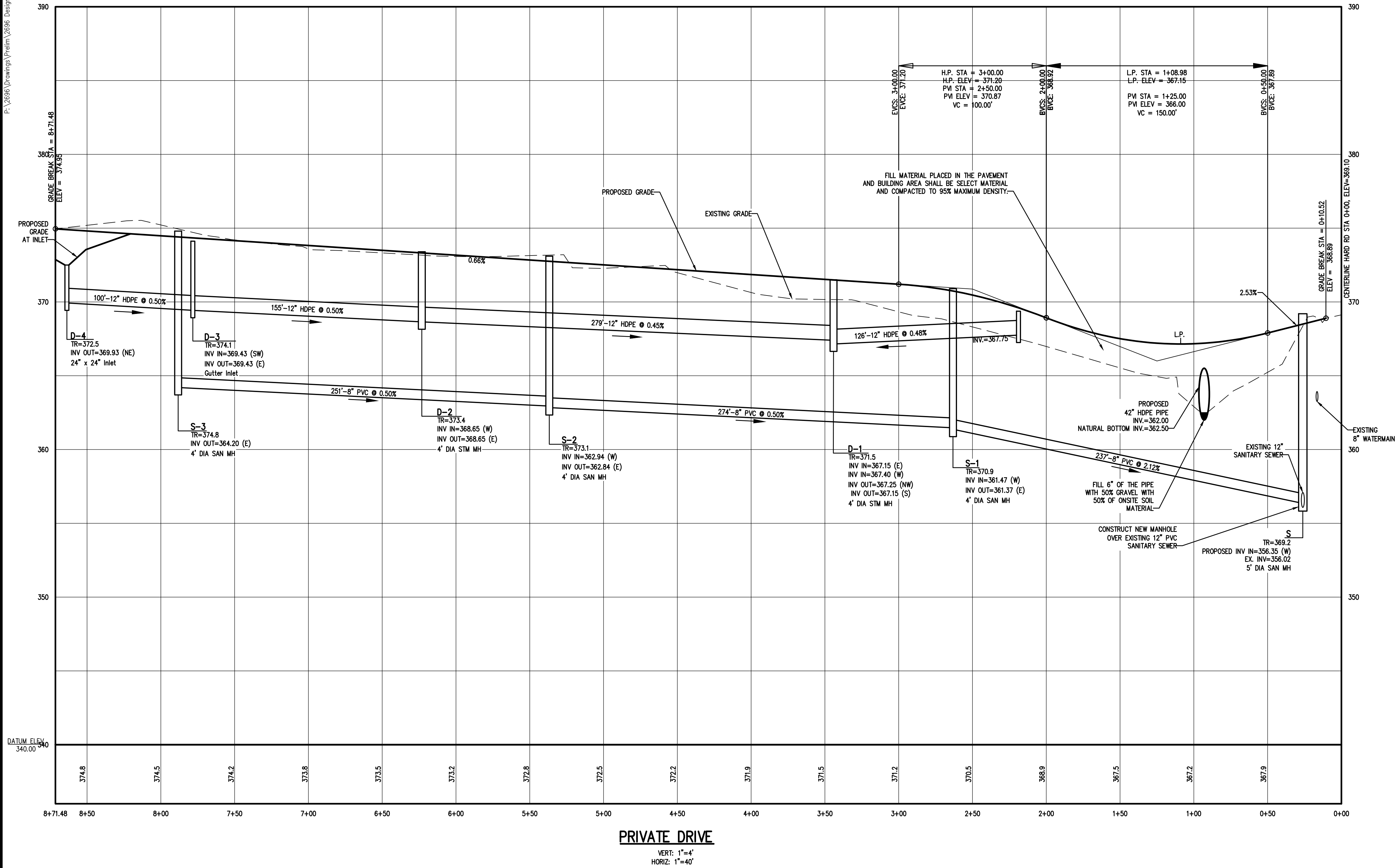
**BME ASSOCIATES**  
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**LONDON WOODS SUBDIVISION**  
PRELIMINARY/FINAL  
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
PROJECT LOCATION CLIENT  
INSTE LAND DEVELOPMENT, INC.  
150 W. JEFFERSON  
WEBSTER, NY 14580

PROJECT MANAGER  
M. JANDA  
PROJECT ENGINEER  
F. SHELLEY  
DRAWN BY  
J. BASILE  
SCALE  
1"=40'  
DATE ISSUED  
FEBRUARY 2020  
PROJECT NO.

DRAWING NO. 2696  
07





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	PER TOWN COMMENTS	4/27/20	J.F.B.

**BME ASSOCIATES**  
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ROCKY HILL, CT 06067  
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**LONDON WOODS SUBDIVISION**  
PRELIMINARY/FINAL  
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
PROJECT LOCATION CLIENT  
INSITE LAND DEVELOPMENT, INC.  
10 LIFT BRIDGE LANE EAST  
ROCKY HILL, CT 06067  
WEBSTER, NY 14580

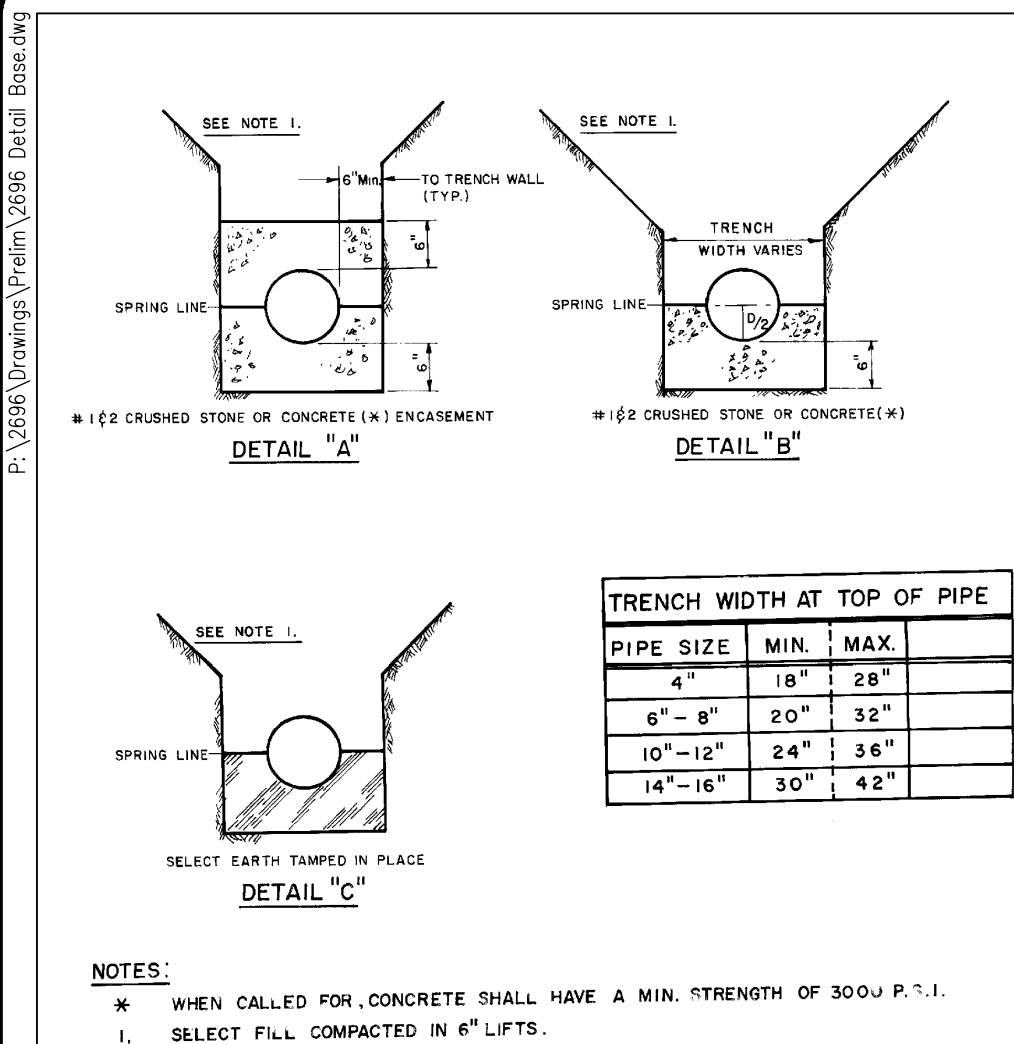
PROFILE SHEET

PROJECT MANAGER  
M. JANDA  
PROJECT ENGINEER  
F. SHELLEY  
DRAWN BY  
J. BASILE  
SCALE DATE ISSUED  
AS SHOWN JANUARY 2020  
PROJECT NO.

2696

08



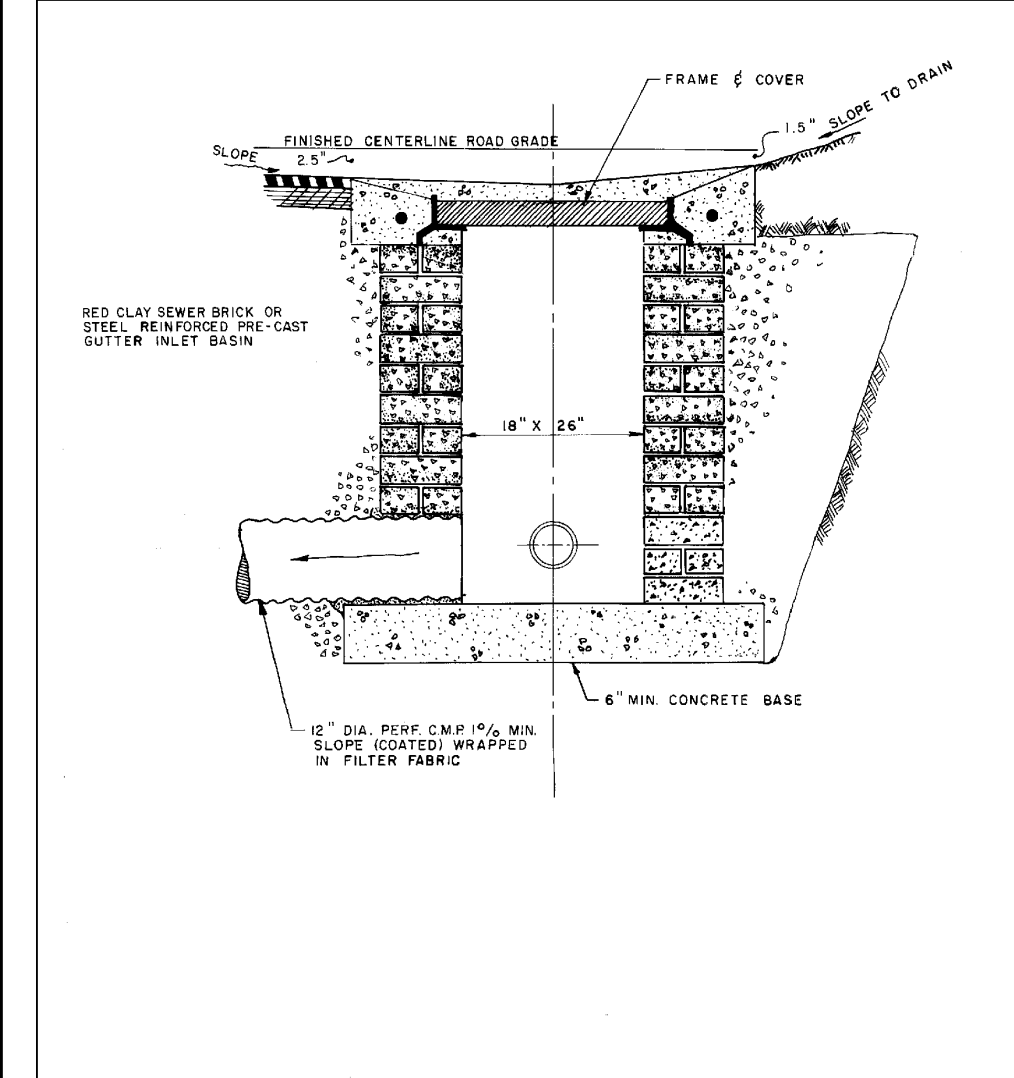


Designed By: M.W.B.  
Drawn By: M.M.R.  
Approved By: M.M.R.  
Date: 11-15-84  
Scale: NONE

**TOWN OF WEBSTER**

**BEDDING DETAIL**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000

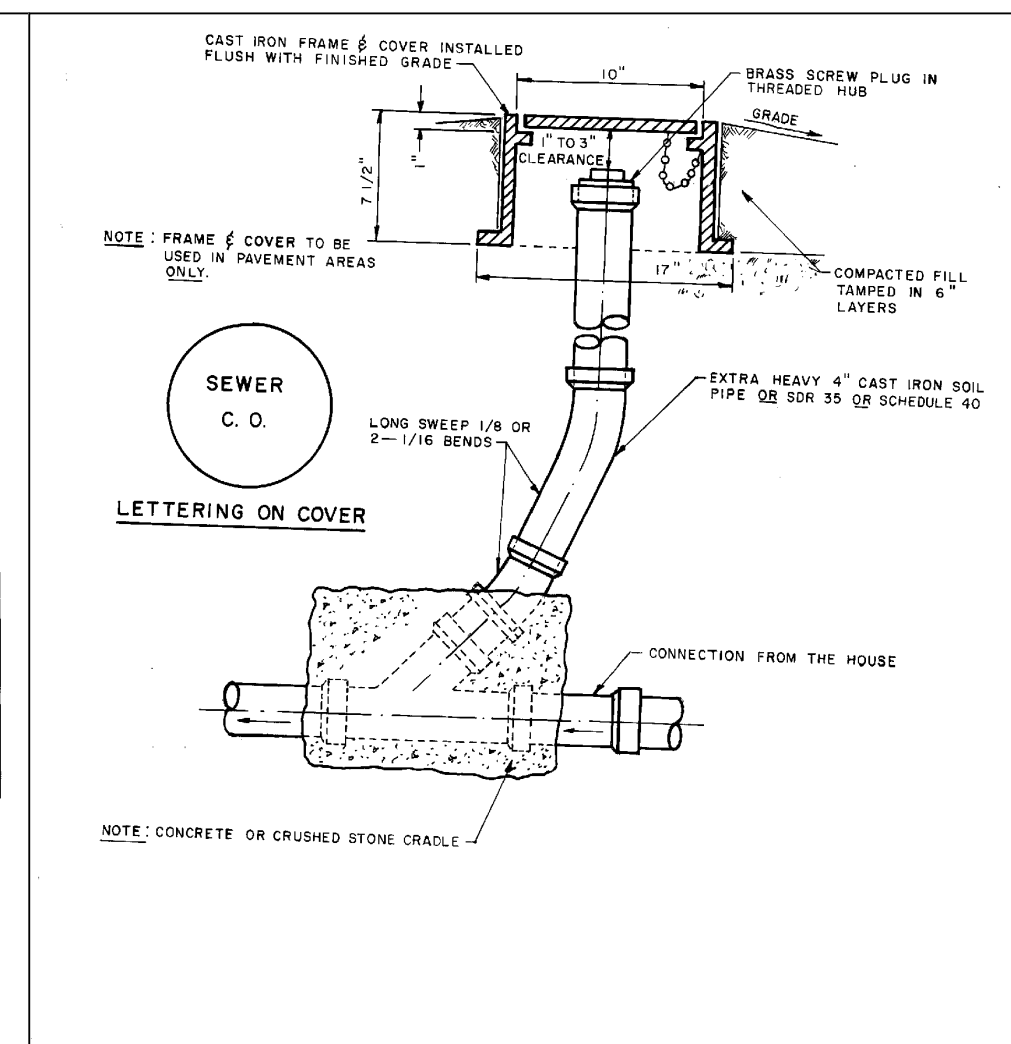


Designed By: M.W.B.  
Drawn By: M.W.B.  
Approved By: M.W.B.  
Date: 11-15-84  
Scale: NONE

**TOWN OF WEBSTER**

**STORM INLET DETAIL**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000

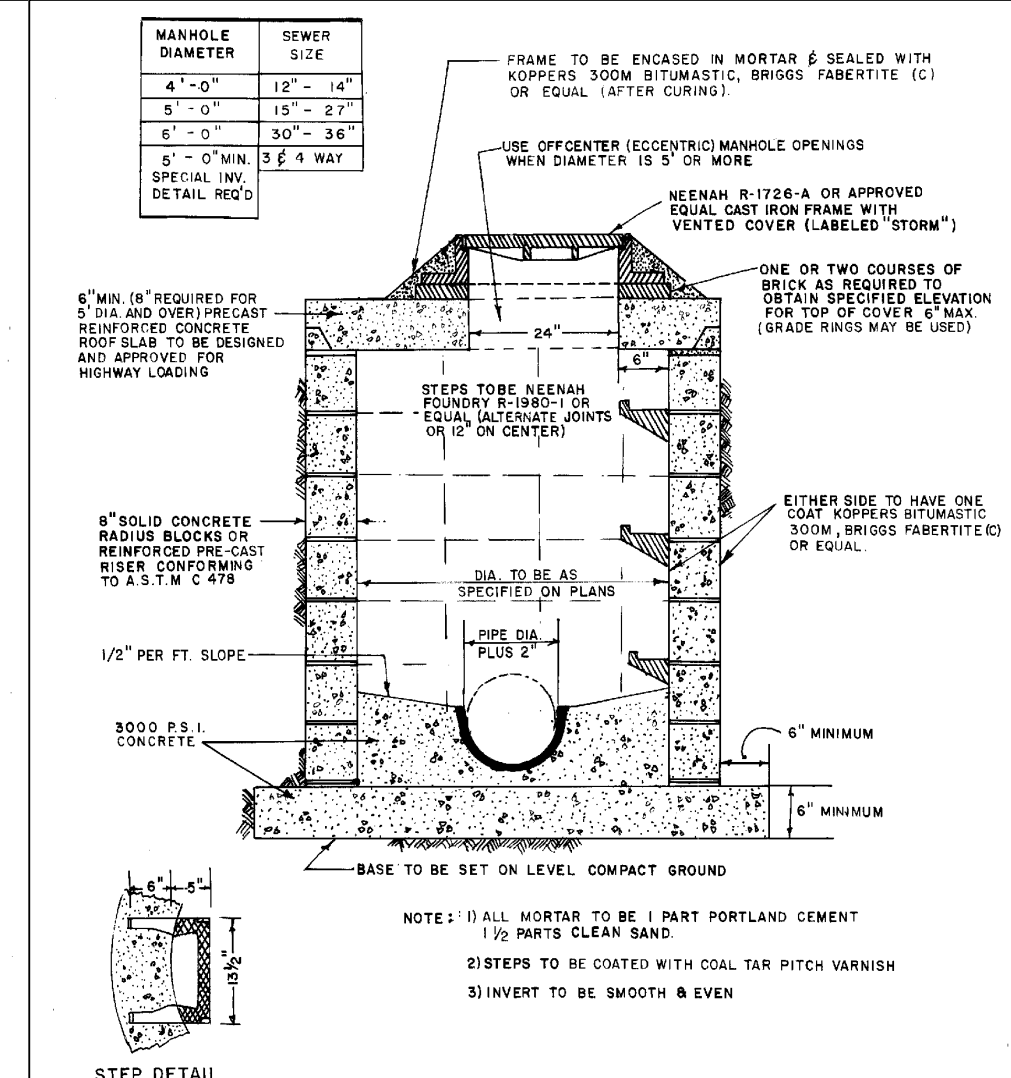


Designed By: D.B.H.  
Drawn By: M.M.R.  
Approved By: M.M.R.  
Date: JULY, 1985  
Scale: NONE

**TOWN OF WEBSTER**

**TYPICAL CLEAN-OUT DETAIL**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000

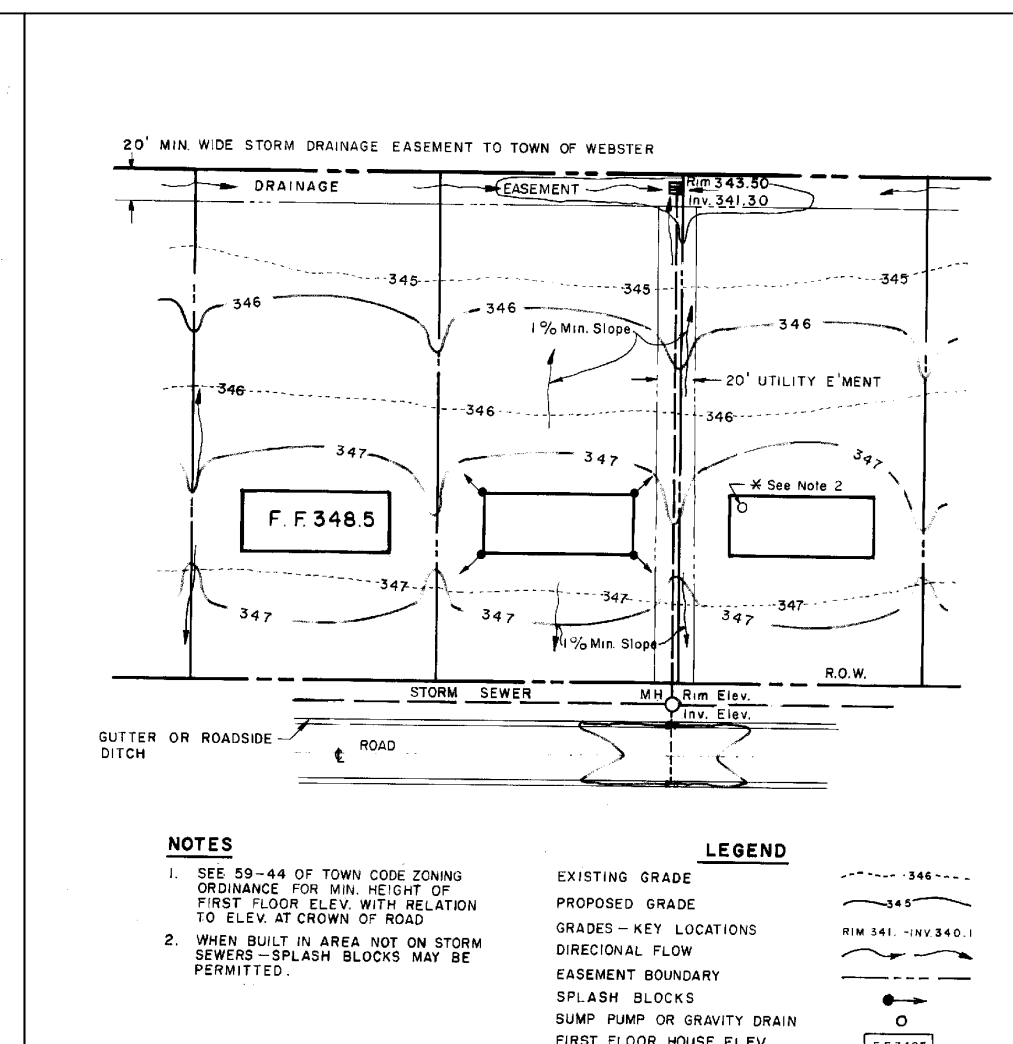


Designed By: M.W.B.  
Drawn By: M.W.B.  
Approved By: M.W.B.  
Date: 11-15-84  
Scale: NONE

**TOWN OF WEBSTER**

**STORM MANHOLE DETAIL**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000

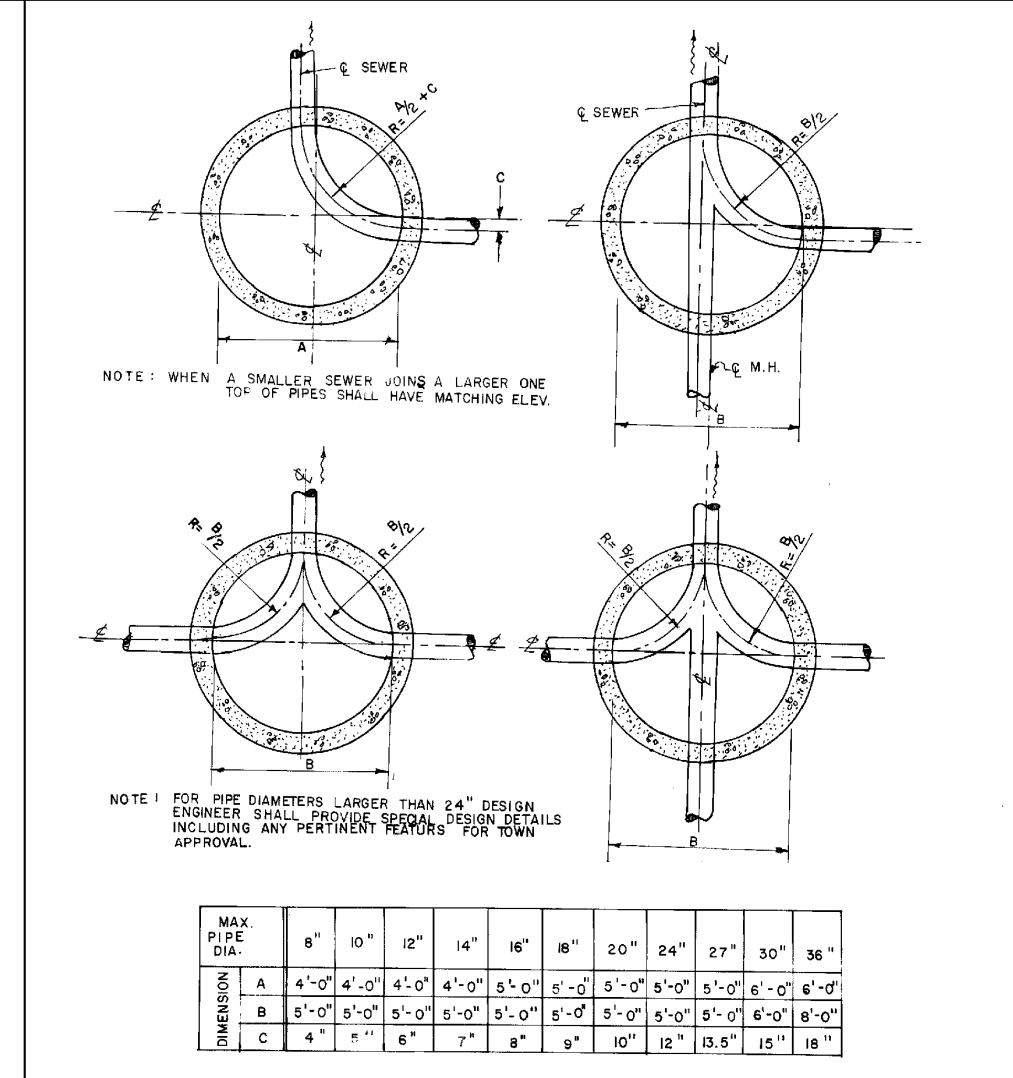


Designed By: M.W.B.  
Drawn By: M.M.R.  
Approved By: M.M.R.  
Date: 12-5-84  
Scale: NONE

**TOWN OF WEBSTER**

**TYPICAL GRADING PLAN**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000

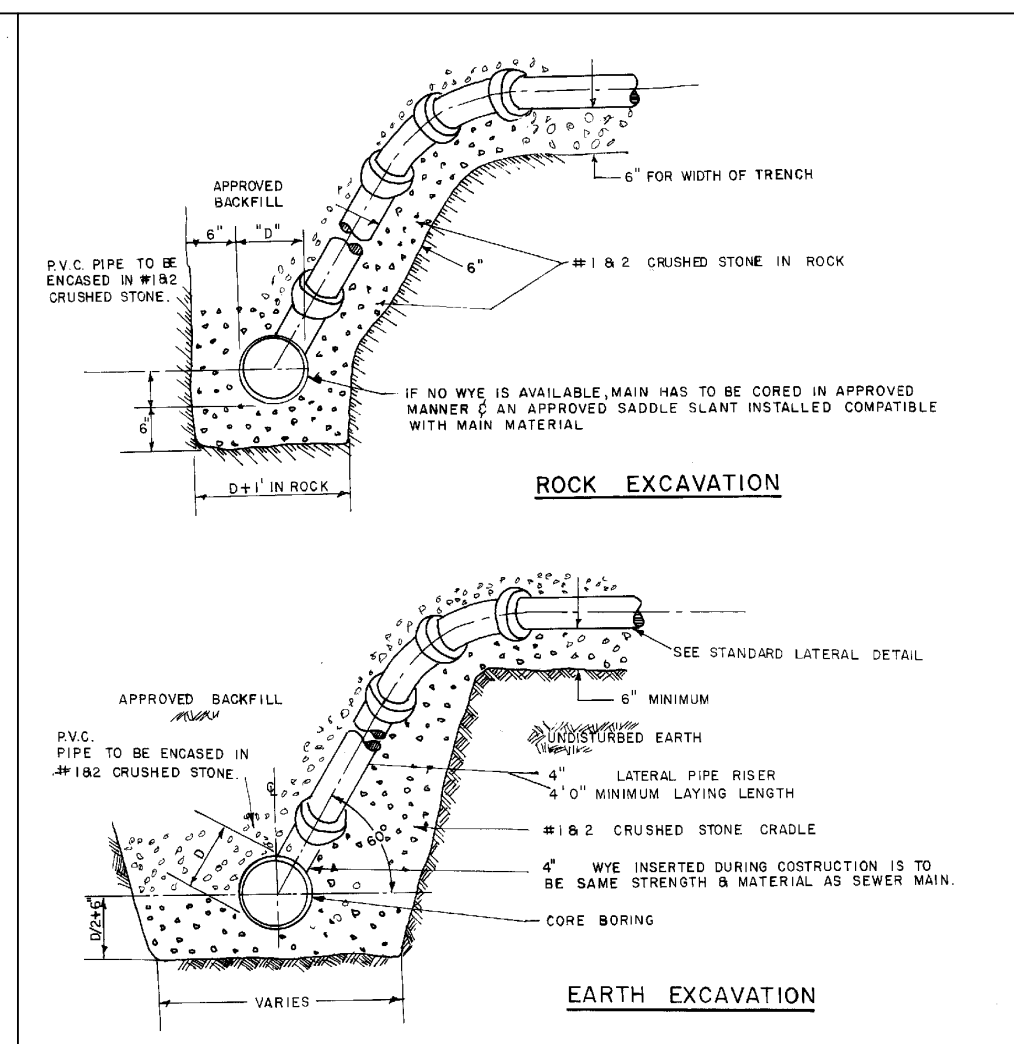


Designed By: M.W.B.  
Drawn By: M.W.B.  
Approved By: M.W.B.  
Date: 11-27-84  
Scale: NONE

**TOWN OF WEBSTER**

**STORM & SANITARY STANDARD M.H. DIMENSIONS & INVERTS**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000

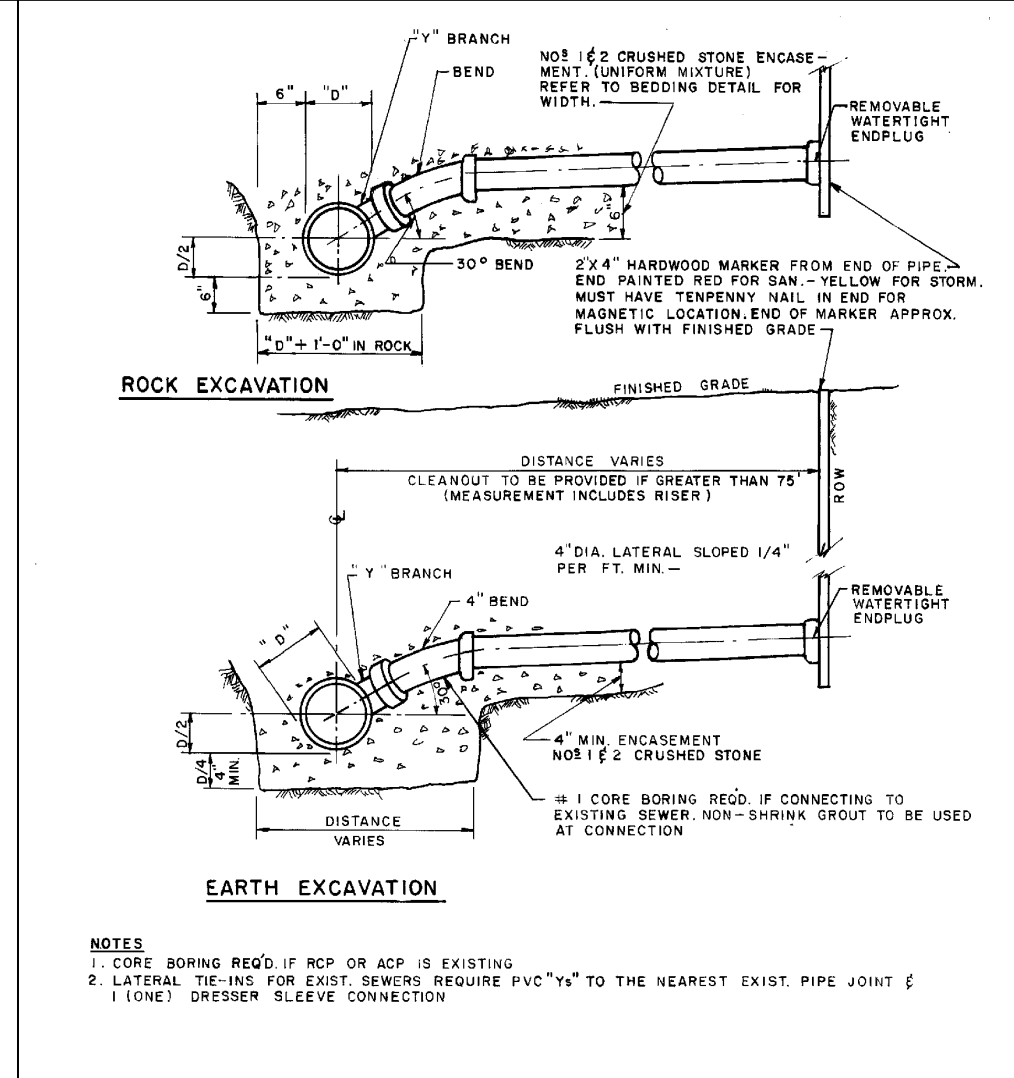


Designed By: M.W.B.  
Drawn By: M.W.B.  
Approved By: M.W.B.  
Date: 11-27-84  
Scale: AS SHOWN

**TOWN OF WEBSTER**

**RISER DETAIL (SANITARY)**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000

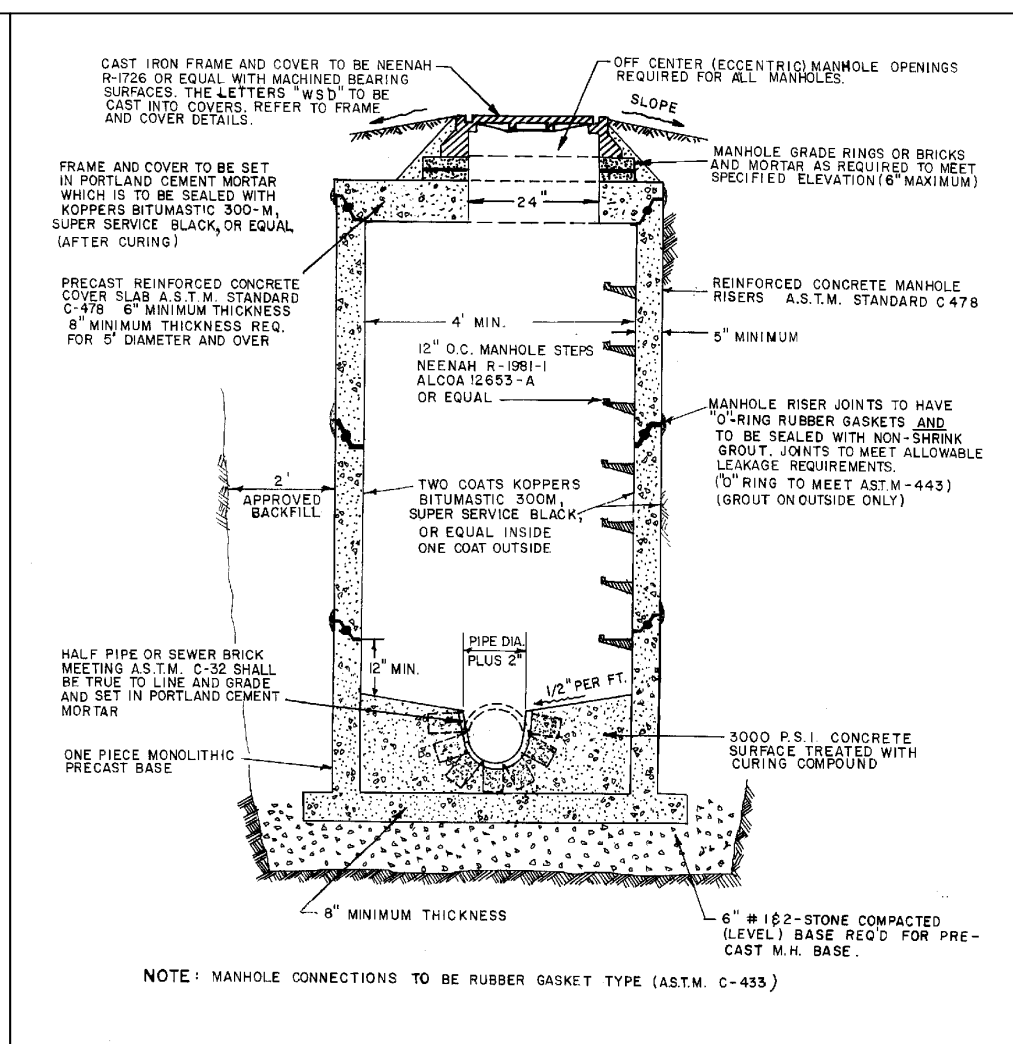


Designed By: M.W.B.  
Drawn By: M.M.R.  
Approved By: M.M.R.  
Date: JULY, 1985  
Scale: NONE

**TOWN OF WEBSTER**

**LATERAL DETAIL (SANITARY)**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000

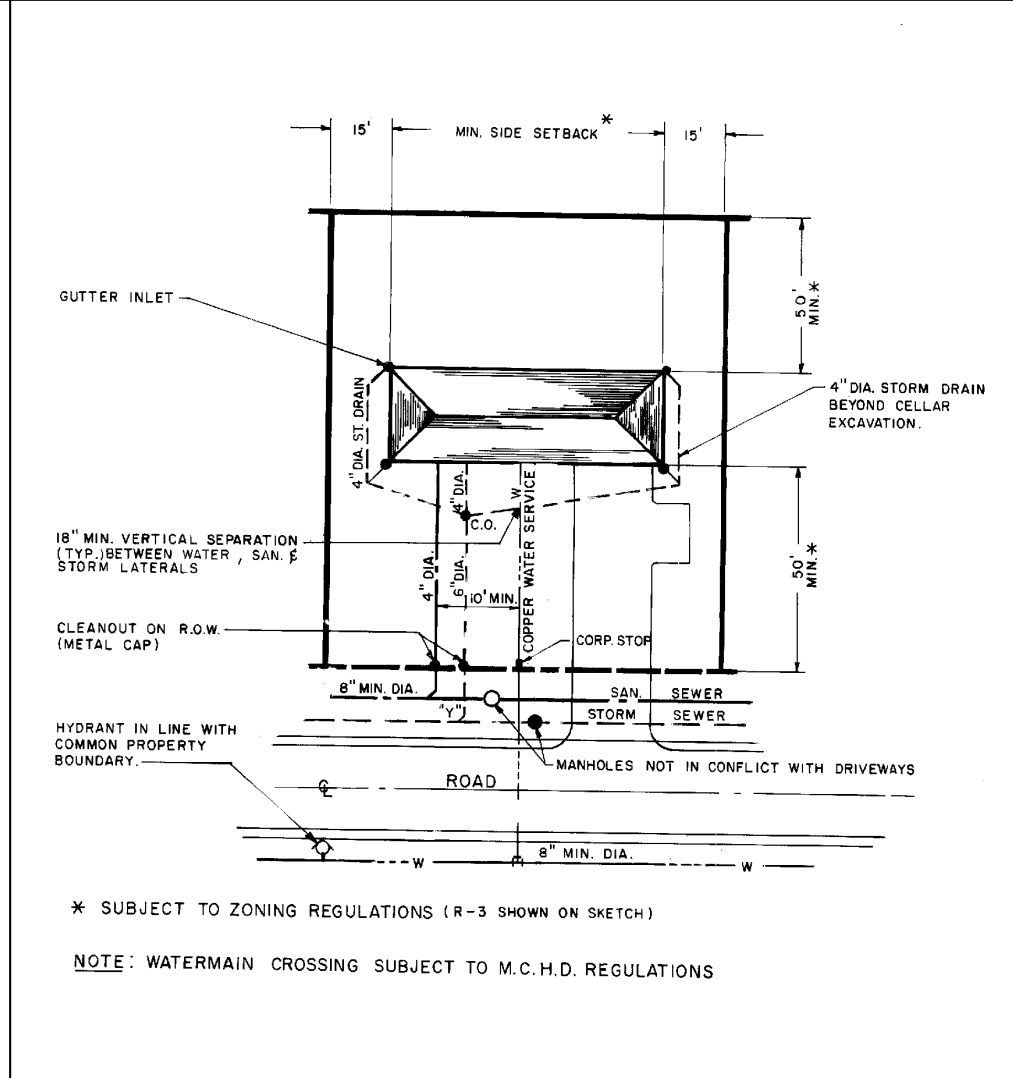


Designed By: M.W.B.  
Drawn By: M.W.B.  
Approved By: M.W.B.  
Date: 11-15-84  
Scale: NONE

**TOWN OF WEBSTER**

**SAN. SEWER M.H.**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000

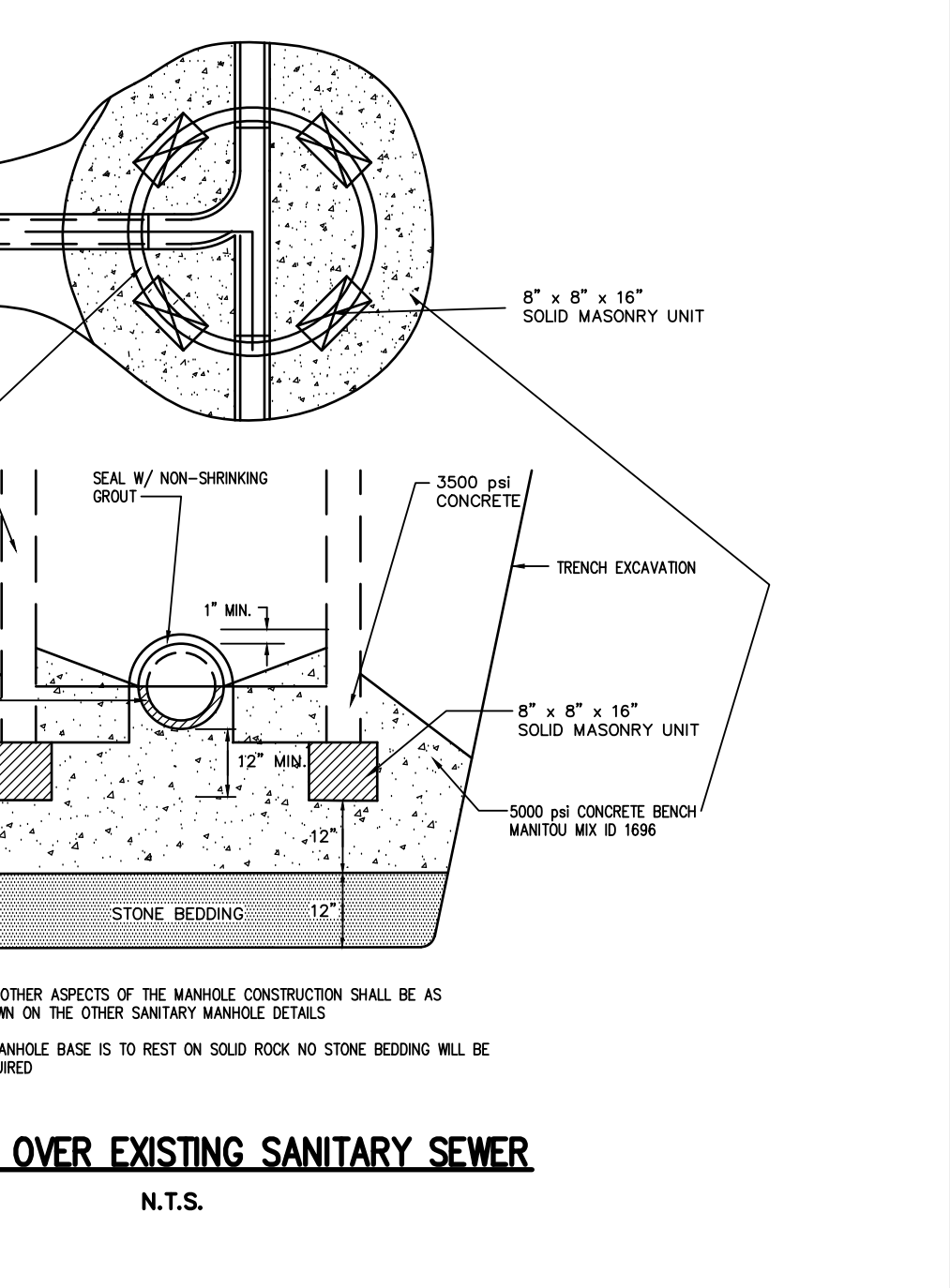
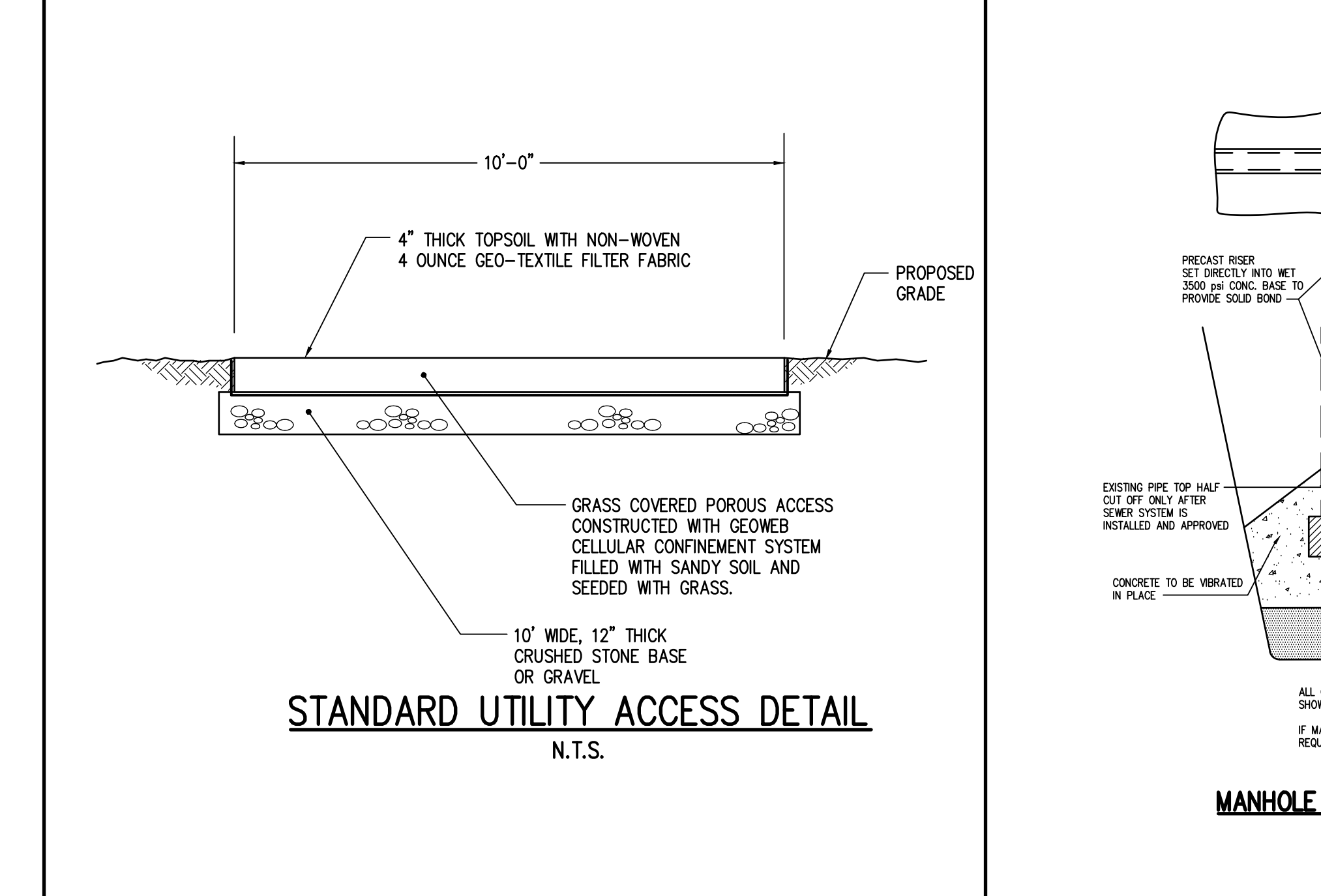
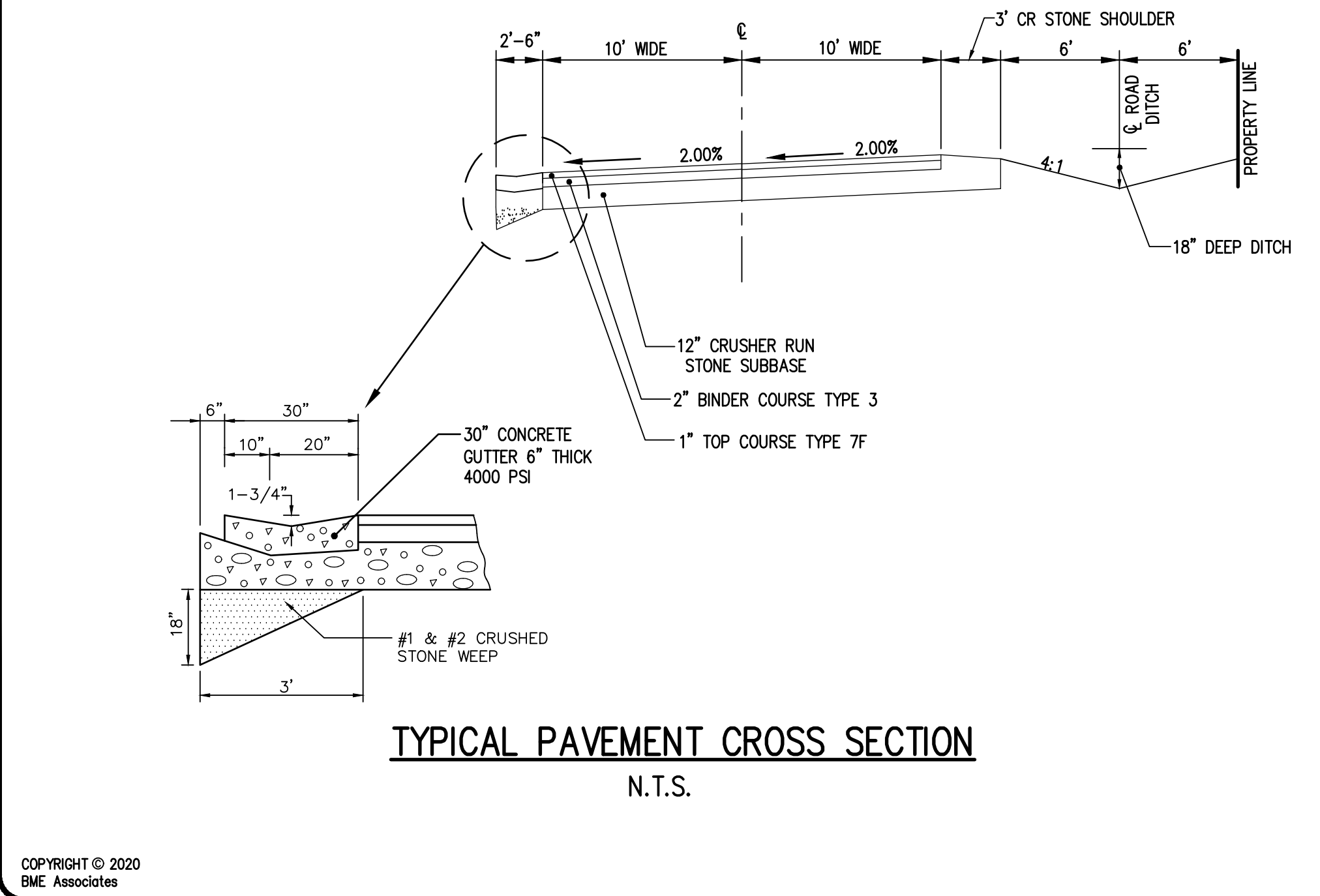


Designed By: M.M.R.  
Drawn By: M.M.R.  
Approved By: M.M.R.  
Date: 12-17-84  
Scale: 1" = 30'

**TOWN OF WEBSTER**

**TYPICAL LOT LAYOUT**

1000 RIDGE ROAD, WEBSTER, N.Y. 14580 PHONE (716) 872-0000



**BME ASSOCIATES**  
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**LONDON WOODS SUBDIVISION**  
PRELIMINARY/FINAL  
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
INSITE LAND DEVELOPMENT, INC.  
1000 RIDGE ROAD, WEBSTER, N.Y. 14580

**DETAIL SHEET**

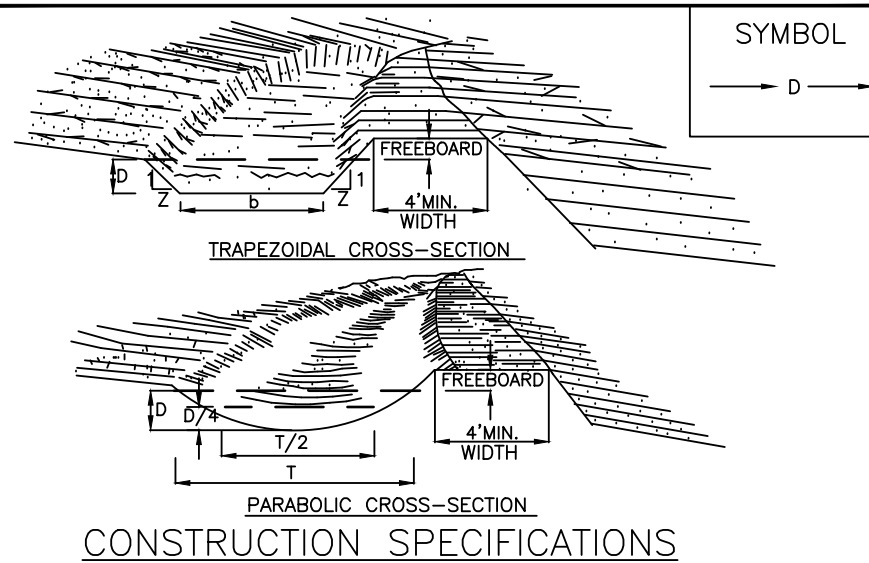
PROJECT: LONDON WOODS SUBDIVISION  
LOCATION: TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
CLIENT: INSITE LAND DEVELOPMENT, INC.  
DRAWING TITLE: DETAIL SHEET

PROJECT MANAGER: M. JANDA  
PROJECT ENGINEER: F. SHELLEY  
DRAWN BY: J. BASILE  
SCALE: N.T.S.  
DATE ISSUED: FEBRUARY 2020  
PROJECT NO.: 2696  
DRAWING NO.: 09







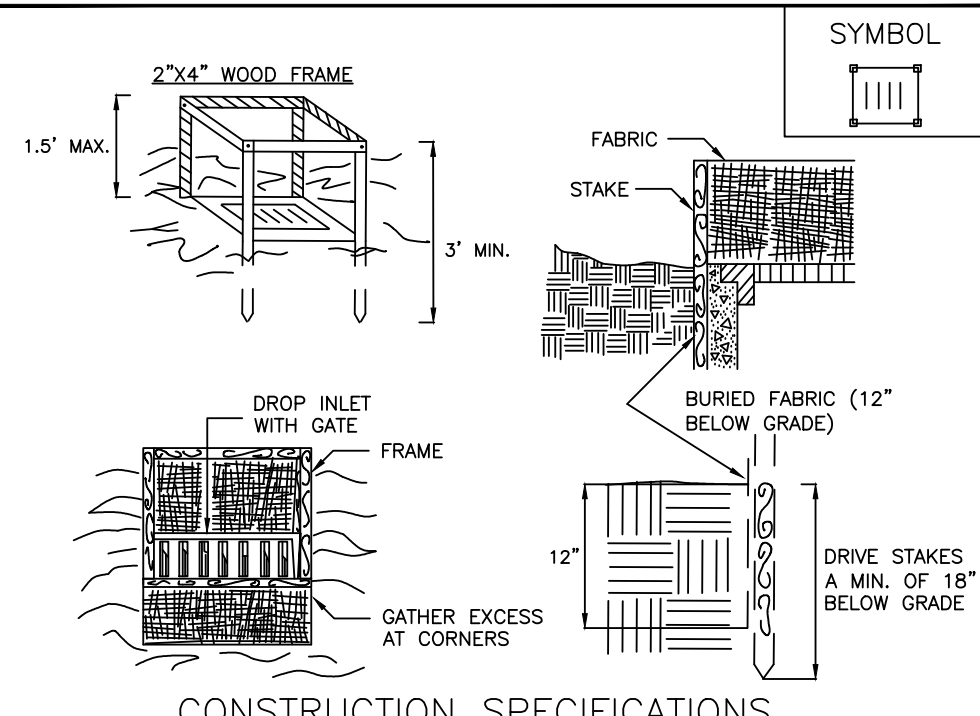


## CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION OF THE EXISTING CHANNEL. THE DIVERSION SHALL BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNUSUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
  - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEASURES SHOULD BE USED TO PREVENT WATER FROM ENTERING THE DIVERSION DURING THE ESTABLISHMENT OF THE VEGETATION.
  - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE DIVERSION SHALL BE STABILIZED WITH SOIL, WITH SEEDING PROTECTED BY JUTE OR COIR MATTING, AND MULCHING. MULCHING SHALL BE USED TO PREVENT EROSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.

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## DIVERSION

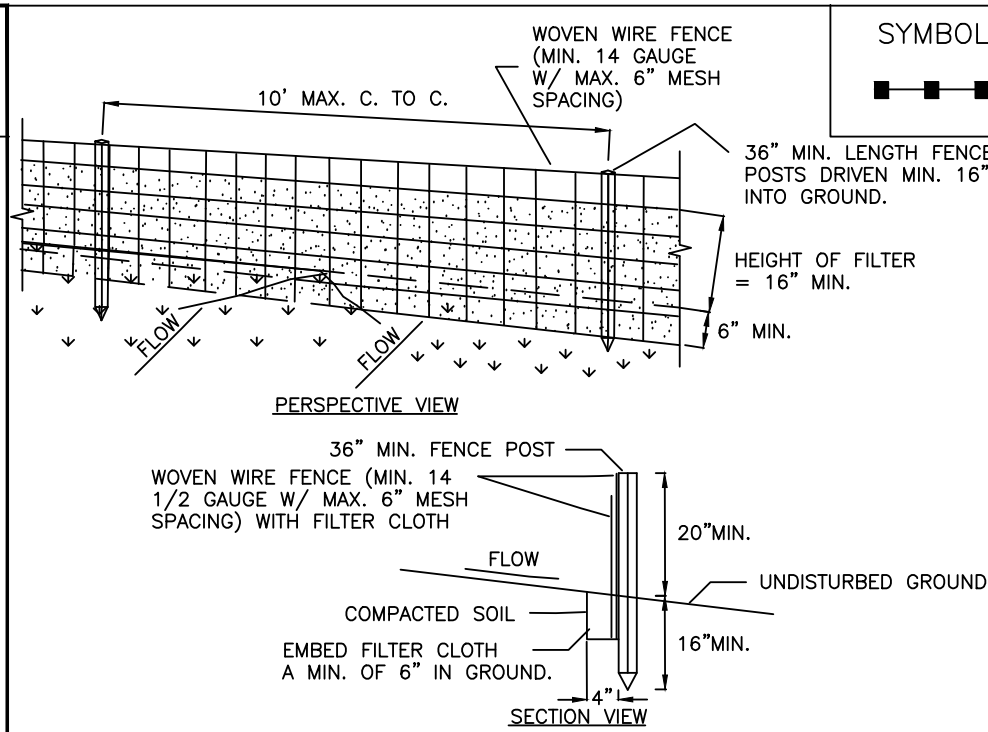


## CONSTRUCTION SPECIFICATIONS

1. FABRIC SHALL HAVE AN EOS OF 40-85, BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
  2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
  3. STAKE THERMALS SHALL BE WANDERED 2" 4" WOOD OR EQUIVALENT.
  4. STAKE THERMALS EVERY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED USING 2" 4" WOOD OR EQUIVALENT. USE 2" 4" WOOD FOR FILTER FABRIC SUPPORT.
  5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
  6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE DRAINAGE FOR OVER FLOW STABILITY.
- MAXIMUM FABRIC AREA 1 ACRE

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,  
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FABRIC  
DROP INLET  
PROTECTION

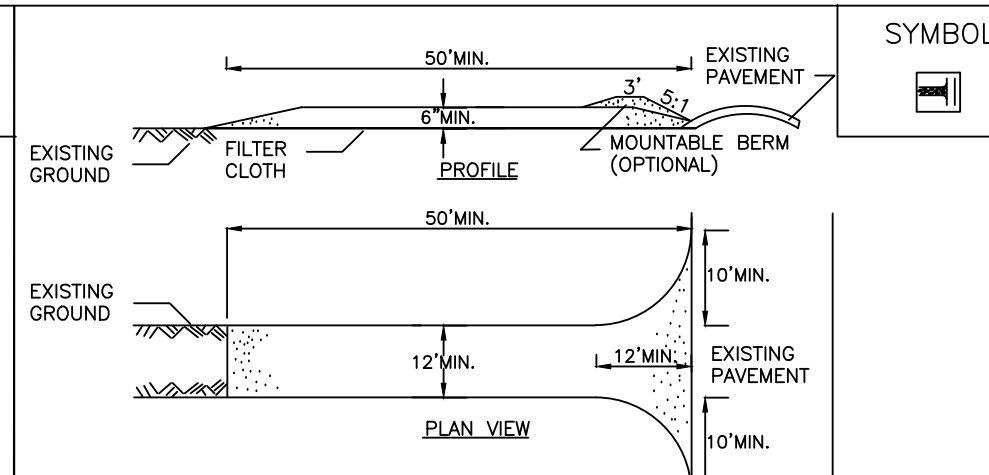


## CONSTRUCTION SPECIFICATIONS

1. 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.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH, APPROVED EQUIVALENT.
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, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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FENCE

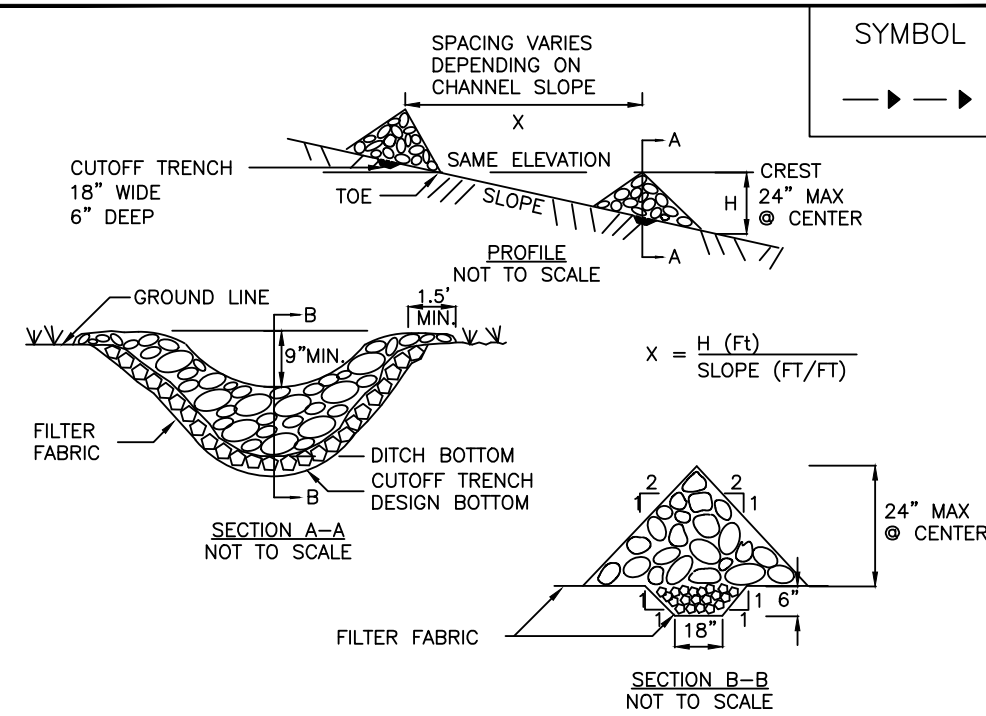


## CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS, TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION SHALL BE DROPPED BEHIND THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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STABILIZED  
CONSTRUCTION  
ACCESS

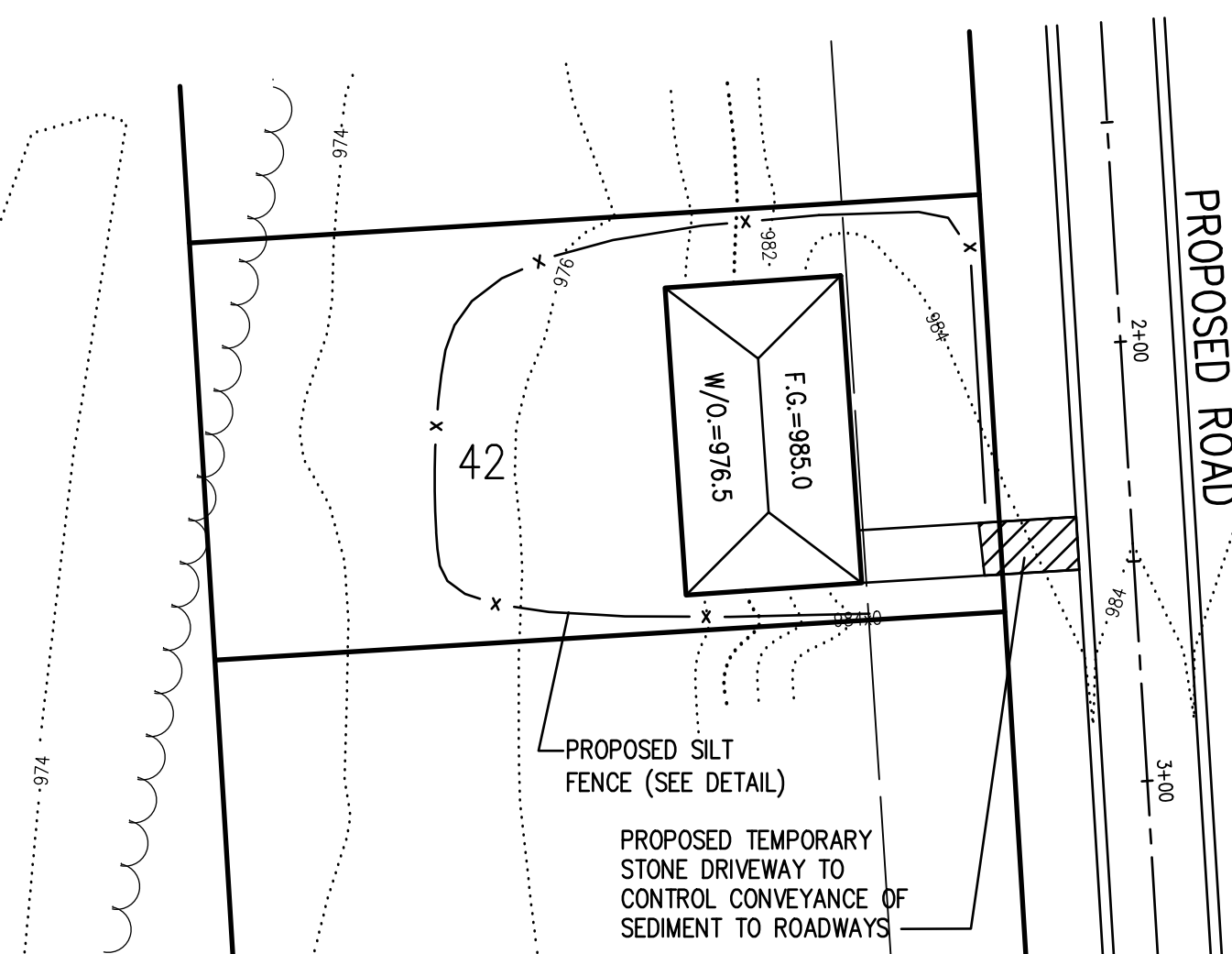


## CONSTRUCTION SPECIFICATIONS

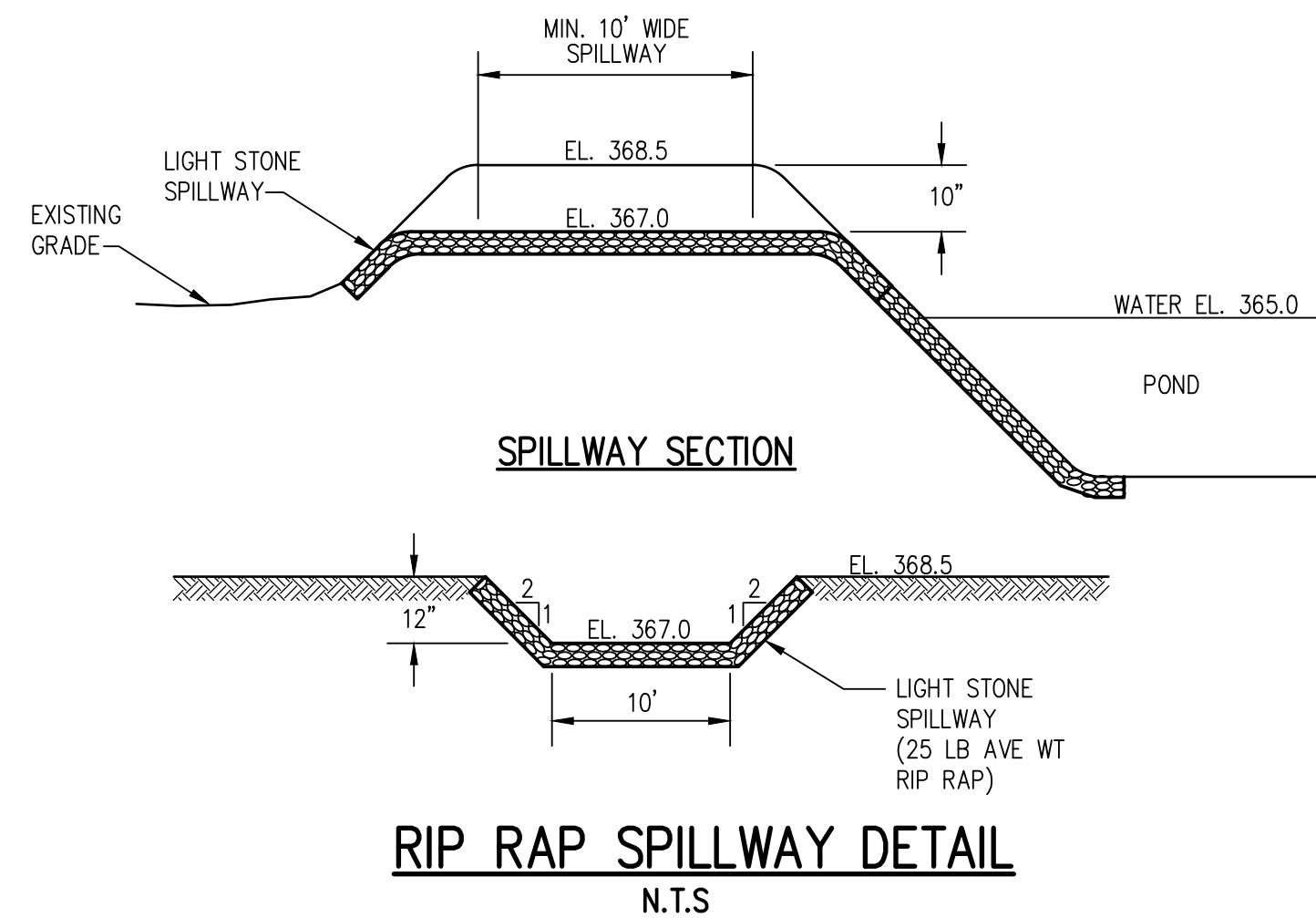
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET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

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STONE CHECK DAM

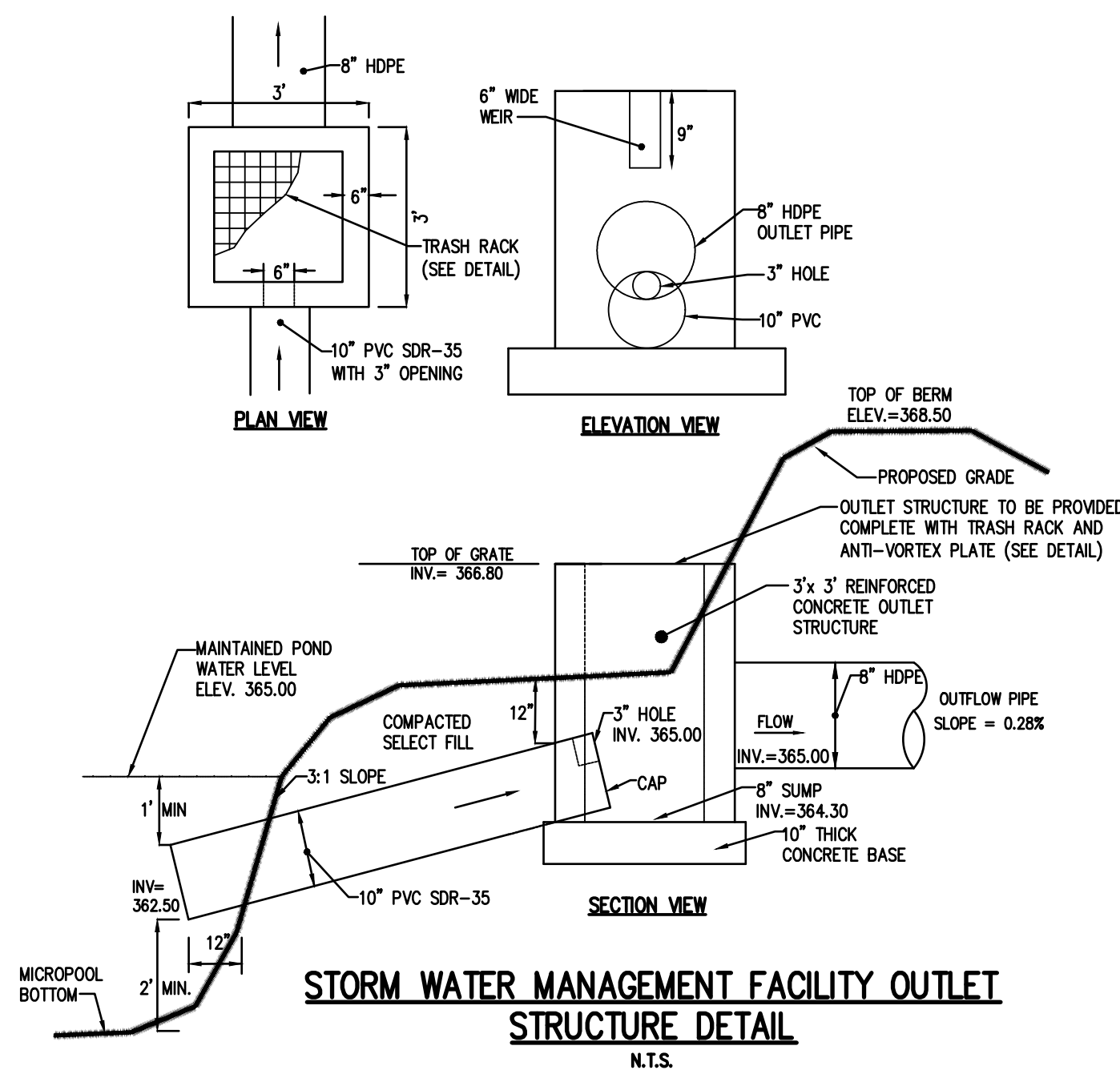


# TYPICAL LOT EROSION CONTROL PLAN



## RIP RAP SPILLWAY DETAIL

N.T.S



## STORM WATER MANAGEMENT FACILITY OUTLET

## STRUCTURE DETAIL

7			
6			
5			
4			
3			
2			
1	PER TOWN COMMENTS	4-27-20	FB
		DATE	BY

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

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FAIRPORT, NEW YORK 14450  
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PROJECT	LONDON WOODS SUBDIVISION
LOCATION	PRELIMINARY/FINAL
CLIENT	TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE INSITE LAND DEVELOPMENT, INC. 19 SUTHERLAND WAY WEBSTER, NY 14580
DRAWING TITLE	DETAIL SHEET

# DETAIL SHEET

PROJECT MANAGER	
M. JANDA	
PROJECT ENGINEER	
F. SHELLEY	
DRAWN BY	
J. BASILE	
SCALE	DATE ISSUED
N.T.S.	FEBRUARY 2020
PROJECT NO.	

2696

DRAWING NO.

11