## LEGEND

| Existing | Proposed | |
|---|---|---|
| | | Property Line/R.O.W. |
| | | Centerline |
| ---560--- | ——560—— | Ground Contour |
| | | Proposed Asphalt (by Monroe County) |
| | | Proposed Asphalt (by Developer) |
| D.I. | | Drainage Inlet |

## PROJECT INFORMATION

General

| | |
|---|---|
| Owner: | South Wedge Inc.<br>40 Whiteford Road<br>Rochester, New York 14620<br>585-752-2258 |
| Tax Account No.: | 136.79-1-4.002 |
| Parcel Size: | 0.719 acres |
| Building Size: | 1,972 s.f. + 2,406 s.f. = 4,378 s.f. net floor area |
| Property Use: | Office Building |
| Proposed Development: | Parking Area Expansion |
| Proposed Lot Coverage: | Buildings<br>[1,254 s.f. (barn) + 2,406 s.f. (office)]/0.719 acres = 11.7%<br><br>Buildings + Pavements<br>[3,660 s.f. (buildings) + 10,475 s.f. (pavement)]/0.719 acres = 45.1% |

Rochester Zoning Information

| | |
|---|---|
| District: | R3 High Density Residential |
| Parking Requirements: | 2 spaces per 1,000 s.f. net floor area<br>4,378 s.f./1,000 s.f. x 2 = 9 parking spaces required |
| Proposed Parking: | 18 spaces (parking demand analysis required) |
| Parking Spaces: | 9' x 18' minimum |
| Aisle Width: | 24' minimum |
| Pavement Slope: | 2% minimum to 4% maximum |

## GENERAL NOTES

1. This plan was prepared from topographical survey information provided by Monroe County and from an instrument survey map prepared by Ronald W. Staub, Land Surveyors dated October 10, 2002.
2. The plans show subsurface structures, above ground structures and/or utilities from field location and record mapping, exact location of which may vary from the locations indicated. In particular, the Contractor is warned that the exact or even approximate location of such pipelines, subsurface structures and/or utilities in the area may be different from that shown or may not be shown and it is his responsibility to proceed with great care in executing any work. Call U.F.P.O. 1-800-962-7962 48 hours before you dig, drill or blast.
3. This property is not located within a 100-year flood plain (Flood Zone X per FEMA Map No. 36055C0351G, Panel 351, effective date August 28, 2008).
4. This property does not contain federal or state wetland areas or the buffers to wetland areas.
5. The Contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction.
6. The property lines and right-of-way lines shown on the plans are for information only, and no warranty is made as to their correctness.
7. The Contractor shall maintain in service all existing sewers, culverts, ditches, manholes, and catch basins during construction.
8. Construction Stakeout: The Contractor is responsible for all construction stakeout as shown on the plans.
9. Traffic shall be maintained throughout construction. Ingress and egress to driveways, parking lots, and service roads shall be continuously maintained throughout the period of construction.
10. The Contractor shall take care to prevent damage to existing utilities. Damaged utilities shall be immediately repaired by the Contractor at the Contractor's expense.
11. All proposed utilities and appurtenances shall be constructed in compliance with the local municipalities' codes and regulations governing the installation of such utilities.
12. The Contractor shall be responsible for obtaining and incurring the cost of all required permits, inspections, certificates, etc. and shall comply with all required permits.
13. All work shall be done in strict compliance with all applicable National, State, and local codes, standards, ordinances, rules, and regulations.
14. Miscellaneous work not specifically shown on the contract drawings such as patching, blocking, trimming, etc. shall be performed as required to make the work complete.
15. It is the Contractor's responsibility to examine all plan sheets and coordinate work with all other contracts for the site.
16. The Engineer shall be notified in writing of any conditions that vary from those shown on the plans. The Contractor's work shall not vary from the plans without the expressed approval of the Engineer.
17. The Contractor shall restore lawns, driveways, culverts, signs, and other public or private property damaged or removed to at least as good a condition as before being disturbed as determined by the Engineer. Any damaged trees, shrubs, and/or hedges shall be replaced at the Contractor's expense.
18. At the time of completion and acceptance of the work, all areas disturbed by the Contractor's operations shall be finished, graded, topsoiled, and seeded per the specifications.
19. All improvements shall be in accordance with the most recent standards and specifications of the City of Rochester.
20. The Contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection, and preservation throughout construction.

## SOIL EROSION/SEDIMENTATION CONTROL NOTES

1. Developer shall install erosion and siltation control measures during construction to prevent off-site transport and deposition of materials. All erosion and siltation control measures shall be in place and approved by the Village or their duly noted representative prior to any construction activities, including mowing.
2. The temporary erosion/sedimentation control measures depicted on the site plan shall be supplemented with additional controls if found necessary during construction. Developer is responsible for establishing the controls during construction, and removing the controls following re-establishment of ground cover.
3. All sedimentation control structures shall remain in effective operating condition.
4. No erosion or sediment control measures may be removed until the upland areas are stabilized and/or approval of their removal has been granted by the City.
5. All access to and from the site shall be via the stabilized construction entrance, which shall be kept clean and free of debris and sediment. Any debris or sediment which makes its way to the public highway shall be immediately removed.
6. Any erosion or sediment control measure shall be immediately cleaned, repaired, and/or replaced upon notice of any damage.
7. All disturbed areas where construction activities have temporarily or permanently ceased shall be stabilized within 14 days.
8. All erosion and sediment control methods are to be designed and installed in accordance with the latest edition of the New York State Standards and Specifications for Erosion and Sediment Control.
9. Seed Mixes:

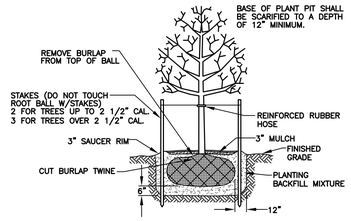
| | |
|---|---|
| Temporary (50 lbs. per acre) | |
| Annual Ryegrass | 50% by Weight (90% Purity) |
| Tall Fescue | 50% by Weight (90% Purity) |
| Permanent | |
| Kentucky Bluegrass | 30% by Weight (85% Purity) |
| Red Fescue (Commercial) | 30% by Weight (95% Purity) |
| Common Ryegrass | 40% by Weight (95% Purity) |

## LANDSCAPE NOTE

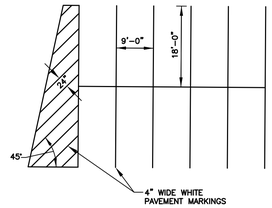
1. The Rochester City Code Requirement: Section 120-173F(2)(f) requires "a minimum of one landscaped area with a minimum size of 162 square feet (approximately nine feet by 18 feet) shall be provided for every 15 parking spaces and developed as islands within the parking surface area." has been eliminated to allow for positive drainage.

## EMBANKMENT CONSTRUCTION NOTE

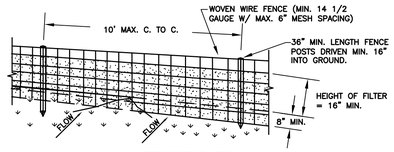
1. Embankment areas shall be constructed with suitable excavated material obtained from utility trench excavations along Westfall Road. Embankment material shall be spread in lifts not exceeding 12 inches in thickness, and thoroughly compacted with numerous passes of the dozer tracks.



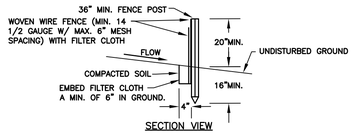

TREE PLANTING
NOT TO SCALE




PARKING AREA MARKINGS
NOT TO SCALE



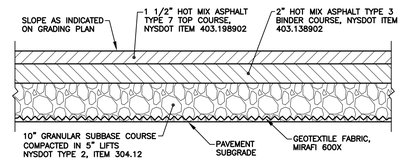

PERSPECTIVE VIEW




SECTION VIEW

### 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 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 OVER-LAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA 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.

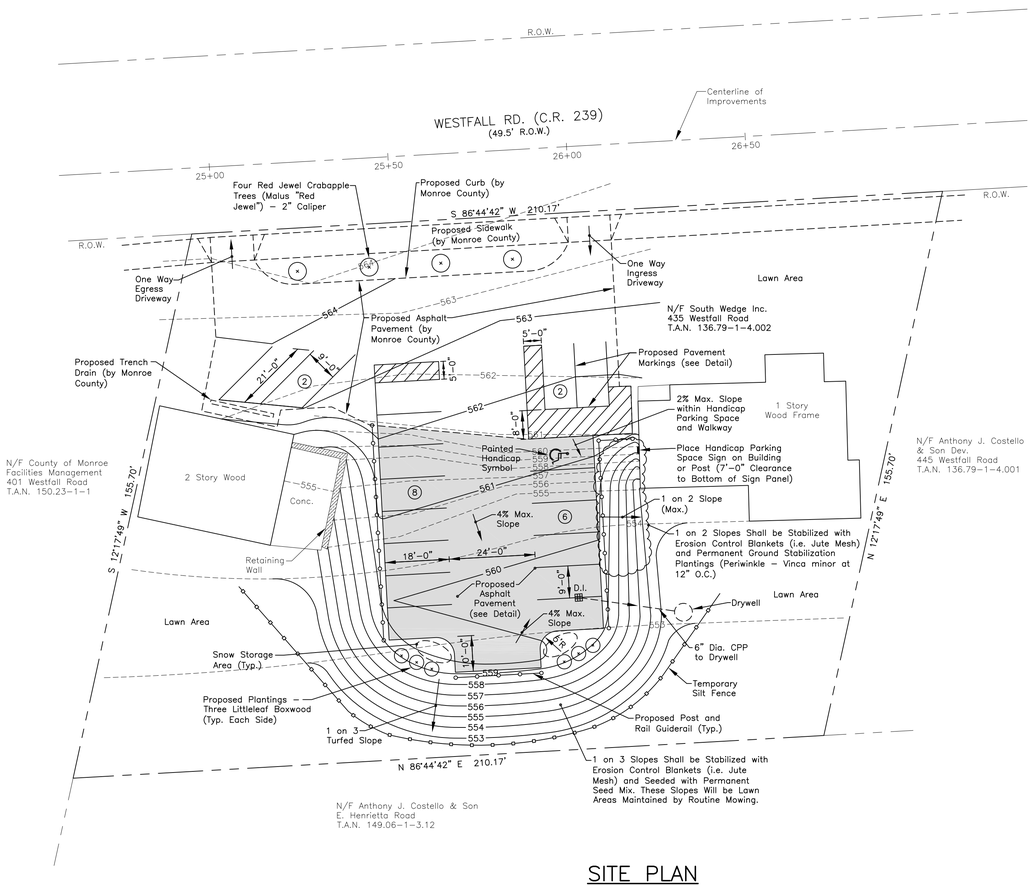



NOTES:

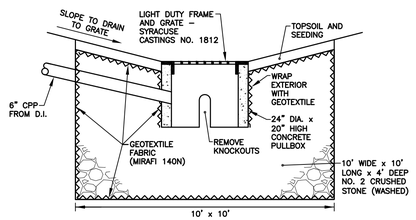
1. PAVEMENT SUBGRADE AREAS SHALL BE COMPACTED TO A DEPTH OF SIX INCHES AND TO A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
2. ALL EXISTING TOPSOIL SHALL BE REMOVED FROM ALL PROPOSED PAVEMENT AREAS. EXCAVATED AREAS BELOW THE PAVEMENT SUBGRADE SHALL BE FILLED WITH COMPACTED GRANULAR SUBBASE COURSE OR SUITABLE EMBANKMENT MATERIAL.

ASPHALT PAVEMENT
NOT TO SCALE

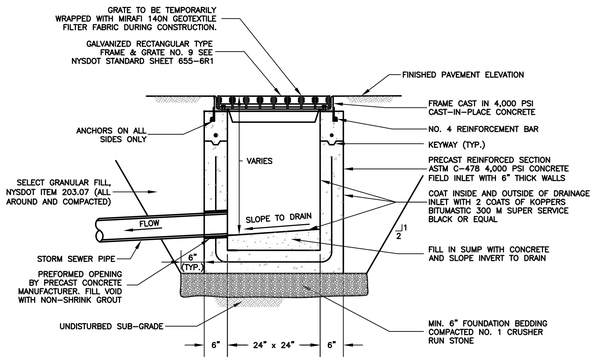
SILT FENCE
NOT TO SCALE




SITE PLAN
SCALE: 1" = 20'
SCALE (FEET)
0 20 40




DRYWELL
NOT TO SCALE




NOTE:

1. UPON COMPLETION & ACCEPTANCE OF DRAINAGE INLET, THE GRATE SHALL BE BOLTED DOWN FOR PUBLIC SAFETY.

DRAINAGE INLET
NOT TO SCALE

REVISIONS

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | CITY REVIEW COMMENTS | 04/23/12 | GFT |

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209


THORNTON ENGINEERING LLP
30 Assembly Drive, Suite 106
Mendon, New York 14506
Consultant Engineers


LICENSED PROFESSIONAL ENGINEER GLENN F. THORNTON No. 055268 STATE OF NEW YORK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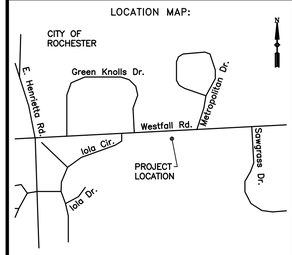
LOCATION MAP:




PROJECT NAME:

# Parking Area Expansion

435 Westfall Road
City of Rochester
Monroe County, NY

DRAWING TITLE:

# Site Plan

| | |
|---|---|
| FILE NAME: SITEPLAN.DWG | DESIGNED BY: GFT |
| DRAWN BY: HKT | CHECKED BY: GFT |
| APPROVED BY: GFT | DATE: MARCH 2012 |
| SCALE: AS NOTED | PROJECT NO.: 12-410 |
| SHEET NO.: 1 OF 1 | DRAWING NO.: S-1 |