

**LEGEND**

- Property Line
- - - Access Easement Line
- Existing Curb
- ⊕ Storm Sewer Manhole
- Sanitary Sewer Manhole
- ⊖ Electric Handhole
- ⊙ Traffic Signal Pole
- ⊙ Hydrant
- ⊙ Water Valve
- ⊙ Gas Valve
- ⊙ Bollard
- ⊙ Light Pole
- Drip Edge ( Edge of Wooded Area )
- X-X- Chain Link Fence
- Concrete Support Column
- ⊙ County Handhole
- Metal Fence, Guide Rail
- ⊙ Existing Tree with Diameter
- C- Underground Fiberoptic cable
- 6" Storm Pipe



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NO.	DATE:	DESCRIPTION	REVISIONS
3			
2			
1			

DATE

**TYLIN INTERNATIONAL**  
 255 EAST AVENUE  
 ROCHESTER, NY 14604  
 (585) 512-2000

**EXISTING CONDITIONS PLAN**  
**BROOKS LANDING - PHASE II**  
 CITY OF ROCHESTER  
 CLIENT: CITY OF ROCHESTER  
 ROCHESTER, NEW YORK

PROJECT NO: 43.4888.00	PROJ. MGR.: DJK
DATE: 10/21/14	DRWN. BY: MRH
SCALE: 1"=60'	CHKD. BY: DJK
DRAWING NO: <b>EC-1</b>	SHEET NO. 3 of 35

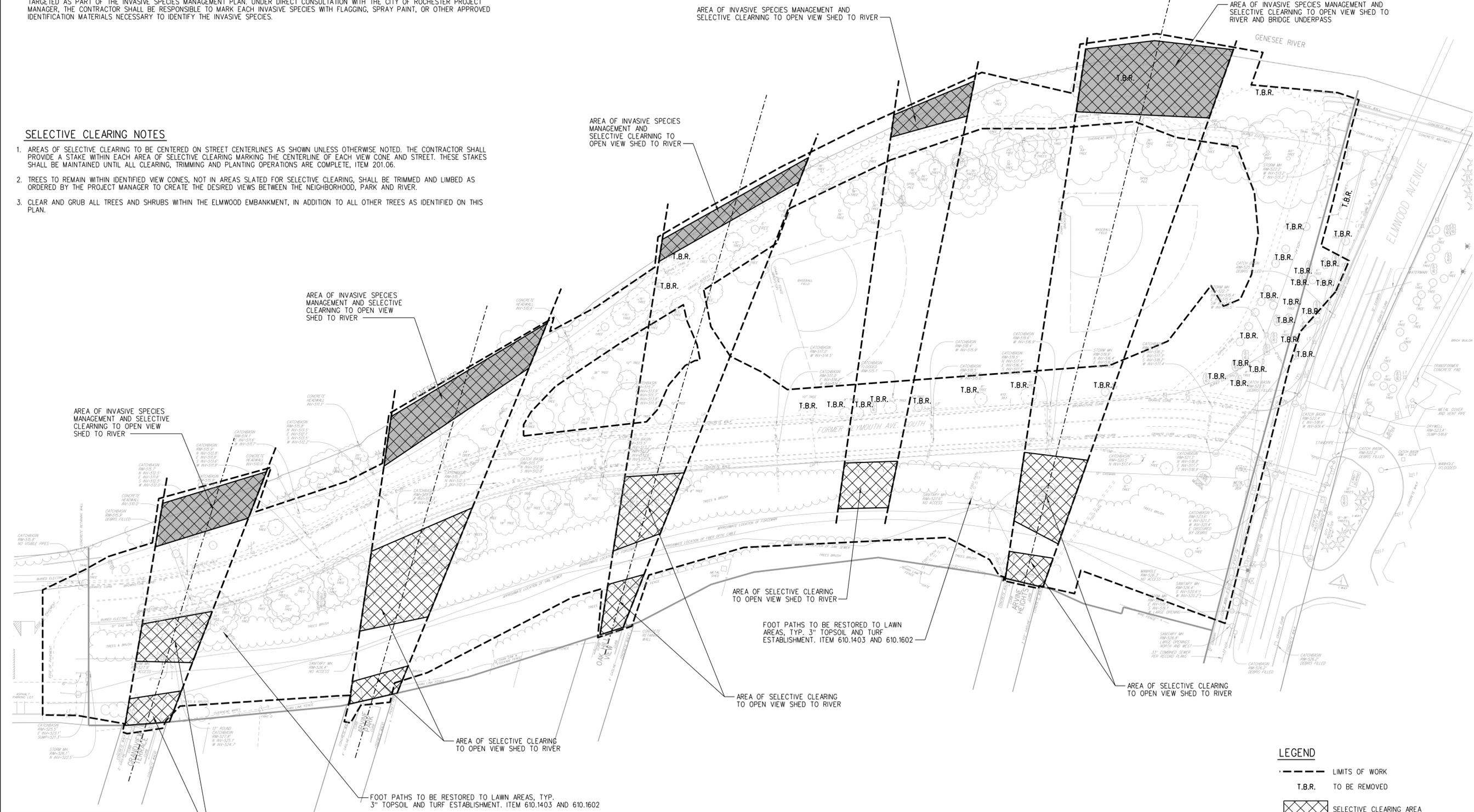


**INVASIVE SPECIES MANAGEMENT NOTES**

1. INVASIVE SPECIES MANAGEMENT SHALL CONSIST OF THE TREATMENT AND REMOVAL OF ALL INVASIVE PLANT SPECIES WITHIN THE APPROXIMATE LIMITS SHOWN.
2. AREAS AS INDICATED ARE APPROXIMATE; EXACT LOCATIONS SHALL BE FIELD DETERMINED BY THE CITY OF ROCHESTER PROJECT MANAGER.
3. ONE ERADICATION AND CONTROL TECHNIQUES SHALL BE UTILIZED FOR INVASIVE SPECIES MANAGEMENT. THE TECHNIQUES SHALL CONSISTS OF PULLING (ITEM 617.01020024).
4. THE CITY OF ROCHESTER PROJECT MANAGER SHALL ASSIST THE CONTRACTOR IN THE IDENTIFICATION OF INVASIVE SPECIES THAT SHALL BE TARGETED AS PART OF THE INVASIVE SPECIES MANAGEMENT PLAN. UNDER DIRECT CONSULTATION WITH THE CITY OF ROCHESTER PROJECT MANAGER, THE CONTRACTOR SHALL BE RESPONSIBLE TO MARK EACH INVASIVE SPECIES WITH FLAGGING, SPRAY PAINT, OR OTHER APPROVED IDENTIFICATION MATERIALS NECESSARY TO IDENTIFY THE INVASIVE SPECIES.

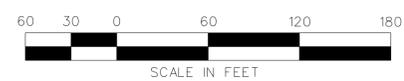
**SELECTIVE CLEARING NOTES**

1. AREAS OF SELECTIVE CLEARING TO BE CENTERED ON STREET CENTERLINES AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A STAKE WITHIN EACH AREA OF SELECTIVE CLEARING MARKING THE CENTERLINE OF EACH VIEW CONE AND STREET. THESE STAKES SHALL BE MAINTAINED UNTIL ALL CLEARING, TRIMMING AND PLANTING OPERATIONS ARE COMPLETE, ITEM 201.06.
2. TREES TO REMAIN WITHIN IDENTIFIED VIEW CONES, NOT IN AREAS SLATED FOR SELECTIVE CLEARING, SHALL BE TRIMMED AND LIMBED AS ORDERED BY THE PROJECT MANAGER TO CREATE THE DESIRED VIEWS BETWEEN THE NEIGHBORHOOD, PARK AND RIVER.
3. CLEAR AND GRUB ALL TREES AND SHRUBS WITHIN THE ELMWOOD EMBANKMENT, IN ADDITION TO ALL OTHER TREES AS IDENTIFIED ON THIS PLAN.



**LEGEND**

- LIMITS OF WORK
- T.B.R. TO BE REMOVED
- [Cross-hatched box] SELECTIVE CLEARING AREA
- [Dashed lines] VIEW CONE
- [Diagonal-hatched box] INVASIVE SPECIES MANAGEMENT AND SELECTIVE CLEARING AREA



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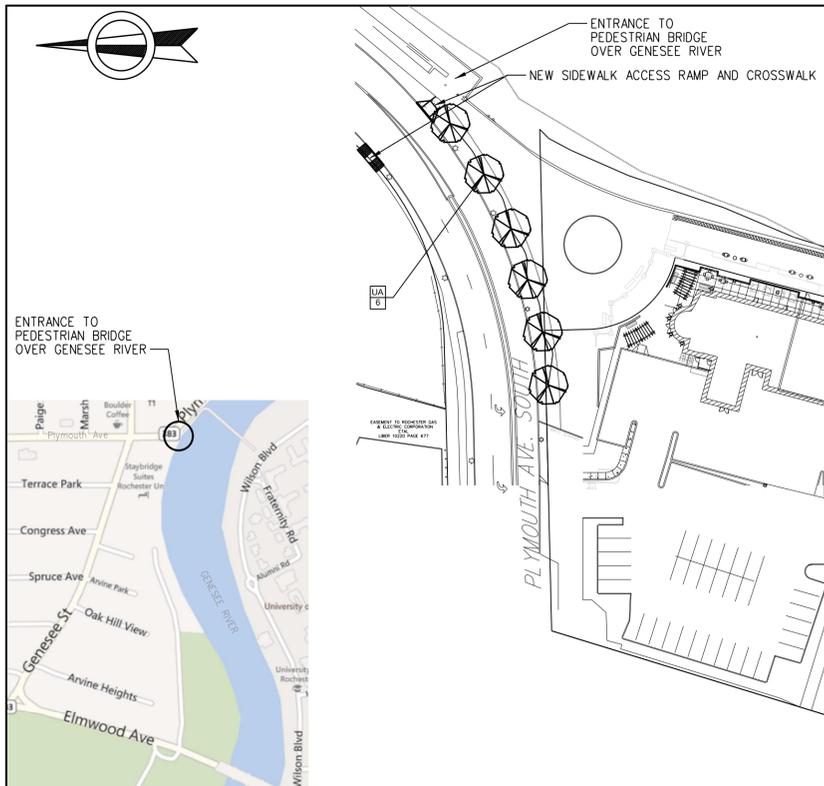
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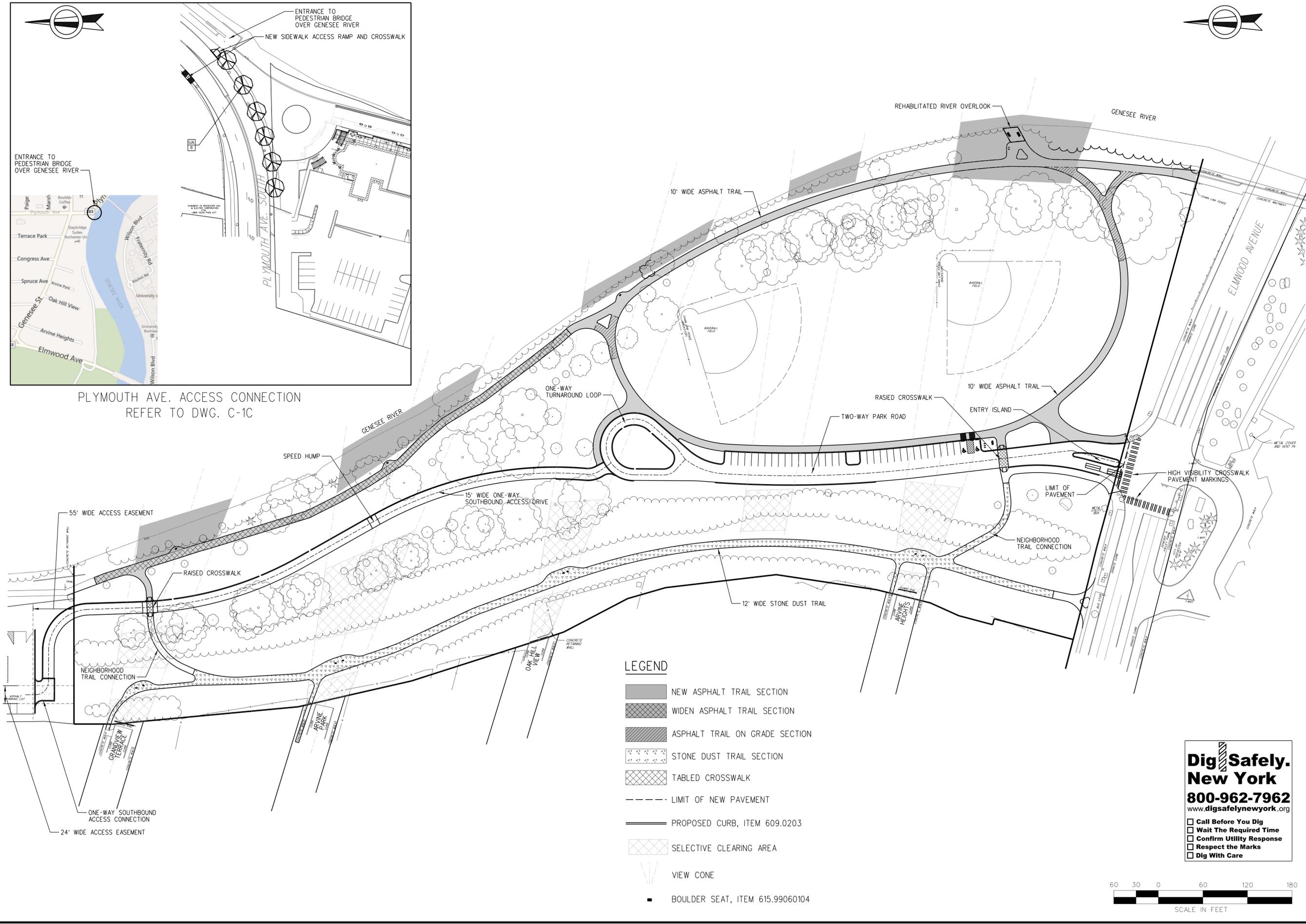
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 255 EAST AVENUE  
 ROCHESTER, NY 14604  
 (585) 512-2000

DRAWING TITLE:  
**LANDSCAPE DEMOLITION PLAN**  
**BROOKS LANDING - PHASE II**  
 CITY OF ROCHESTER  
 CLIENT:  
**CITY OF ROCHESTER**  
 ROCHESTER, NEW YORK

PROJECT NO.:	PROJ. MGR.:
43.4888.00	DJK
DATE:	DRWN. BY:
10/21/14	MRH
SCALE:	CHKD. BY:
1"=60'	DJK
DRAWING NO.:	
<b>DP-2</b>	
SHEET NO.:	
7 of 35	



PLYMOUTH AVE. ACCESS CONNECTION  
REFER TO DWG. C-1C



- LEGEND**
- NEW ASPHALT TRAIL SECTION
  - WIDEN ASPHALT TRAIL SECTION
  - ASPHALT TRAIL ON GRADE SECTION
  - STONE DUST TRAIL SECTION
  - TABLED CROSSWALK
  - LIMIT OF NEW PAVEMENT
  - PROPOSED CURB, ITEM 609.0203
  - SELECTIVE CLEARING AREA
  - VIEW CONE
  - BOULDER SEAT, ITEM 615.99060104

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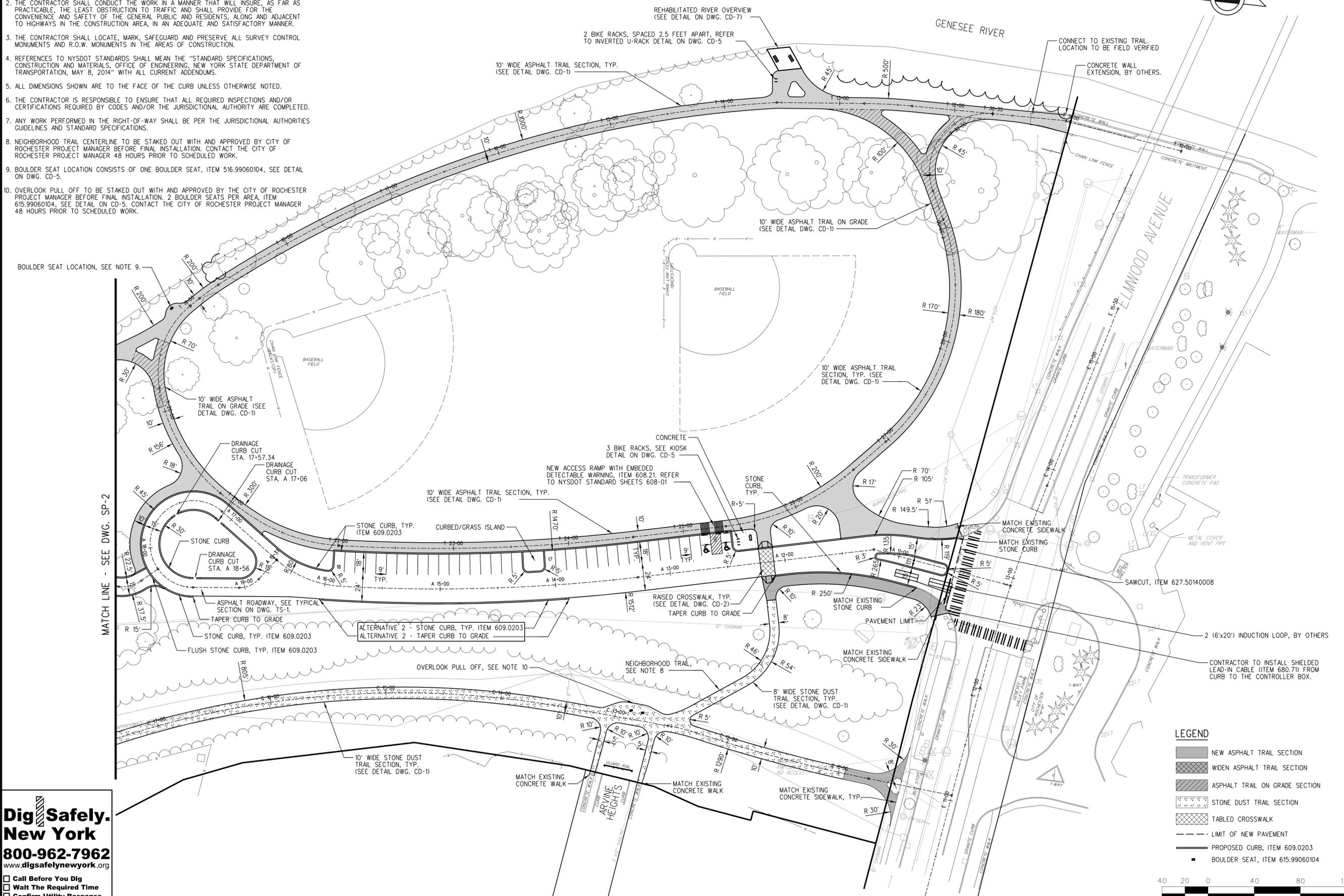
**TYLIN INTERNATIONAL**  
255 EAST AVENUE  
ROCHESTER, NY 14604  
(585) 512-2000

**SITE PLAN OVERALL**  
PROJECT NAME: **BROOKS LANDING - PHASE II**  
CITY OF ROCHESTER  
CLIENT: **CITY OF ROCHESTER**  
ROCHESTER, NEW YORK

PROJECT NO:	PROJ. MGR.:
43.4888.00	DJK
DATE:	DRWN. BY:
10/21/14	MRH
SCALE:	CHKD. BY:
1"=60'	DJK
DRAWING NO:	
<b>SP-0</b>	
SHEET NO.	
14 of 35	

**SITE NOTES**

1. CONSTRUCTION METHODS AND OWNER'S MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF ROCHESTER STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE CITY OF ROCHESTER.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS, ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA, IN AN ADEQUATE AND SATISFACTORY MANNER.
3. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION.
4. REFERENCES TO NYSOT STANDARDS SHALL MEAN THE "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, OFFICE OF ENGINEERING, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MAY 8, 2014" WITH ALL CURRENT ADDENDUMS.
5. ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR THE JURISDICTIONAL AUTHORITY ARE COMPLETED.
7. ANY WORK PERFORMED IN THE RIGHT-OF-WAY SHALL BE PER THE JURISDICTIONAL AUTHORITIES GUIDELINES AND STANDARD SPECIFICATIONS.
8. NEIGHBORHOOD TRAIL CENTERLINE TO BE STAKED OUT WITH AND APPROVED BY CITY OF ROCHESTER PROJECT MANAGER BEFORE FINAL INSTALLATION. CONTACT THE CITY OF ROCHESTER PROJECT MANAGER 48 HOURS PRIOR TO SCHEDULED WORK.
9. BOULDER SEAT LOCATION CONSISTS OF ONE BOULDER SEAT, ITEM 516.99060104. SEE DETAIL ON DWG. CD-5.
10. OVERLOOK PULL OFF TO BE STAKED OUT WITH AND APPROVED BY THE CITY OF ROCHESTER PROJECT MANAGER BEFORE FINAL INSTALLATION. 2 BOULDER SEATS PER AREA, ITEM 615.99060104, SEE DETAIL ON CD-5; CONTACT THE CITY OF ROCHESTER PROJECT MANAGER 48 HOURS PRIOR TO SCHEDULED WORK.



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NO.	DATE	DESCRIPTION	REVISIONS
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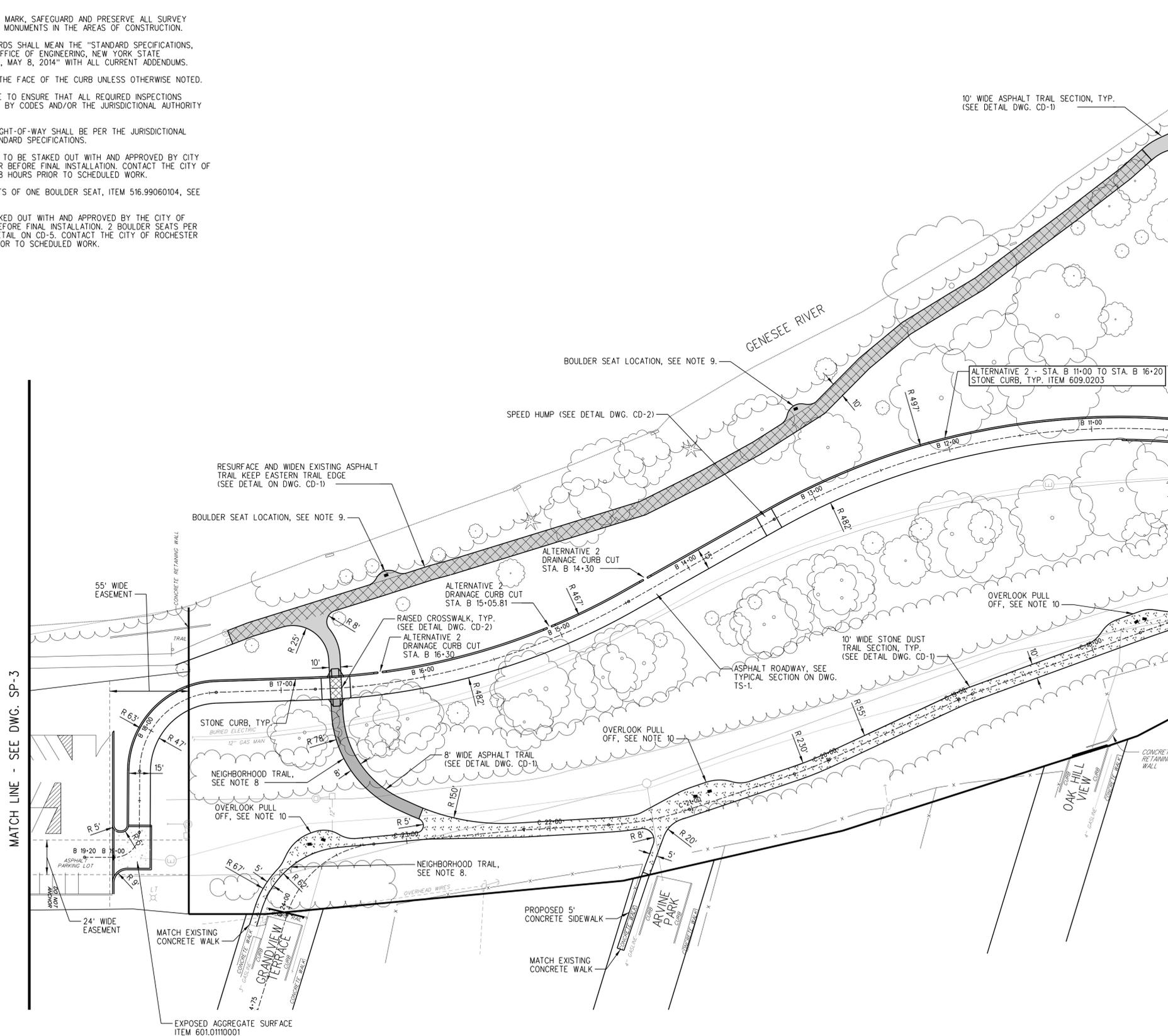
**T.Y. LIN INTERNATIONAL**  
 255 EAST AVENUE  
 ROCHESTER, NY 14604  
 (585) 512-2000

**SITE PLAN - 1**  
**BROOKS LANDING - PHASE II**  
 CITY OF ROCHESTER  
**CITY OF ROCHESTER**  
 ROCHESTER, NEW YORK

PROJECT NO:	PROJ. MGR.:
43.4888.00	DJK
DATE:	DRWN. BY:
10/21/14	MRH
SCALE:	CHKD. BY:
1" = 40'	DJK
DRAWING NO:	
<b>SP-1</b>	
SHEET NO.	
15 of 35	

**SITE NOTES**

- CONSTRUCTION METHODS AND OWNER'S MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF ROCHESTER STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE CITY OF ROCHESTER.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS, ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA, IN AN ADEQUATE AND SATISFACTORY MANNER.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION.
- REFERENCES TO NYSOT STANDARDS SHALL MEAN THE "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, OFFICE OF ENGINEERING, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MAY 8, 2014" WITH ALL CURRENT ADDENDUMS.
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- ANY WORK PERFORMED IN THE RIGHT-OF-WAY SHALL BE PER THE JURISDICTIONAL AUTHORITIES GUIDELINES AND STANDARD SPECIFICATIONS.
- NEIGHBORHOOD TRAIL CENTERLINE TO BE STAKED OUT WITH AND APPROVED BY CITY OF ROCHESTER PROJECT MANAGER BEFORE FINAL INSTALLATION. CONTACT THE CITY OF ROCHESTER PROJECT MANAGER 48 HOURS PRIOR TO SCHEDULED WORK.
- BOULDER SEAT LOCATION CONSISTS OF ONE BOULDER SEAT, ITEM 516.99060104, SEE DETAIL ON DWG. CD-5.
- OVERLOOK PULL OFF TO BE STAKED OUT WITH AND APPROVED BY THE CITY OF ROCHESTER PROJECT MANAGER BEFORE FINAL INSTALLATION. 2 BOULDER SEATS PER AREA, ITEM 615.99060104, SEE DETAIL ON CD-5. CONTACT THE CITY OF ROCHESTER PROJECT MANAGER 48 HOURS PRIOR TO SCHEDULED WORK.



MATCH LINE - SEE DWG. SP-1

MATCH LINE - SEE DWG. SP-3

**LEGEND**

- NEW ASPHALT TRAIL SECTION
- WIDEN ASPHALT TRAIL SECTION
- ASPHALT TRAIL ON GRADE SECTION
- STONE DUST TRAIL SECTION
- TABLED CROSSWALK
- LIMIT OF NEW PAVEMENT
- PROPOSED CURB, ITEM 609.0203
- BOULDER SEAT, ITEM 615.99060104



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NO.	DATE:	DESCRIPTION	REVISIONS
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DRAWING TITLE:  
**SITE PLAN - 2**  
 PROJECT NAME:  
**BROOKS LANDING - PHASE II**  
 CITY OF ROCHESTER  
 CLIENT:  
**CITY OF ROCHESTER**  
 ROCHESTER, NEW YORK

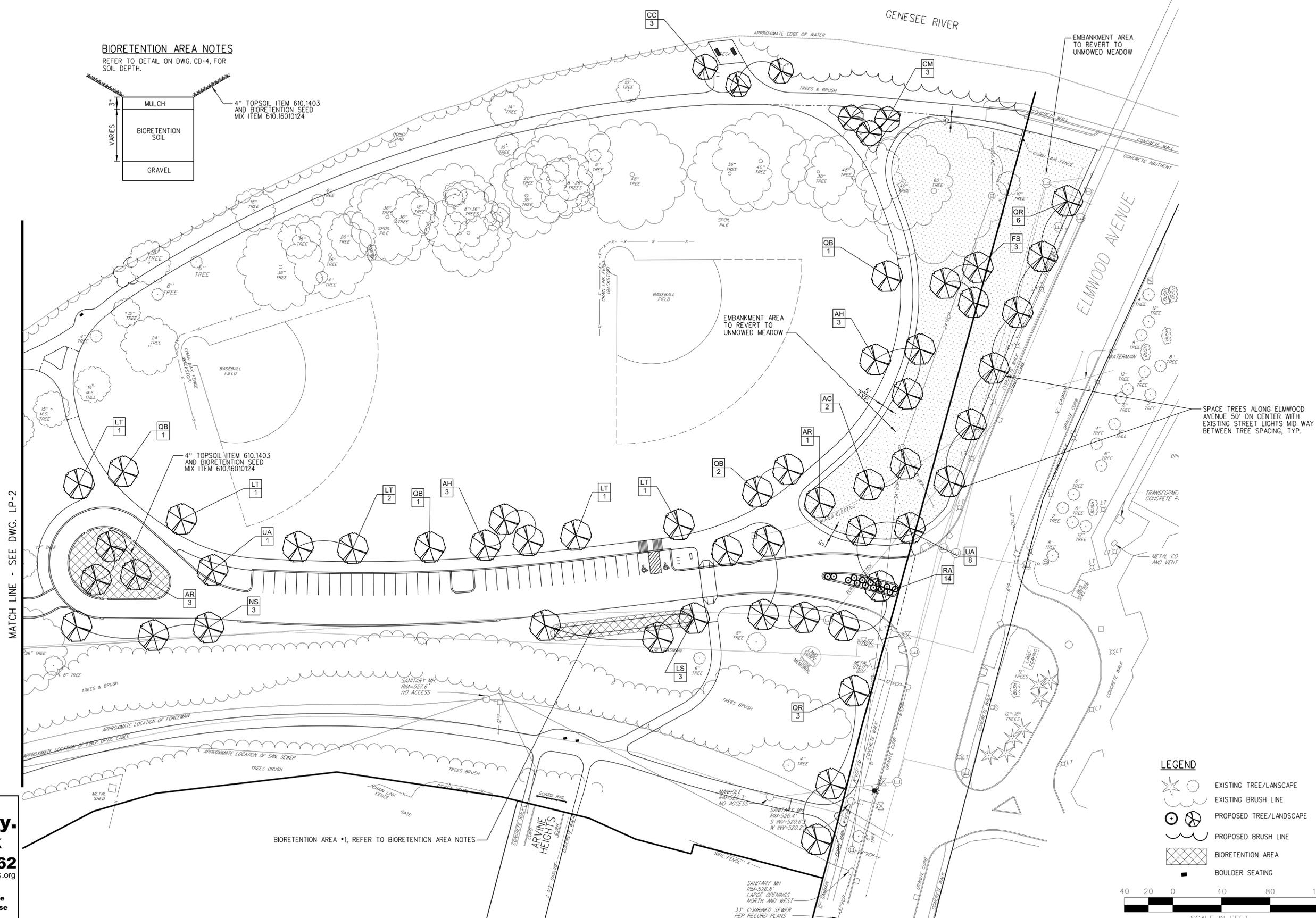
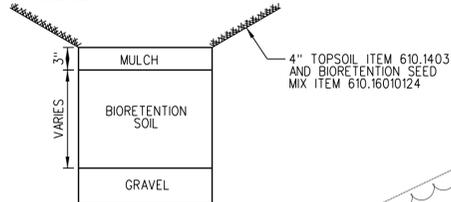
PROJECT NO.:	PROJ. MGR.:
43.4888.00	DJK
DATE:	DRWN. BY:
10/21/14	MRH
SCALE:	CHKD. BY:
1" = 40'	DJK
DRAWING NO.:	
<b>SP-2</b>	
SHEET NO.:	
16 of 35	

REFER TO DETAIL ON DWG. NO. CD-3 FOR PLANTING DETAILS.  
 REFER TO THE NOTES AND PLANTING SCHEDULE ON DWG. NO. LP-2.



**BIORETENTION AREA NOTES**

REFER TO DETAIL ON DWG. CD-4, FOR SOIL DEPTH.



MATCH LINE - SEE DWG. LP-2

**LEGEND**

- EXISTING TREE/LANDSCAPE
- EXISTING BRUSH LINE
- PROPOSED TREE/LANDSCAPE
- PROPOSED BRUSH LINE
- BIORETENTION AREA
- BOULDER SEATING



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NO.	DATE	DESCRIPTION	REVISIONS
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DATE \_\_\_\_\_

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 ROCHESTER, NY 14604  
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DRAWING TITLE:  
**LANDSCAPE PLAN - 1**  
 PROJECT NAME:  
**BROOKS LANDING - PHASE II**  
 CITY OF ROCHESTER  
 CLIENT:  
**CITY OF ROCHESTER**  
 ROCHESTER, NEW YORK

PROJECT NO.:	PROJ. MGR.:
43.4888.00	DJK
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1" = 40'	DJK
DRAWING NO.:	<b>LP-1</b>
SHEET NO.:	22 of 35

PLANT LIST							
KEY	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE	ROOT	REMARKS	ITEM NO.
<b>TREES</b>							
AH	Acer grandidentatum 'Hipzom'	Highland Park Bigtooth Maple	7	2 1/2-3" cal.	B&B	Space +/- 35' On Center	611.0161
AC	Acer rubrum - Clump Form	Clump Red Maple	2	7-8' height	B&B		611.0111
AR	Acer rubrum	Red Maple	7	2 1/2-3" cal.	B&B	Space +/- 35' On Center	611.0161
CC	Cercis canadensis	Eastern Redbud	3	1 3/4-2" cal.	B&B		611.0291
CM	Cornus mas	Cornelian Cherry	3	5-6' height	B&B	Space +/- 25' On Center	611.0241
FS	Fagus sylvatica	American Beech	3	2 1/2-3" cal.	B&B		611.0161
LS	Liquidambar styraciflua	Sweet Gum	6	2 1/2-3" cal.	B&B	Space +/- 35' On Center	611.0161
LT	Liriodendron tulipifera	Tulip Poplar	6	2 1/2-3" cal.	B&B	Space +/- 35' On Center	611.0161
NS	Nyssa sylvatica	Black Gum	5	2 1/2-3" cal.	B&B	Space +/- 35' On Center	611.0161
QB	Quercus bicolor	Swamp White Oak	8	2 1/2-3" cal.	B&B	Space +/- 35' On Center	611.0161
QR	Quercus rubra	Red Oak	9	2 1/2-3" cal.	B&B	Space +/- 50' On Center	611.0161
SA	Sassafras albidum	Sassafras	5	2 1/2-3" cal.	B&B	Space +/- 35' On Center	611.0161
UA	Ulmus americana 'Princeton' (or other disease resistant var.)	Princeton American Elm	15	2 1/2-3" cal.	B&B	Space +/- 35' On Center	611.0161
<b>SHRUBS</b>							
PO	Physocarpus opulifolius	Common Ninebark	20	#5	Container	Space +/- 6' On Center	611.0452
RA	Rhus aromatica 'Grow Low'	Grow Low Fragrant Sumac	14	#2	Container	Space +/- 5' On Center	611.0422
VP	Viburnum prunifolium	Black Haw	24	#7	Container	Space +/- 6' On Center	611.0472

**BIORETENTION SEED MIX**

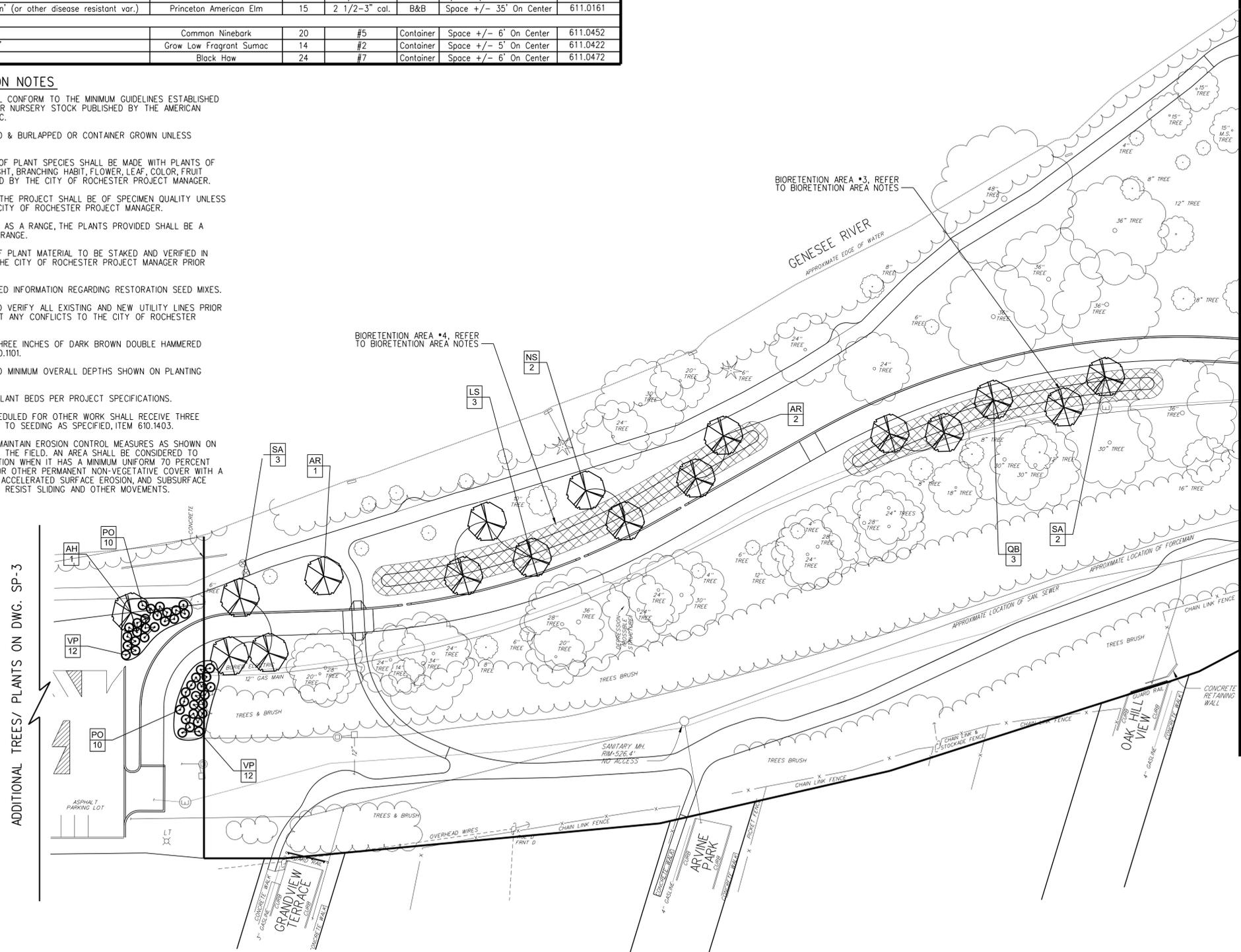
- 40% Virginia Wildrye
- 30% Fox Sedge
- 20% Annual Ryegrass
- 5% Autumn Bent Grass
- 3% Soft Rush
- 2% Ticklegrass

APPLICATION RATE: APPLY SEED AT A RATE OF 1/2 LBS. PER 1,000 SQUARE FEET.

TOP DRESS WITH STARTER FERTILIZER AT A RATE OF 1 LB. NITROGEN PER 1,000 SF AT THE TIME OF SEEDING AND AFTER FIRST MOWING (4-6 WEEKS AFTER GERMINATION).

**PLANTING / RESTORATION NOTES**

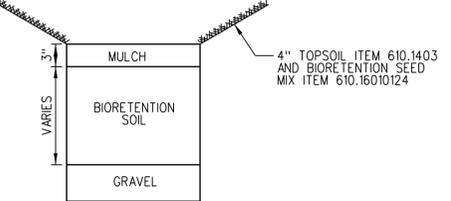
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT & CULTURE, AND ONLY APPROVED BY THE CITY OF ROCHESTER PROJECT MANAGER.
- ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY UNLESS APPROVED OTHERWISE BY THE CITY OF ROCHESTER PROJECT MANAGER.
- WHERE PLANT SIZE IS INDICATED AS A RANGE, THE PLANTS PROVIDED SHALL BE A FAIR REPRESENTATION OF THAT RANGE.
- FINAL LOCATION AND SPACING OF PLANT MATERIAL TO BE STAKED AND VERIFIED IN THE FIELD, AND APPROVED BY THE CITY OF ROCHESTER PROJECT MANAGER PRIOR TO INSTALLATION.
- SEE SPECIFICATIONS FOR DETAILED INFORMATION REGARDING RESTORATION SEED MIXES.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINES PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICTS TO THE CITY OF ROCHESTER PROJECT MANAGER.
- ALL PLANT BEDS TO RECEIVE THREE INCHES OF DARK BROWN DOUBLE HAMMERED SHREDDED BARK MULCH, ITEM 610.1101.
- PREPARE ALL PLANTING BEDS TO MINIMUM OVERALL DEPTHS SHOWN ON PLANTING DETAILS.
- AMEND TOPSOIL BACKFILL FOR PLANT BEDS PER PROJECT SPECIFICATIONS.
- ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER WORK SHALL RECEIVE THREE INCHES OF PLANTING SOIL PRIOR TO SEEDING AS SPECIFIED, ITEM 610.1403.
- CONTRACTOR TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS SHOWN ON THE PLANS, AND AS REQUIRED IN THE FIELD. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70 PERCENT PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION, AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.



REFER TO DETAIL ON DWG. NO. CD-3 FOR PLANTING DETAILS.

**BIORETENTION AREA NOTES**

REFER TO DETAIL ON DWG. CD-4, FOR SOIL DEPTH.



MATCH LINE - SEE DWG. LP-1



**LEGEND**

- EXISTING TREE/LANDSCAPE
- EXISTING BRUSH LINE
- PROPOSED TREE/LANDSCAPE
- PROPOSED BRUSH LINE
- BIORETENTION AREA
- BOULDER SEATING



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 255 EAST AVENUE  
 ROCHESTER, NY 14604  
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LANDSCAPE PLAN - 2  
 BROOKS LANDING - PHASE II  
 CITY OF ROCHESTER  
 CLIENT: CITY OF ROCHESTER, NEW YORK

PROJECT NO:	PROJ. MGR.:
43.4888.00	DJK
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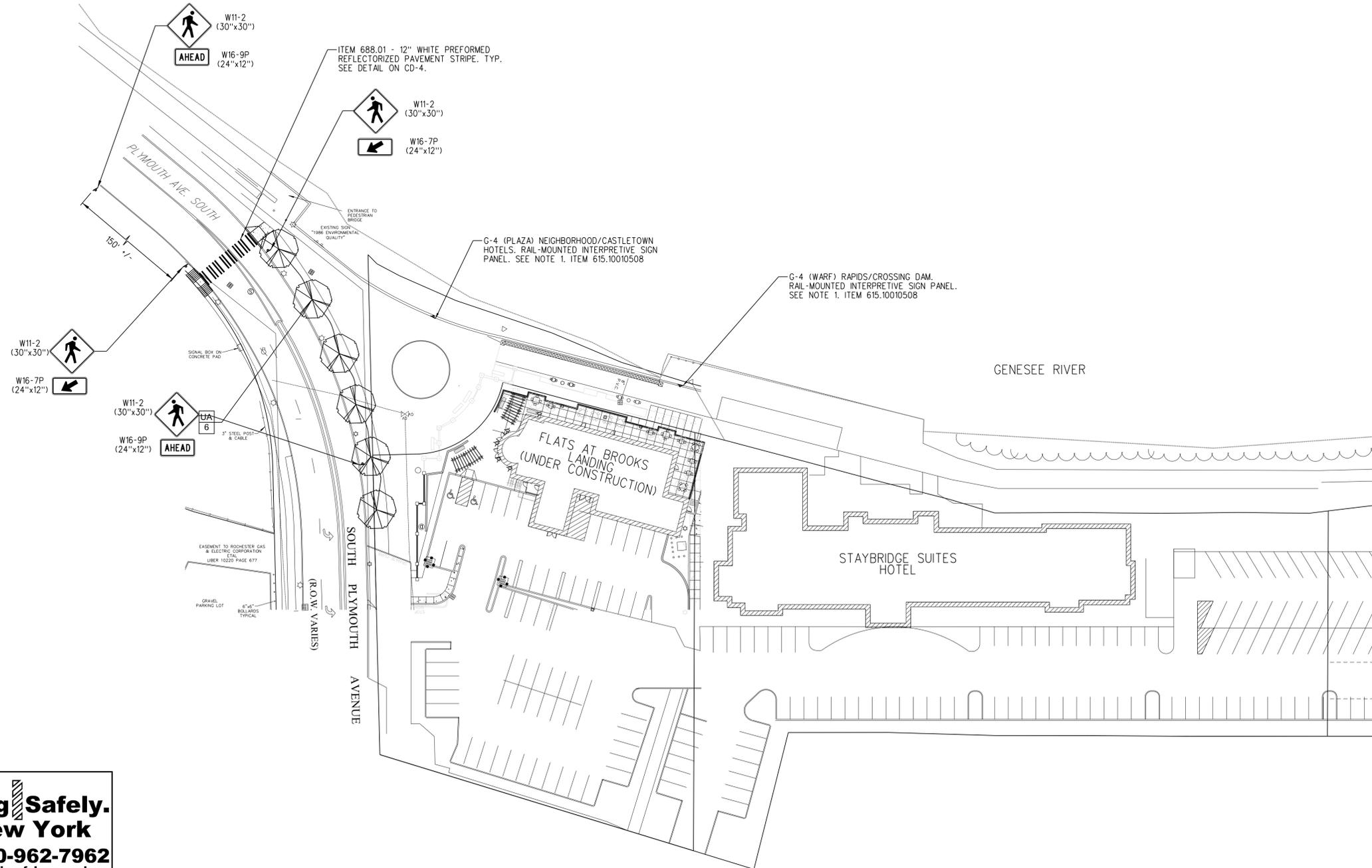
**SIGN NOTES**

1. REFER TO CONTRACT DOCUMENTS FOR SIGN TYPE AND EXACT LOCATION FROM THE CITY OF ROCHESTER PROJECT MANAGER.
2. ALL GROUND MOUNTED REGULATORY (EXCLUDING PARKING) AND WARNING SIGNS SHALL BE FABRICATED USING ASTM TYPE III OR IX RETROREFLECTIVE SHEETING.

**SIGN PAY ITEM LEGEND**

ALL PROPOSED SIGNAGE SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS:

- ITEM 645.5101 - GROUND MOUNTED SIGN PANELS WITHOUT Z-BARS (ALL PARKING DESIGNATION SIGNS)
  - ITEM 645.5201 - GROUND MOUNTED SIGN PANELS WITHOUT Z-BARS, HIGH VISIBILITY SHEETING (ALL SIGNS EXCEPT PARKING DESIGNATION AND MAST ARM MOUNTED OVERHEAD SIGNS)
  - ITEM 647.51 - REMOVE AND DISPOSE SIGN PANEL, SIGN PANEL ASSEMBLY SIZE 1 (UNDER 30 SQUARE FEET)
  - ITEM 645.050000MO - SIGN SLEEVE
  - ITEM 645.81 - TYPE A SIGN POSTS
- REFER TO DWG. NO. CD-4 FOR SIGN INSTALLATION DETAILS



MATCH LINE - SEE DWG. ST-2

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DRAWING TITLE:  
**SIGNING & STRIPING PLAN - 3**

PROJECT NAME:  
**BROOKS LANDING - PHASE II**

CLIENT:  
**CITY OF ROCHESTER**  
ROCHESTER, NEW YORK

PROJECT NO.:	PROJ. MGR.:
43.4888.00	DJK
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<b>ST-3</b>	
SHEET NO.:	
26 of 35	