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3		
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NO.	DATE:	DESCRIPTION
REVISIONS		

DATE

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

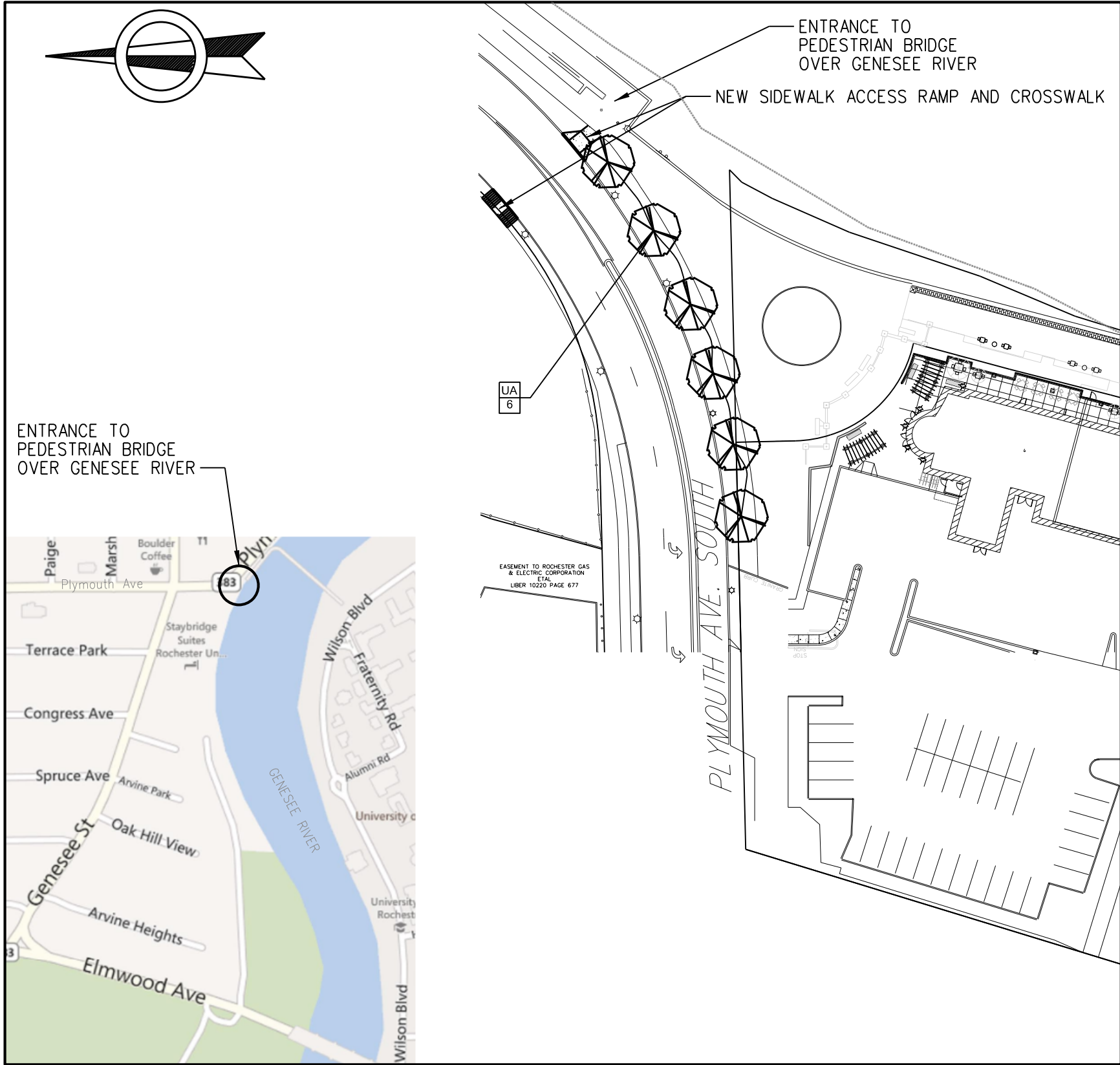
EXISTING CONDITIONS PLAN

PROJECT NAME: BROOKS LANDING - PHASE II

CITY OF ROCHESTER

CLIENT: ROCHESTER, NEW YORK

PROJECT NO:	PROJ. MGR:
43.4888.00	DUK
DATE:	DRWN. BY:
10/21/14	MRH
SCALE:	CHKD. BY:
1"=60'	DUK
DRAWING NO:	
EC-1	
SHEET NO.	
3 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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(585) 512-2000

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

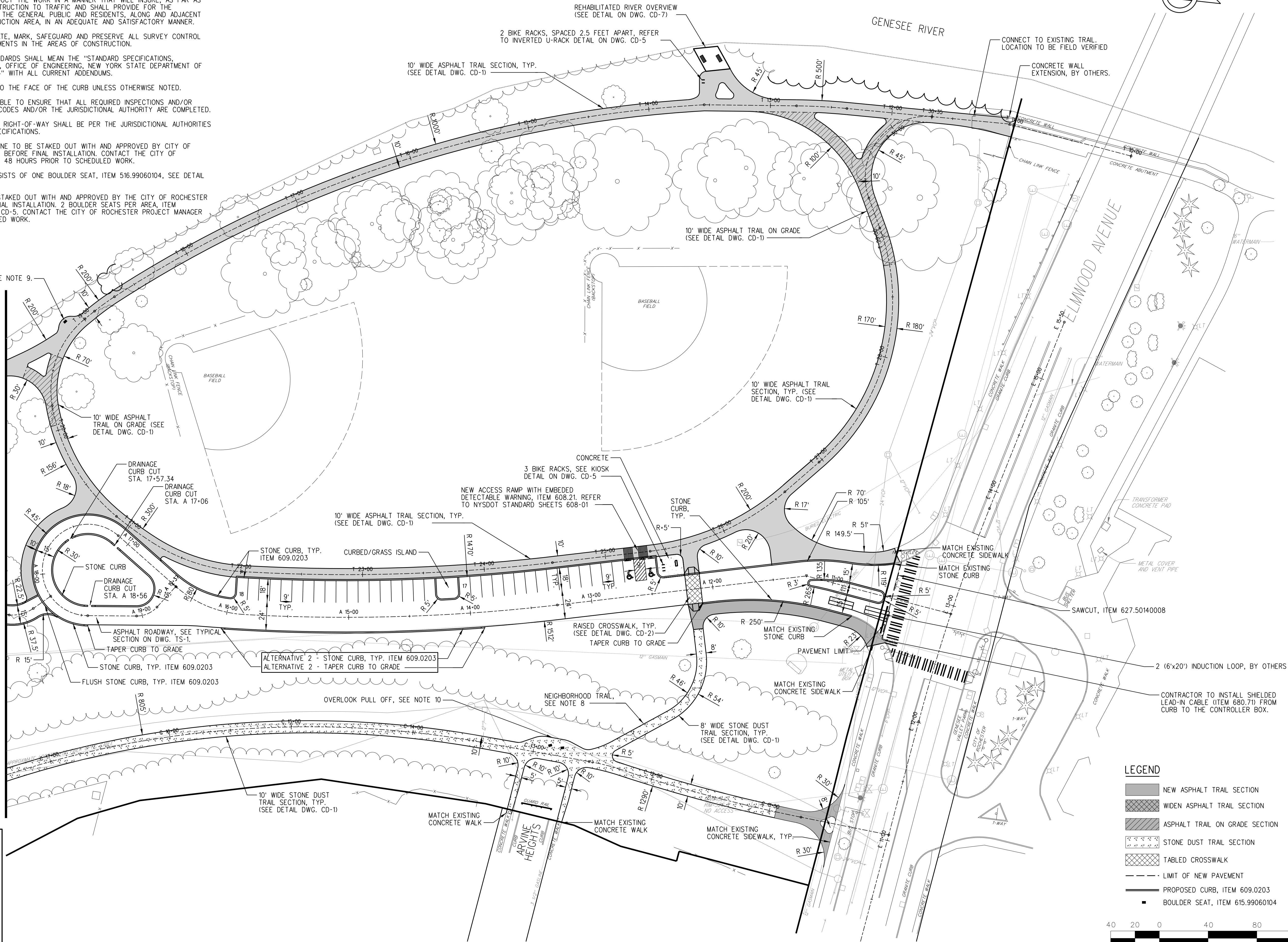
PROJECT NO:	PROJ. MGR:
43.4888.00	DJK
DATE:	DRWN. BY:
10/21/14	MRH
SCALE:	CHKD. BY:
1"=60'	DJK
DRAWING NO:	
SHEET NO.	
SP-0	
14 of 35	

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 NYSDOT 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.

BOULDER SEAT LOCATION, SEE NOTE 9.

MATCH LINE - SEE DWG. SP-2



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255 EAST AVENUE
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SITE PLAN - 1

BROOKS LANDING - PHASE II

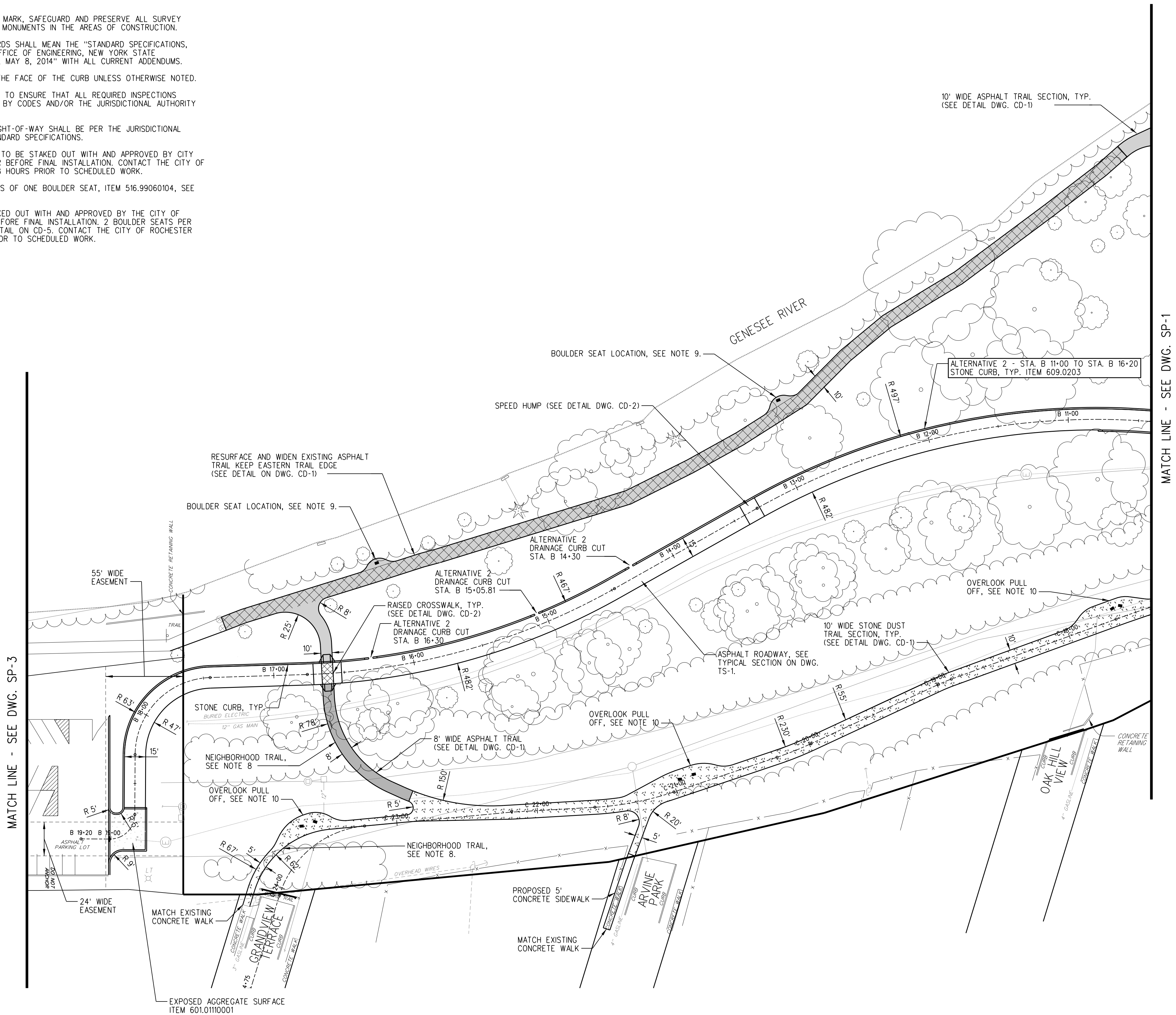
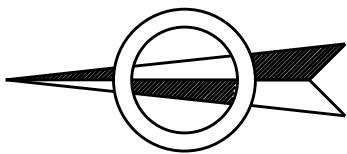
CITY OF ROCHESTER

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:	
SP-1	
SHEET NO.	
15 of 35	

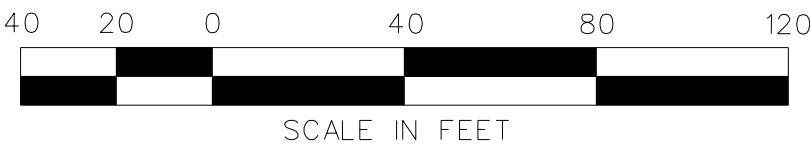
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LEGEND

- 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
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SITE PLAN - 2

BROOKS LANDING - PHASE II

CITY OF ROCHESTER

CLIENT: CITY OF ROCHESTER, NEW YORK

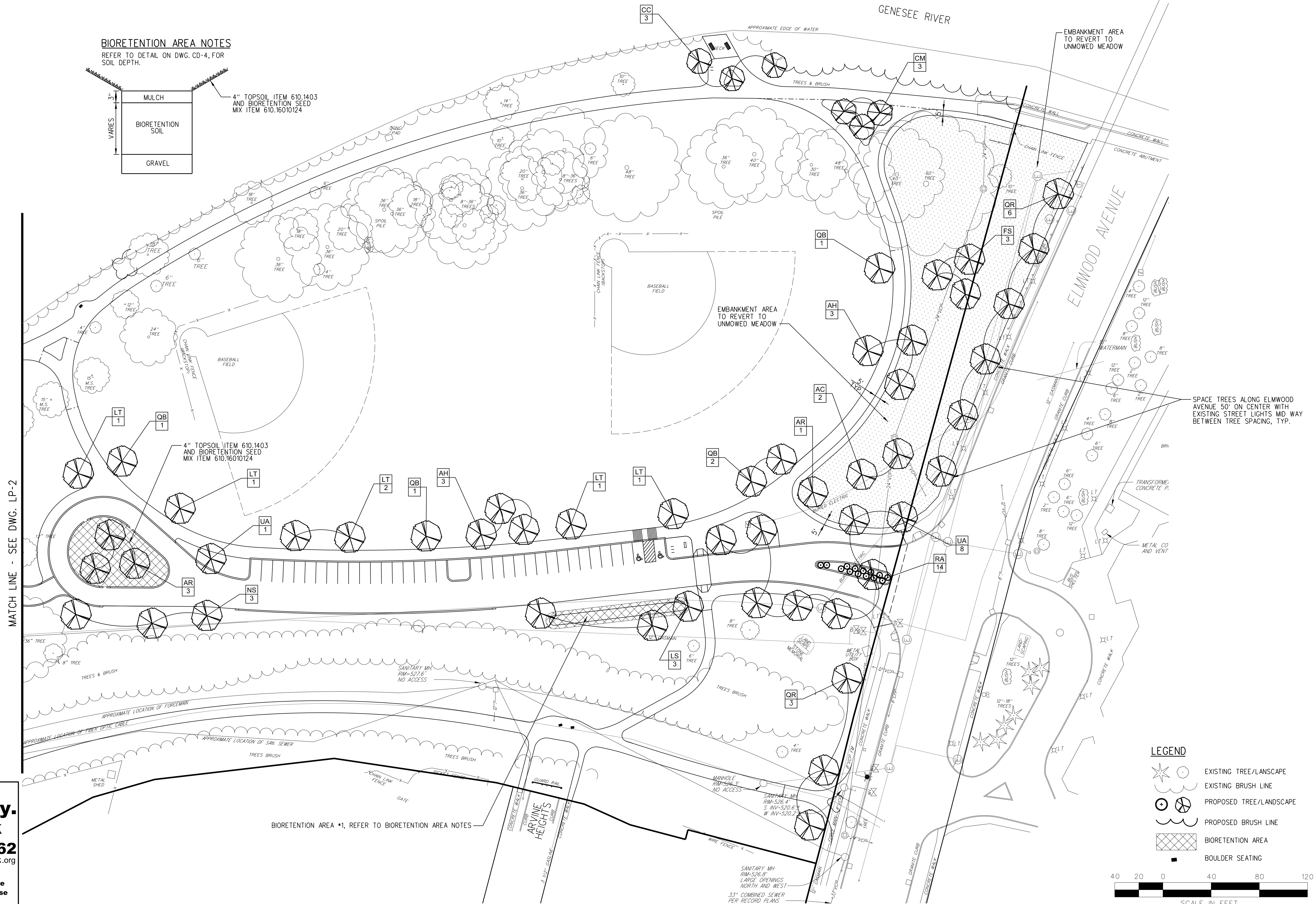
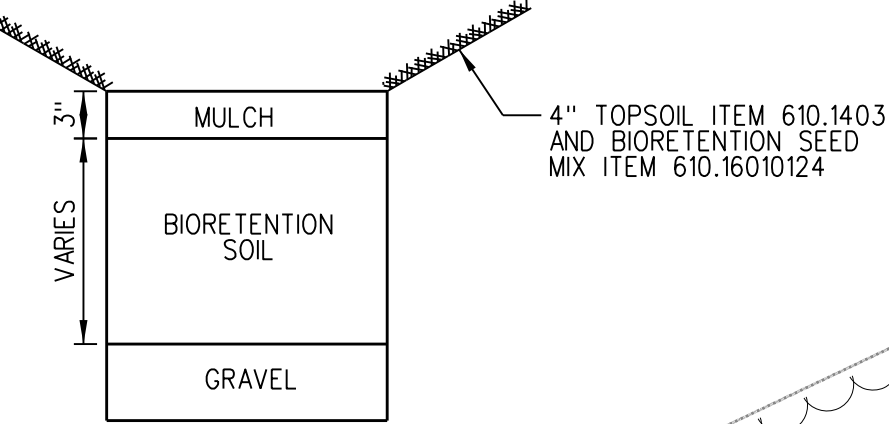
PROJECT NO.:	PROJ. MGR.:
43.4888.00	DJK
DATE:	DRWN. BY:
10/21/14	MRH
SCALE:	CHKD. BY:
1"=40'	DJK
DRAWING NO.:	
SP-2	
SHEET NO.	
16 of 35	

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.



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LANDSCAPE PLAN - 1
PROJECT NAME: BROOKS LANDING - PHASE II
CITY OF ROCHESTER
CLIENT: ROCHESTER, NEW YORK

PROJECT NO.: 43.4888.00	PROJ. MGR.: DJK
DATE: 10/21/14	DRWN. BY: MRH
SCALE: 1"=40'	CHKD. BY: DJK
DRAWING NO.: LP-1	
SHEET NO. 22 of 35	

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE	ROOT	REMARKS
TREES						
AH	Acer grandidentatum "Hipzam"	Highland Park Bigtooth Maple	7	2 1/2-3" cal.	B&B	Space +/- 35' On Center
AC	Acer rubrum - Clump Form	Clump Red Maple	2	7-8' height	B&B	
AR	Acer rubrum	Red Maple	7	2 1/2-3" cal.	B&B	Space +/- 35' On Center
CC	Cercis canadensis	Eastern Redbud	3	1 3/4-2" cal.	B&B	
CM	Cornus mas	Cornelian Cherry	3	5-6' height	B&B	Space +/- 25' On Center
FS	Fagus sylvatica	American Beech	3	2 1/2-3" cal.	B&B	
LS	Liquidambar styraciflua	Sweet Gum	6	2 1/2-3" cal.	B&B	Space +/- 35' On Center
LT	Liriodendron tulipifera	Tulip Poplar	6	2 1/2-3" cal.	B&B	Space +/- 35' On Center
NS	Nyssa sylvatica	Black Gum	5	2 1/2-3" cal.	B&B	Space +/- 35' On Center
QB	Quercus bicolor	Swamp White Oak	8	2 1/2-3" cal.	B&B	Space +/- 35' On Center
QR	Quercus rubra	Red Oak	9	2 1/2-3" cal.	B&B	Space +/- 50' On Center
SA	Sassafras albidum	Sassafras	5	2 1/2-3" cal.	B&B	Space +/- 35' On Center
UA	Ulmus americana 'Princeton' (or other disease resistant var.)	Princeton American Elm	15	2 1/2-3" cal.	B&B	Space +/- 35' On Center
SHRUBS						
PO	Physocarpus opulifolius	Common Ninebark	20	#5	Container	Space +/- 6' On Center
RA	Rhus aromatica "Grow Low"	Grow Low Fragrant Sumac	14	#2	Container	Space +/- 5' On Center
VP	Viburnum prunifolium	Black Haw	24	#7	Container	Space +/- 6' On Center

PLANTING / RESTORATION NOTES

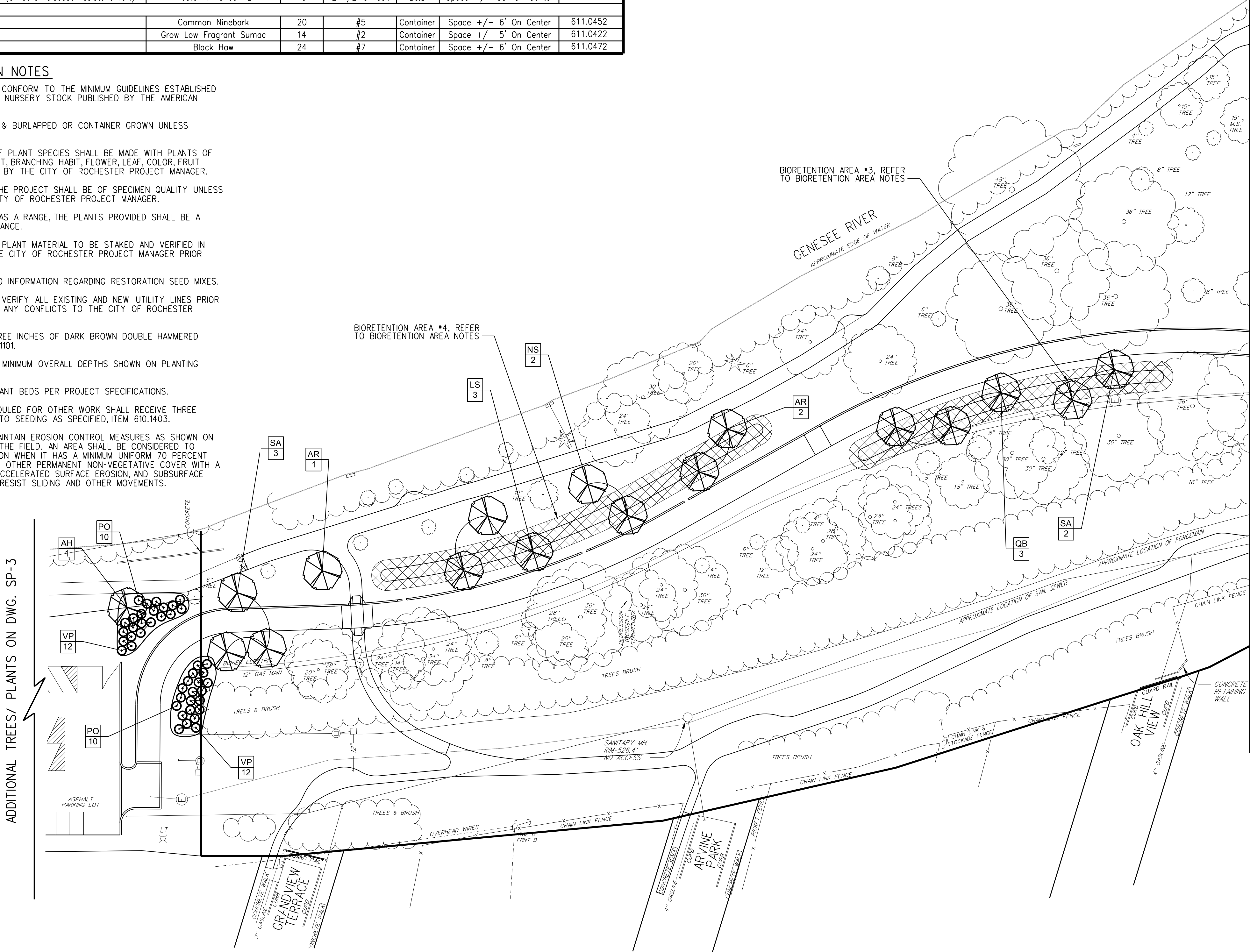
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION PF NURSERYMAN, INC.
- ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED.
- ANY PROPOSED SUBSTITUTIONS OF PLANT 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.

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.

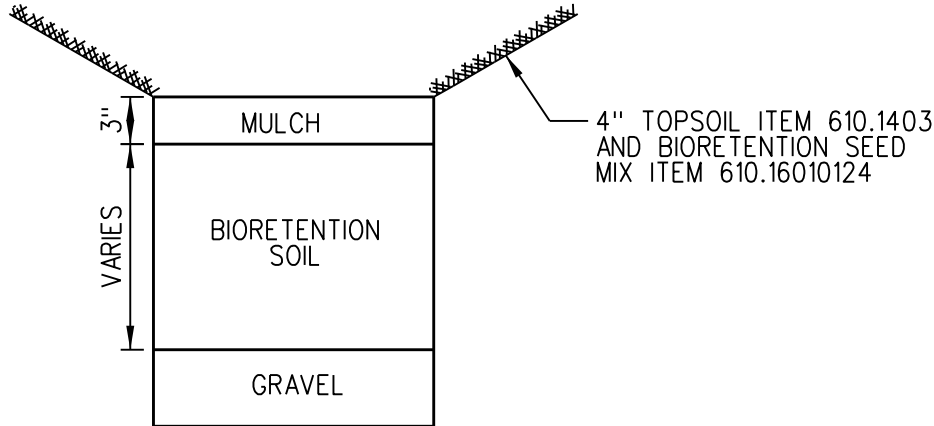
TOP DRESS WITH STARTER FERTILIZER AT A RATE OF 1 LB. NITROGEN PER 1,000 SF. AT THE TIME OF SEEDING AND AFTER FIRST MOWING (4-6 WEEKS AFTER GERMINATION).



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

BIORETENTION AREA NOTES

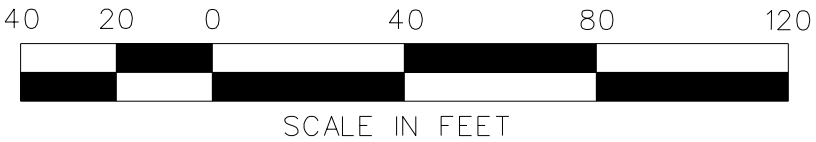
REFER TO DETAIL ON DWG. CD-4, FOR SOIL DEPTH.



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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LANDSCAPE PLAN - 2 BROOKS LANDING - PHASE II CITY OF ROCHESTER

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

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:

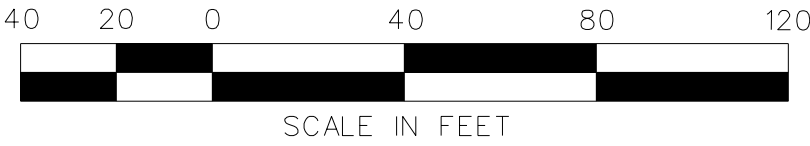
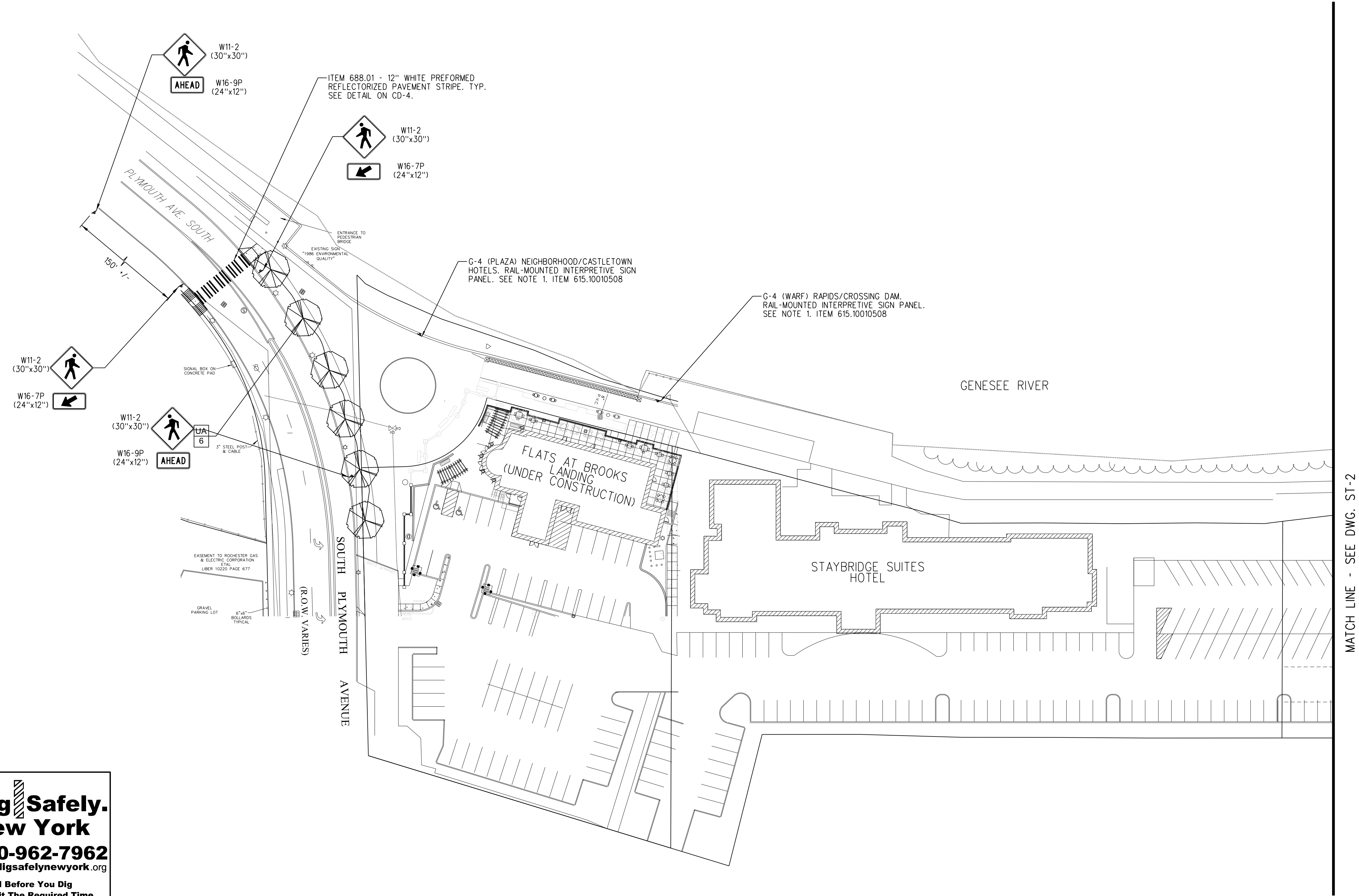
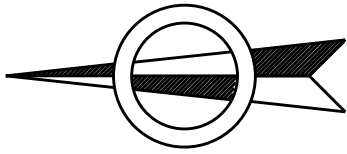
ITEM 645.5101 - GROUND MOUNTED SIGN PANELS WITHOUT Z-BARS (ALL PARKING DESIGNATION SIGNS)

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 I (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



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255 EAST AVENUE
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(585) 512-2000

DRAWING TITLE:
SIGNING & STRIPING PLAN - 3

PROJECT NAME:
BROOKS LANDING - PHASE II

CITY OF ROCHESTER
ROCHESTER, NEW YORK

PROJECT NO.:	PROJ. MGR.:
43.4888.00	DJK
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ST-3	
SHEET NO.	26 of 35