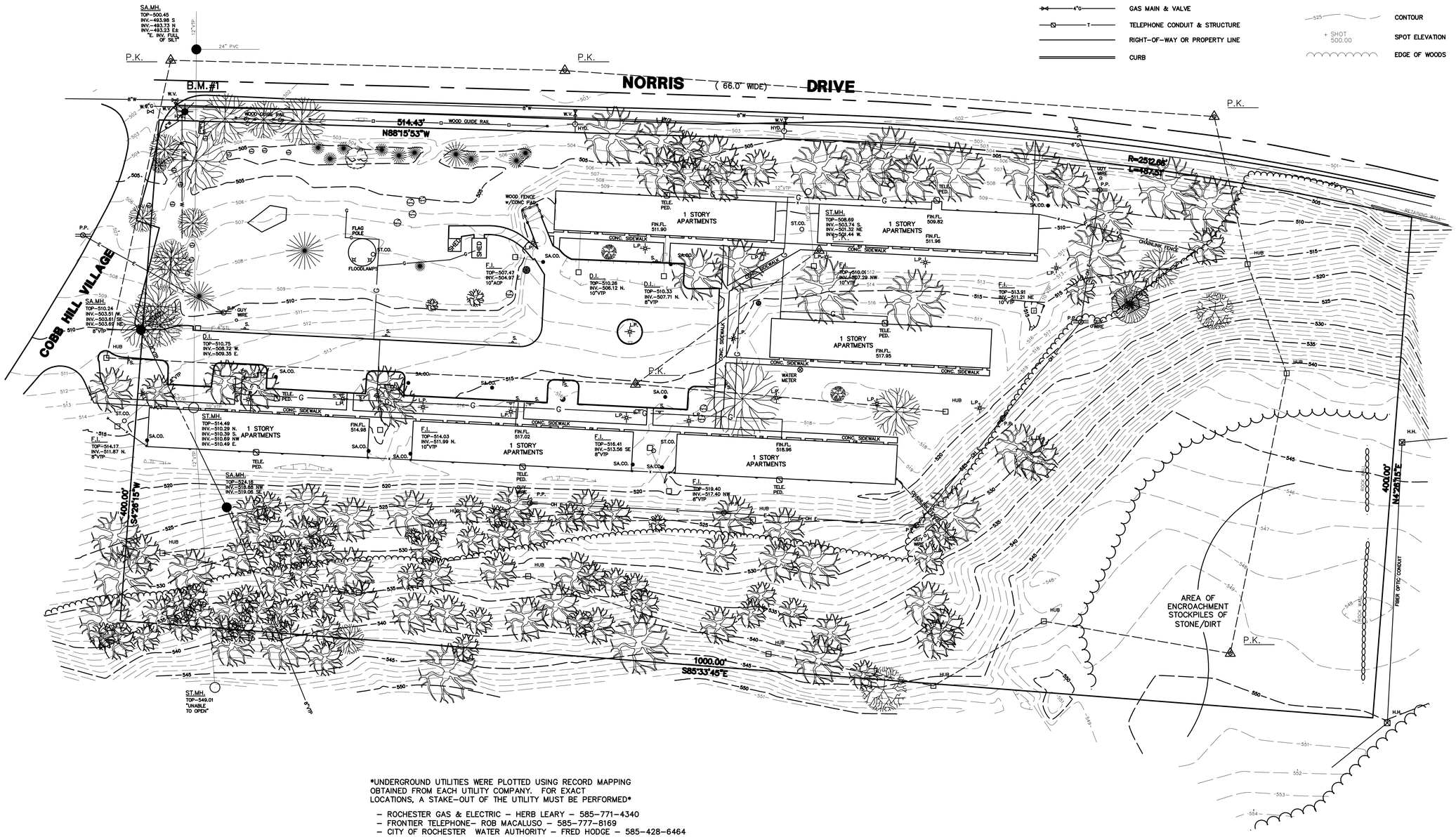
NORTH

LEGEND:

SYMBOL	DESCRIPTION
	SPOT LIGHT
	DOWNSPOUT
	SIGN
	LIGHT POLE
	POWER POLE
4"G	GAS MAIN & VALVE
T	TELEPHONE CONDUIT & STRUCTURE
	RIGHT-OF-WAY OR PROPERTY LINE
	CURB
B.M.#1	PROJECT BENCHMARK: "X" ON NW BONNET BOLT HYDRANT @ NE CORNER OF COBB HILL VILLAGE ROAD ELEV.= 504.46'
X	FENCE (CHAIN LINK)
8"SA	SANITARY SEWER WITH MANHOLE
8"ST	STORM SEWER, MANHOLE & FIELD/DROP INLET
8"W	WATER MAIN WITH HYDRANT & GATE VALVE
525	CONTOUR
+ SHOT 500.00	SPOT ELEVATION
	EDGE OF WOODS



UNDERGROUND UTILITIES WERE PLOTTED USING RECORD MAPPING OBTAINED FROM EACH UTILITY COMPANY. FOR EXACT LOCATIONS, A STAKE-OUT OF THE UTILITY MUST BE PERFORMED

- ROCHESTER GAS & ELECTRIC – HERB LEARY – 585-771-4340
- FRONTIER TELEPHONE– ROB MACALUSO – 585-777-8169
- CITY OF ROCHESTER WATER AUTHORITY – FRED HODGE – 585-428-6464
- MONROE COUNTY PURE WATERS – JUSTIN COLE – 585-753-7504
- TIME WARNER COMMUNICATIONS – 585-756-1000
  NOT OBTAINED

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

WE, PARRONE ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A TOPOGRAPHIC SURVEY COMPLETED ON SEPTEMBER 28, 2009.

STATE OF NEW YORK · DAVID S. STAERR · NO. 049962 · LICENSED LAND SURVEYOR

DAVID S. STAERR, P.L.S. LIC. NO. 049962
PARRONE ENGINEERING

NOTE:
SURVEY OF PROPERTY PROVIDED BY EDR LAND SURVEYORS AND ENGINEERS, JOB #08052, DATED JULY 25, 2008.

REVISIONS:	BY: DATE:
REVISE STORM AND SAN.	PM 2/2/16
MISC. REV.	N.F. 2/3/16

PARRONE engineering
THE PIANO WORKS
349 WEST COMMERCIAL STREET
SUITE 3200
EAST ROCHESTER, NY 14445
T 585.586.0200
F 585.586.6752

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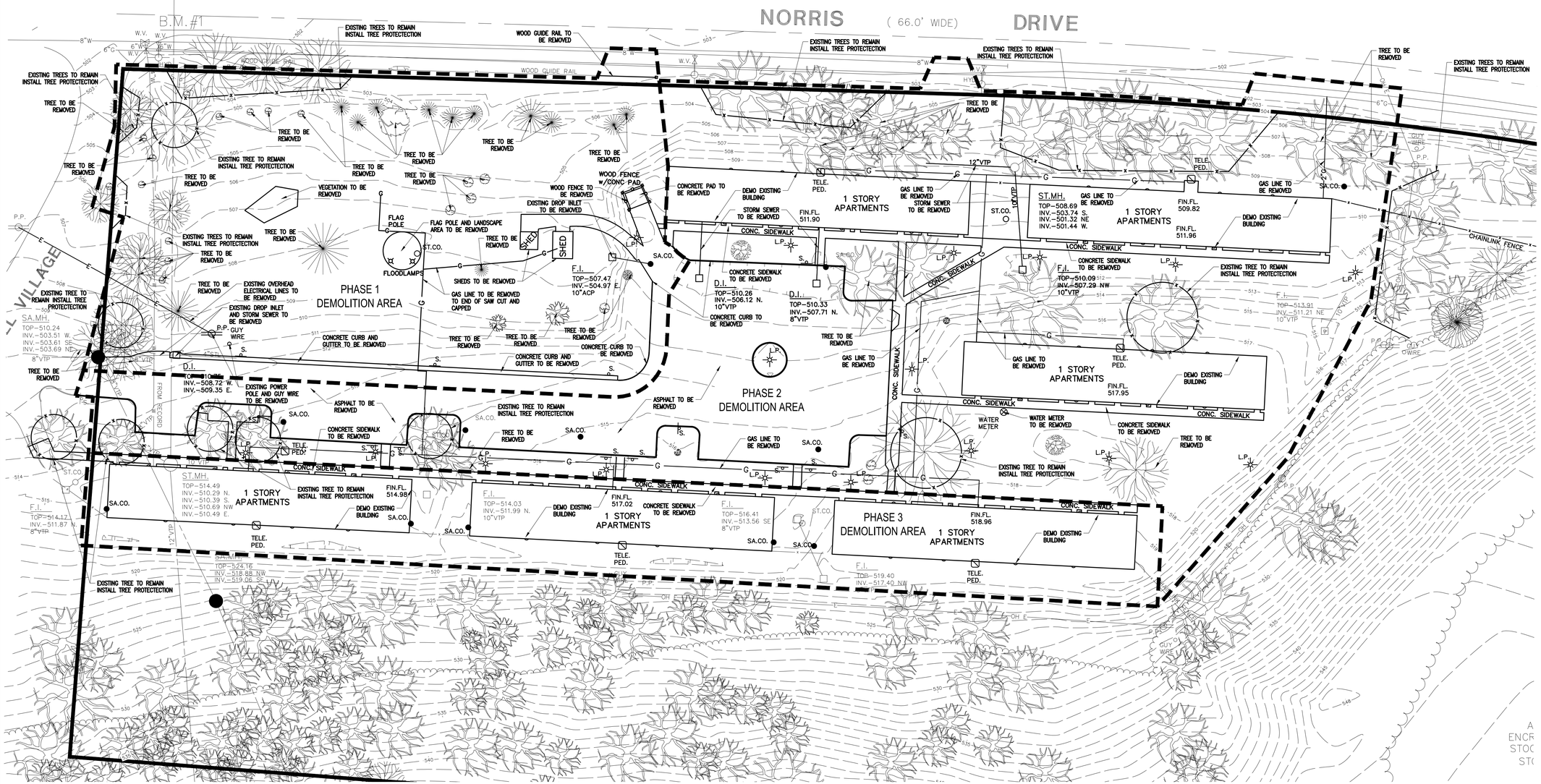
PARRONE engineering

Designed By:
Drawn By: J.R.
Checked By: D.S.

TOPOGRAPHIC SURVEY
FOR:
#645 NORRIS DRIVE
COBBS HILL VILLAGE
SITUATE IN:
CITY OF ROCHESTER MONROE COUNTY NEW YORK

DATE: OCT. 1, 2009
SCALE: 1" = 40'
JOB No.: 6711
EXISTING CONDITIONS

EX-1



DEMOLITION NOTES:

1. ALL REQUIRED DEMOLITION PERMITS MUST BE OBTAINED FROM ALL REQUIRED AGENCIES PRIOR TO COMMENCEMENT OF WORK.
2. ANY ASBESTOS REMOVAL MUST BE DONE BY A CERTIFIED ASBESTOS REMOVAL CONTRACTOR.
3. ALL UTILITY COMPANIES MUST BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF DEMOLITION.
4. PROPER FENCING OR PUBLIC PROTECTION DEVICES MUST BE CONSTRUCTED AND MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES DURING DEMOLITION PHASE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST, DIRT, AND DEBRIS DURING DEMOLITION AND CONSTRUCTION PHASES.
6. PIPES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH FLOWABLE FILL.
7. THE CONTRACTOR SHALL CALL THE UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UFPO) AT LEAST (3) FULL WORKING DAYS PRIOR TO THE START OF THE DEMOLITION PHASE (800) 962-7962. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ANY AND ALL UTILITY COMPANIES THAT ARE NOT A MEMBER OF THE "DIG SAFELY NEW YORK" PROGRAM. THE CONTRACTOR SHALL PAY FOR THE REPAIR OR REPLACEMENT IF ANY DAMAGED UTILITY LINES OR LOSS OF SERVICE. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UTILITIES AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.
9. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
10. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS, THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
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N

0 30 60 90 FT
1" = 30' SCALE BAR

SWBR ARCHITECTS
387 East Main Street
Rochester, NY 14604-2107
Voice: 585.232.8300
Fax: 585.232.9221
www.swbr.com

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ROCHESTER, NEW YORK

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architects // engineers // planners
28 East Main Street
200 First Federal Plaza
Rochester, New York 14614-1909
office: 585.232.5135
fax: 585.232.4652
www.bergmannpc.com

REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE

CLIENT:
ROCHESTER MGMT
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
OVERALL DEMOLITION PLAN

DRAWING NO.
C-080

drawn by	P. HILL
checked	A. HART
proj. mgr.	
proj. no.	15915.00

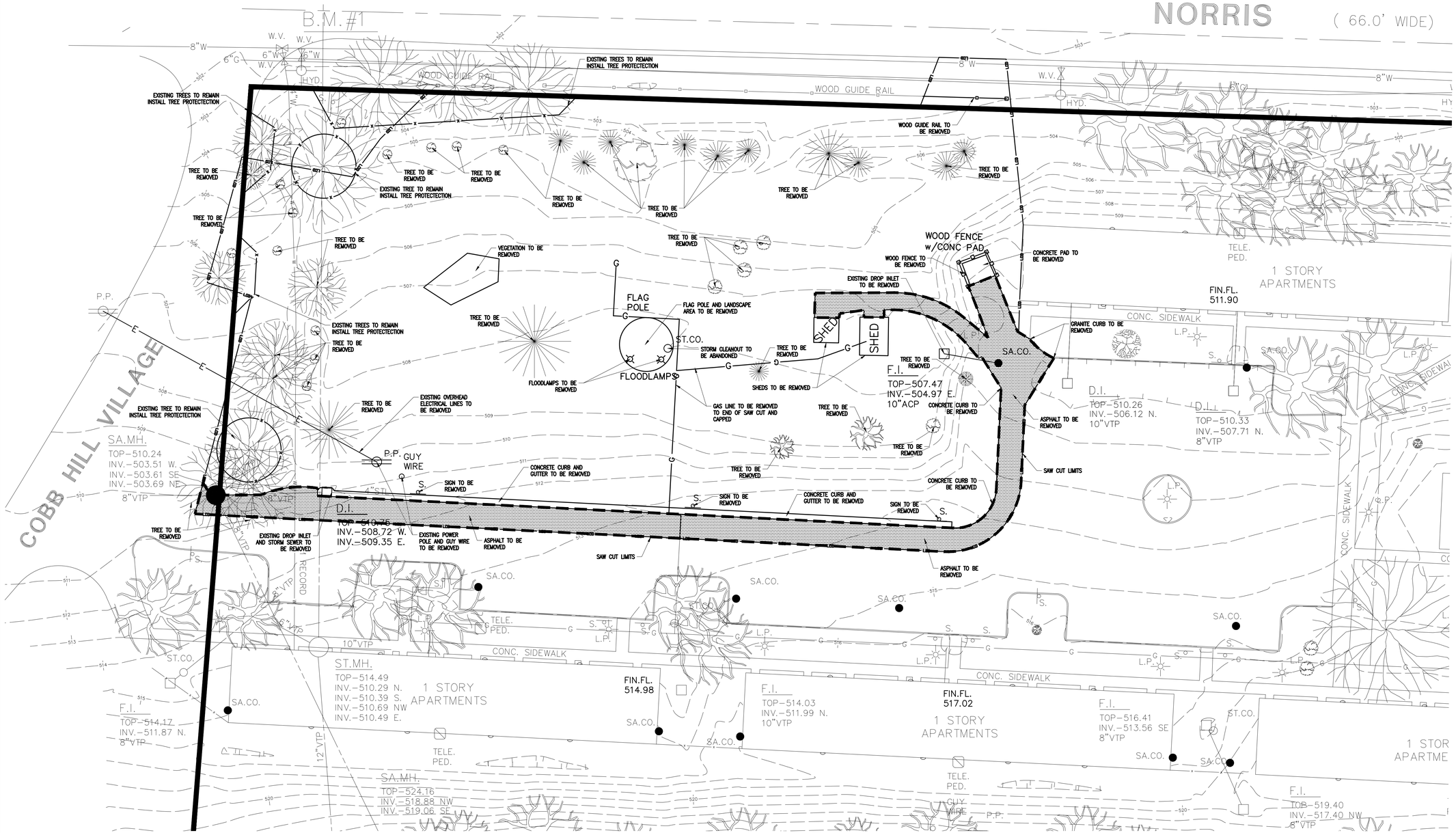
STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

3/3/2016 10:47:25 AM

FILE PATH: C:\1-Local Revit Models 2015\15915_Cobbs Hill Village_Central_jessicaw.rvt

3/3/2016 10:47:25 AM



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N

0 20 40 60 FT
1" = 20' SCALE BAR

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REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE

CLIENT:
ROCHESTER MGMT
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
PHASE I DEMOLITION PLAN

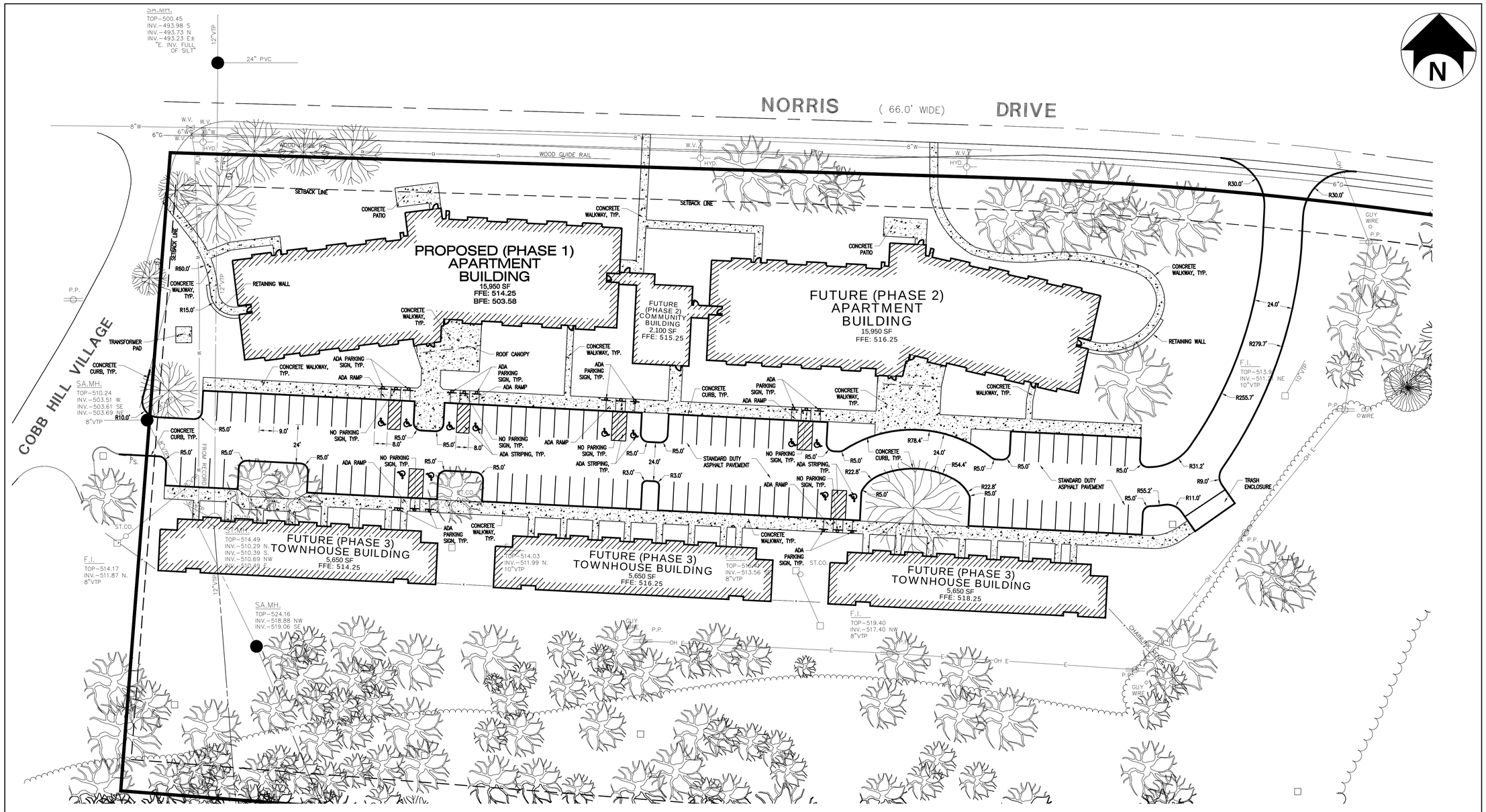
DRAWING NO.
C-081

drawn by	P. HILL
checked	A. HART
proj. mgr.	
proj. no.	15915.00

STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

FILE PATH: C:\1-Local Revit Models 2015\15915_Cobbs Hill Village_Central_jesscaw.rvt



0 30 60 90 FT

1" = 30' SCALE BAR

ZONING REQUIREMENTS:

EXISTING ZONING: R-3

PROPOSED ZONING: R-3
PROPOSED USE: RESIDENTIAL
TAX ACCOUNT NO.: 122.62-1-1

ZONING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA (1,000 SF/UNIT)	112,000 S.F.	415,962 ± S.F.
MIN. LOT WIDTH	N/A	1,001' ±
MAX. BLDG. HEIGHT (2X LOT FRONTAGE)	2,002'	30' 2.5"
MAX. BLDG. S.F.	N/A	48,850 S.F.
MAX. BLDG. COVERAGE	50%	12% ±
MAX. LOT COVERAGE	70%	27% ±
FRONT BLDG. SETBACK:	20'	28'
SIDE BUILDING SETBACK:	5' 5'	44' WEST 395' EAST
REAR BUILDING SETBACK:	20'	139'

PARKING RATIO		
	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED
EXISTING APARTMENTS	1 PER 1 BEDROOM/1.2 PER 2 BEDROOM = 60	53
PROPOSED DEVELOPMENT TOTAL	1 PER 1 BEDROOM/1.2 PER 2 BEDROOM = 103	98

LEGEND

CONCRETE

PROPERTY LINE

BUILDING MOUNTED LIGHT*

BUILDING MOUNTED STRIP LIGHT*

POLE MOUNTED AREA LIGHT*

* SEE LIGHTING PLAN FOR EXACT LOCATION AND TYPE

SITE PLAN NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2. CONTRACTOR SHALL MATCH PROPOSED CURB, CONCRETE, CONCRETE GUTTER, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
3. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF ROCHESTER.
4. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT, ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
6. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
7. ALL WORK AND MATERALS SHALL COMPLY WITH ALL CITY OF ROCHESTER, MONROE COUNTY, AND NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CODES AND O.S.H.A. STANDARDS.
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9. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3,000 psi, OR AS NOTED.
10. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE TOPSOIL TO A COMPACTED DEPTH OF 4 INCHES, SEED, MULCH AND WATER.
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13. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
15. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
16. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
17. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN A MINIMUM OF 1' OF COVER OVER ALL EXISTING AND NEW STORM AND SANITARY PIPES DURING ALL CONSTRUCTION OPERATIONS.
19. ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE. (NO SEPARATE PAYMENT).
20. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED MAY 1, 2008, AND ANY SUBSEQUENT APPENDICES.

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REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE

CLIENT:
ROCHESTER MGMT
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
OVERALL SITE PLAN

DRAWING NO.
C-100

drawn by	P. HILL
checked	A. HART
proj. mgr.	
proj. no.	15915.00

STATUS:
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ISSUE DATE:
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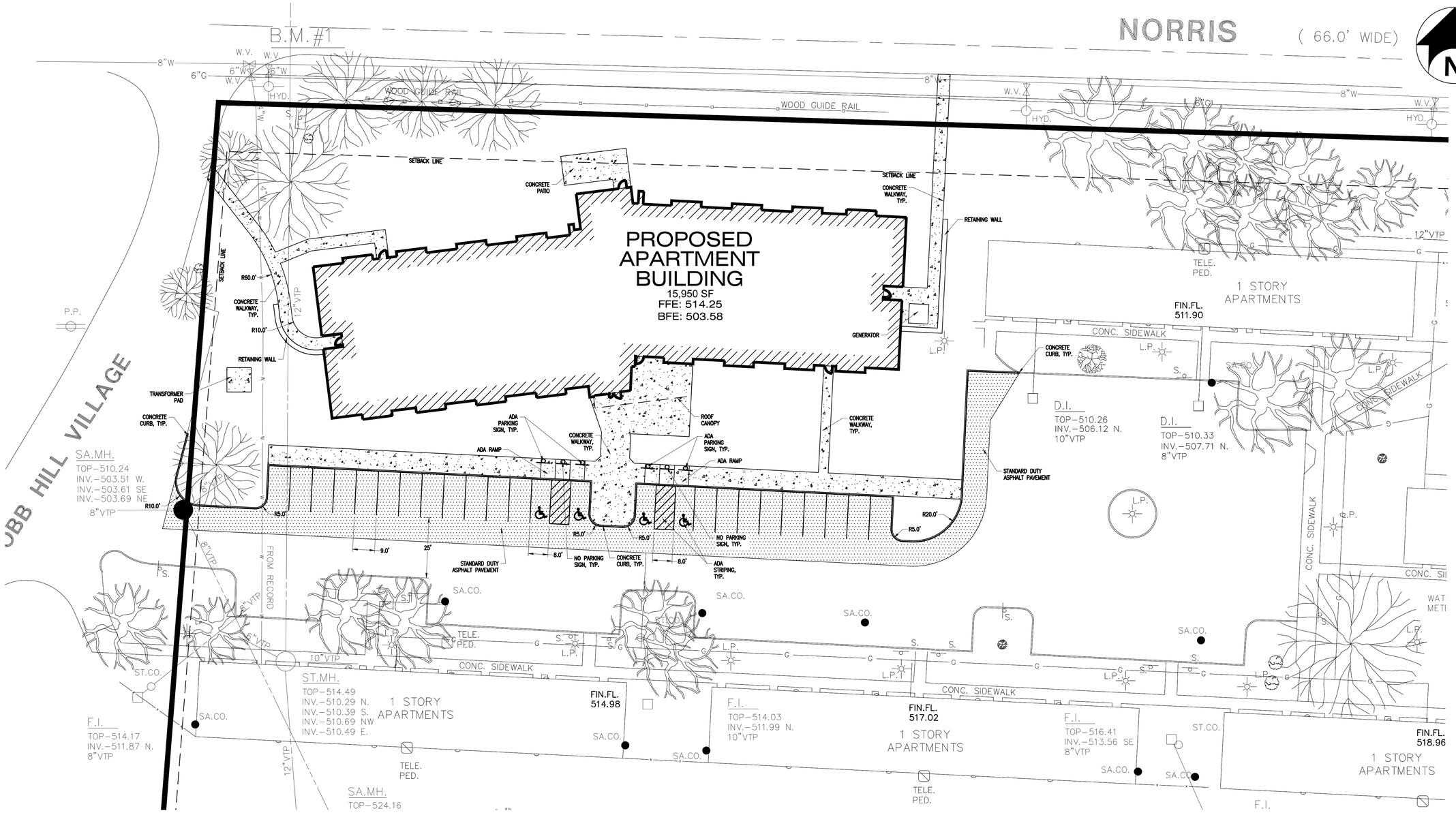

LEGEND

CONCRETE

ASPHALT PAVEMENT

PROPERTY LINE

BUILDING MOUNTED LIGHT*

BUILDING MOUNTED STRIP LIGHT*

POLE MOUNTED AREA LIGHT*

* SEE LIGHTING PLAN FOR EXACT LOCATION AND TYPE

ZONING REQUIREMENTS:

EXISTING ZONING: R-3

PROPOSED ZONING: R-3
PROPOSED USE: RESIDENTIAL
TAX ACCOUNT NO.: 122.62-1-1

ZONING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA (1,000 SF/UNIT)	112,000 S.F.	415,962 ± S.F.
MIN. LOT WIDTH	N/A	1,001' ±
MAX. BLDG. HEIGHT (2X LOT FRONTAGE)	2,002'	30' 2.5"
MAX. BLDG. S.F.	N/A	15,950 S.F.
MAX. BLDG. COVERAGE	50%	12% ±
MAX. LOT COVERAGE	70%	28% ±
FRONT BLDG. SETBACK:	20'	28'
SIDE BUILDING SETBACK:	5' 5'	39' WEST 719' EAST
REAR BUILDING SETBACK:	20'	274'

PARKING RATIO		
	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED
EXISTING APARTMENTS	1 PER 1 BEDROOM/1.2 PER 2 BEDROOM = 60	53
PROPOSED APARTMENT BUILDING	1 PER 1 BEDROOM/1.2 PER 2 BEDROOM = 38	25
PROPOSED PHASE 1 DEVELOPMENT TOTAL	1 PER 1 BEDROOM/1.2 PER 2 BEDROOM = 98	75

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ROCHESTER, NEW YORK

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architects // engineers // planners

28 East Main Street
200 First Federal Plaza
Rochester, New York 14614-1909

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REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE

CLIENT:
ROCHESTER MGMT
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
PHASE I SITE PLAN

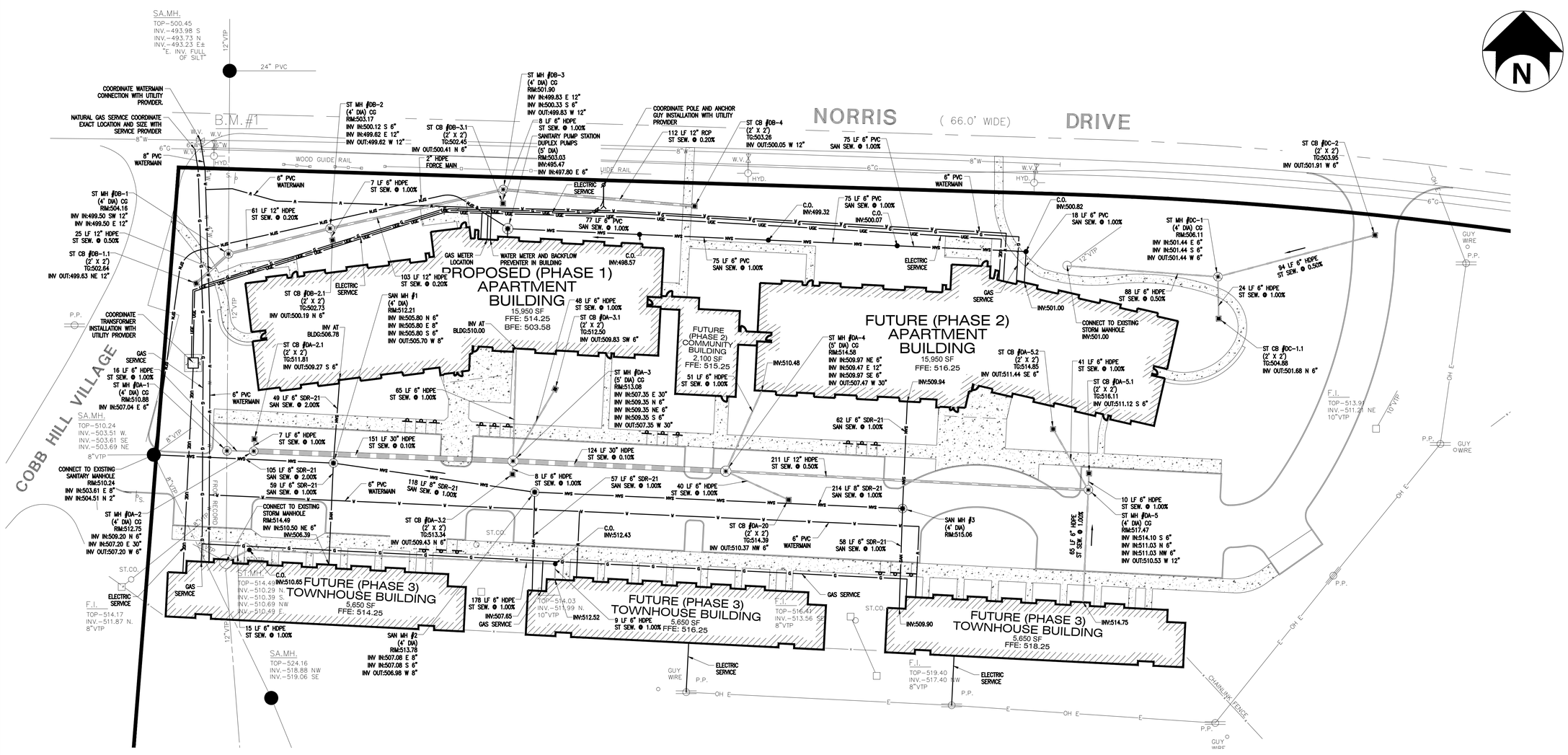
DRAWING NO. C-101

drawn by	P. HILL
checked	A. HART
proj. mgr.	
proj. no.	15915.00

STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

FILE PATH: C:\1-Local Revit Models 2015\15915_Cobbs Hill Village_Central_jessicaw.rvt



UTILITY PLAN NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
3. WHERE WATER CROSSES BELOW STORM OR SANITARY, EITHER;
   A. MAINTAIN MINIMUM 18" VERTICAL SEPARATION;
   B. CONSTRUCT SEWER USING WATER MAIN STANDARD PIPE AND TESTING SAID PIPE AT 150 PSI; OR
   C. ENCASE WATER OR SEWER FOR TWO FULL LENGTHS OF WATER PIPE.
4. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.)
5. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
6. TOPS OF EXISTING MANHOLES AND WATER VALVE BOXES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT ELEVATIONS.
7. ALL CONCRETE FOR ENCASEMENTS AND THRUST BLOCKS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I. UNLESS NOTED OTHERWISE.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE CONSTRUCTION REQUIREMENTS OF THE CITY OF ROCHESTER AND MONROE COUNTY PURE WATERS WITH REGARDS TO LATERALS AND INSTALLATION OF THE SEWER LINES.
9. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
10. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS AND NOTIFY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC, AND FIRE PROTECTION WATER SERVICE, ELECTRICAL,TELEPHONE, AND GAS SERVICES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH TOWN UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
12. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
13. REFER TO BUILDING ELECTRICAL PLANS FOR SITE LIGHTING ELECTRICAL CIRCUITRY DESIGN AND LAYOUT.
14. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER ON ALL WATER LINES IN GRASS AREAS, AND MIN. 6'-0" COVER PAVEMENT AREAS.
15. ALL ABANDONED WATER AND SEWER LINES TO BE ABANDONED PER THE CITY OF ROCHESTER AND MONROE COUNTY PURE WATERS SPECIFICATIONS.
16. BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY WORK WITHIN FIVE FEET OF BUILDING.
17. CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED & EXISTING PIPE INVERT ELEVATIONS BEFORE ORDERING MANHOLE AND CATCH BASIN STRUCTURES.
18. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
19. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
20. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS, THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUNDSTRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962 A MINIMUM OF 48 HOURS BEFORE COMMENCEMENT OF WORK TO HAVE ALL EXISTING UTILITIES FIELD STAKED OR MARKED WITHIN THE PROJECT AREA.
21. A LICENSED PLUMBER WILL BE RESPONSIBLE FOR PROVIDING ALL THE PREPARATION TO TAP THE 8" RWW MAIN. THE RWW WILL PERFORM THE WET TAP. THE TAPPING FEE WILL BE $500. A DEPOSIT OF $2,200 TO ABANDON BOTH EXISTING SERVICES WILL BE REQUIRED. IF THE PERMIT OFFICE ALLOWS, THE LICENSED PLUMBER HAS THE OPTION TO ABANDON THE EXISTING SERVICES AND THE RWW WILL REFUND THE DEPOSIT OTHERWISE, THE ROCHESTER WATER BUREAU WILL KEEP THE DEPOSIT AND PERFORM THE ABANDONMENTS. ALL FEES MENTIONED ABOVE WILL BE PAID AT THE PERMIT OFFICE, ALONG WITH THE METER FEES (BASED ON METER SIZES),ROAD CUT FEES AND ROWFEES (BASED ON SQUARE FOOTAGE).
22. AS DIRECTED BY MONROE COUNTY PURE WATERS REFER TO MCPW NOTE 7, CONTRACTOR TO DETERMINE IF THE EXISTING LATERAL CAN BE UTILIZIED FOR CONNECTION AND REPAIR IF NECESSARY.

MCPW - ROCHESTER PURE WATERS DISTRICT SEWER NOTES:

1. THIS PLAN REQUIRES APPROVAL AND ISSUANCE OF A PLUMBING PERMIT FROM THE CITY OF ROCHESTER PLUMBING DEPARTMENT.
2. PRIOR TO CONSTRUCTION, A SEWER CONNECTION PERMIT MUST BE OBTAINED FROM THE MONROE COUNTY PURE WATERS (MCPW) PERMIT OFFICE AT 444 EAST HENRIETTA ROAD, BUILDING 15, ROCHESTER. NEW YORK 14620-4643, PHONE #753-7600 (OPT. 5).
3. SEWER CONNECTION PERMIT(S) CAN ONLY BE ISSUED TO A PLUMBER LICENSED IN THE CITY OF ROCHESTER AND WHO IS FULLY INSURED AND BONDED IN THE ROCHESTER PURE WATERS DISTRICT (RPWD). PAYMENT (CHECK OR MONEY ORDER TO "RPWD") OF ALL APPLICABLE PERMIT FEES MUST BE PAID PRIOR TO PERMIT ISSUANCE.
4. THE RPWD SHALL BE NOTIFIED FORTY-EIGHT HOURS IN ADVANCE OF A CONNECTION OR TAP. [753-7600 (OPT. 5)]. THE RPWD SHALL MAKE ALL FOUR AND SIX INCH DIAMETER TAPS TO THE RPWD SEWERS.
5. SANITARY/STORM/COMBINATION SEWER LATERAL(S) AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE ROCHESTER PURE WATERS DISTRICT.
6. CLEANOUTS SHALL BE INSTALLED ON ALL 4" AND 6" DIAMETER SEWER LATERALS AT THE RIGHT-OF-WAY (ROW) LINE, OR THE SEWER EASEMENT LINE WHERE APPLICABLE. (THE SEWER EASEMENT, RIGHT-OF-WAY AND/OR PROPERTY LINE MUST BE STAKED OUT PRIOR TO INSTALLATION OF LOT LINE CLEANOUTS TO ENSURE PROPER LOCATION OF THE CLEANOUTS. [REFER TO CLEANOUT DETAIL FOR PROPER INSTALLATION]).
7. IF AN EXISTING LATERAL IS TO BE UTILIZED, THE PLUMBER/CONTRACTOR MUST ENSURE THAT THE LATERAL IS IN GOOD CONDITION AND IS FREE OF DEBRIS (DIRT, MUD, STONE, ROOTS, ETC.) VIA A VIDEO TAPED INSPECTION PERFORMED BY THE PLUMBER/CONTRACTOR OR HIS/HER/THEIR AGENT. PRIOR TO CONNECTION, THE VIDEO TAPED INSPECTION OF THE EXISTING LATERAL MUST BE PRESENTED TO THE DISTRICT FOR REVIEW AND APPROVAL TO UTILIZE AN EXISTING LATERAL. IT IS THE RESPONSIBILITY OF THE BUILDER OR THEIR AGENT TO CLEAN AND/OR REPLACE THE PIPE/LATERAL AS NEEDED.
8. ANY NEW PORTION OF A SEWER LATERAL INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY AND SEWER EASEMENT MUST BE SDR-21 PVC.
9. ANY EXISTING LATERALS NOT UTILIZED MUST BE ABANDONED TO MONROE COUNTY PURE WATERS (MCPW) STANDARDS AT THE PROPERTY LINE OR, WHERE APPLICABLE, THE SEWER EASEMENT LINE.
10. FLOOR DRAINS IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR MONROE COUNTY SEWER USE LAW.
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12. THE REQUIREMENTS OF THE HIGHWAY/PROPERTY OWNER SHALL BE ADHERED TO FOR ITEMS ABOVE THE PIPE BEDDING, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE AND PROTECTION OF TRAFFIC, BACKFILL MATERIAL AND SURFACE RESTORATION.
13. CONTRACTOR TO CONFIRM EXISTING INVERT BEFORE CONSTRUCTION OF PROPOSED STORM SEWER SYSTEM.

MONROE COUNTY HEALTH DEPARTMENT	ROCHESTER PURE WATERS DISTRICT	CITY OF ROCHESTER WATER BUREAU APPROVED BY: X _____ DATE: _____

LEGEND:

- PROPOSED UNDERGROUND ELECTRIC — UGE —
- PROPOSED WATER — W —
- PROPOSED SANITARY SEWER — SAN —
- PROPOSED STORM SEWER — ST —
- PROPOSED GAS — G —
- LIGHTPOLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- CLEAN-OUT — C.O.
- STORM CATCH BASIN
- STORM MANHOLE

0 30 60 90 FT
1" = 30' SCALE BAR

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DRAWING TITLE
OVERALL UTILITY PLAN

DRAWING NO.		
C-110	drawn by	P. HILL
	checked	A. HART
	proj. mgr.	
	proj. no.	15915.00

STATUS:
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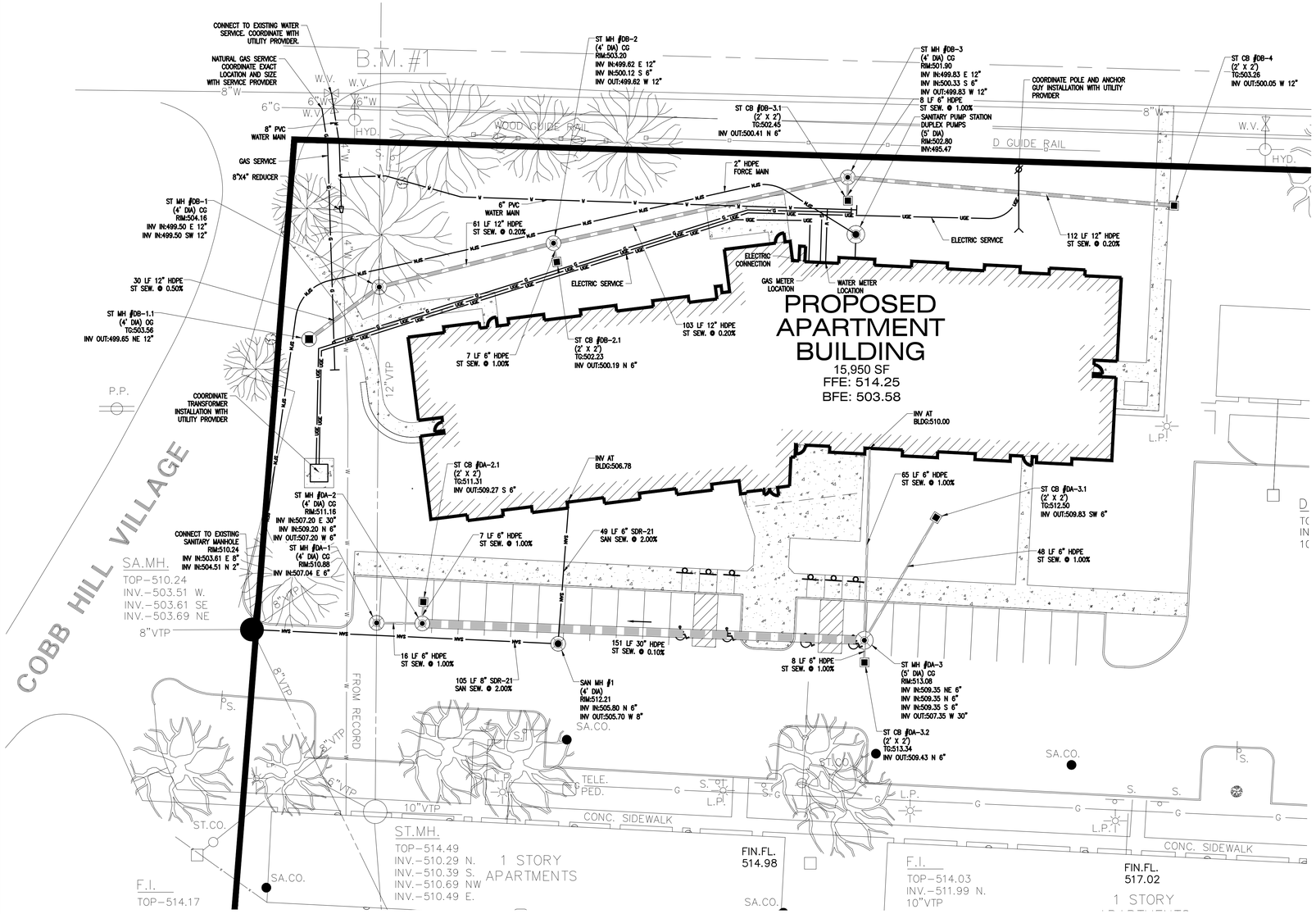

LEGEND:

PROPOSED UNDERGROUND ELECTRIC	UGE
PROPOSED WATER	W
PROPOSED SANITARY SEWER	SAN
PROPOSED STORM SEWER	ST
PROPOSED GAS	G
LIGHTPOLE	
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STORM CATCH BASIN	
STORM MANHOLE	

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MONROE COUNTY HEALTH DEPARTMENT	ROCHESTER PURE WATERS DISTRICT

CITY OF ROCHESTER WATER BUREAU

APPROVED BY:

X _____

DATE: _____

0 20 40 60 FT

1" = 20' SCALE BAR

SWBR ARCHITECTS

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Rochester, NY 14604-2107
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DRAWING TITLE
PHASE I UTILITY PLAN

DRAWING NO.
C-111

drawn by	P. HILL
checked	A. HART
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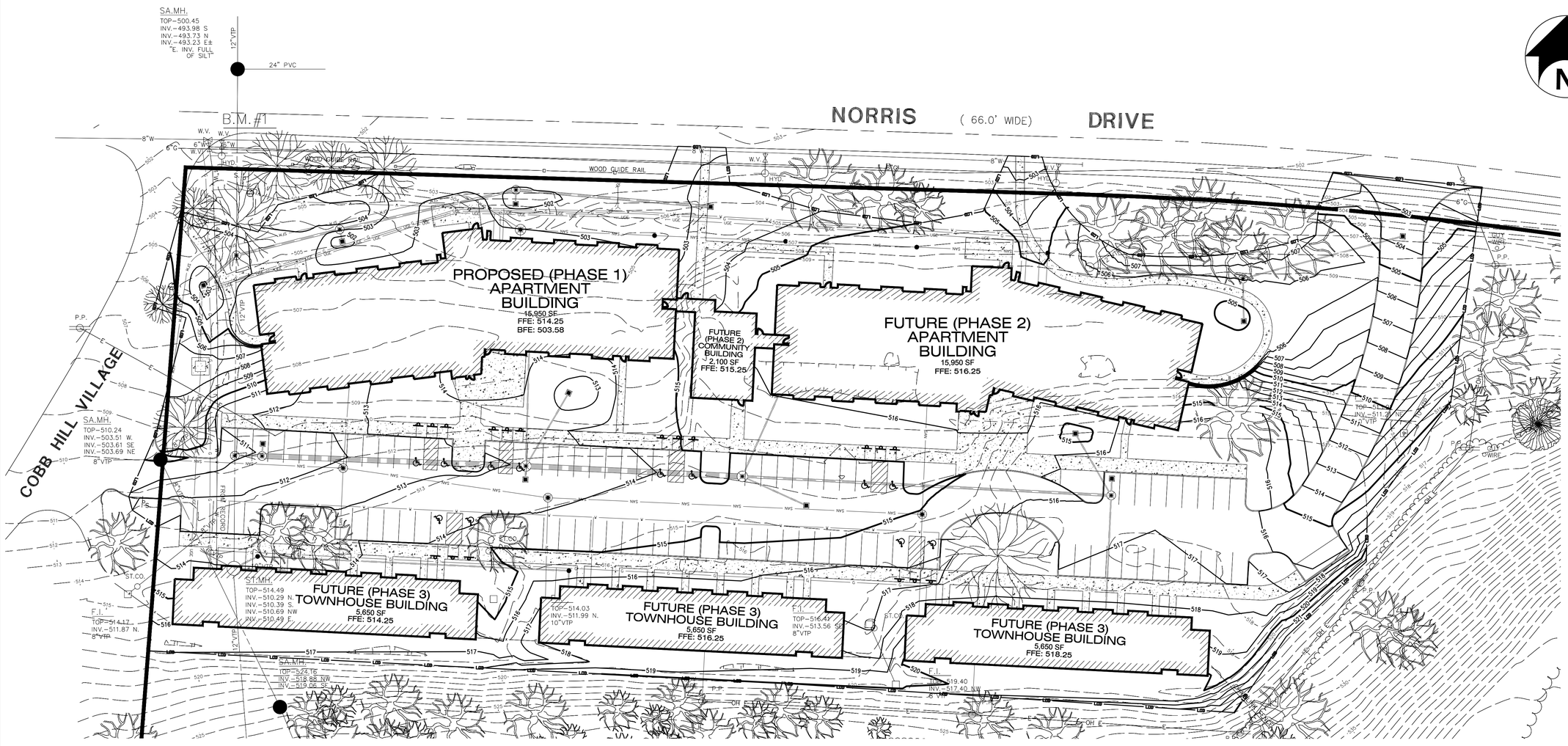

0 30 60 90 FT

1" = 30' SCALE BAR

LEGEND

→	DRAINAGE FLOW ARROW
———	PROPOSED CONTOUR
- - - - -	EXISTING CONTOUR
TC 847.60	TOP OF CURB ELEVATION
TP 847.10	TOP OF PAVEMENT ELEVATION
+ 847.10	SPOT ELEVATION
	INLET PROTECTION

GRADING NOTES:

1. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANANGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDED AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS, INCLUDING SILT SINK AND SILT FENCE. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE VEGETATION HAS OCCURRED COMPLETELY.
3. ALL EROSION CONTROL MEASURES TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
5. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NYSDEC, AND THE CITY OF ROCHESTER REQUIREMENTS.
6. ALL INLETS TO THE STORM SEWER SHALL HAVE STONE DROP PROTECTION TO CONTROL SILTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BALES UNTIL GROUND COVER IS ESTABLISHED.
7. SILT FENCE AND JUTE MESH WILL BE USED ON STEEP SLOPES AND WHEREVER NECESSARY TO CONTROL EROSION AND SILTATION OF EXISTING DRAINAGE SYSTEMS AS ORDERED BY THE ENGINEER.
8. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
9. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH OR TEMPORARY SEEDING.

WASTE/HAZARDOUS MATERIAL PRACTICES:

1. WHENEVER POSSIBLE COVERED TRASH CONTAINERS SHOULD BE USED.
2. DAILY SITE CLEANUP IS REQUIRED TO REDUCE DEBRIS AND POLLUTANTS IN THE ENVIRONMENT.
3. CONTRACTOR SHALL PROVIDE A SAFE STORAGE SPACE FOR ALL PAINTS, STAINS AND SOLVENTS INSIDE A COVERED STORAGE AREA.
4. CONTRACTOR SHALL PROVIDE A SAFE STORAGE AREA FOR PESTICIDES AND FERTILIZERS.
5. ALL FUELS, OILS AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.
6. THE CONTRACTOR SHALL REFER TO THE STORM WATER POLLUTION PREVENTION REPORT, SECTION VIII, TECHNICAL FIELD GUIDANCE SPILL REPORTING AND INITIAL NOTIFICATION REQUIREMENTS FOR ANY SPILLS OR LEAKS.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. INSTALL SILT FENCE, DIVERSION SWALES/BERMS, CHECK DAMS AND ALL OTHER EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL.
2. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDED AS DIRECTED BY THE CONSTRUCTION MANAGER TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
3. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATION HAS BEEN ACHIEVED.
5. INSTALL INLET PROTECTION, AND RIP RAP APRONS PROGRESSIVELY AS STORM SEWER, AND DISCHARGE POINTS ARE INSTALLED.
6. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
8. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
9. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.)MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
11. DUST SHALL BE CONTROLLED BY WATERING.
12. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
13. PERIMETER AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT MINIMUM AT THE END OF EACH WEEK WITH 100% PERENNIAL RYEGRASS MIX AT A RATE OF 2-4 LBS PER 1000 SF AND MULCH 90-100 lbs/1000 SF OF WEED FREE STRAW.

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REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE

CLIENT:
ROCHESTER MGMT
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
OVERALL GRADING AND EROSION CONTROL PLAN

DRAWING NO.
C-120

drawn by	P. HILL
checked	A. HART
proj. mgr.	
proj. no.	15915.00

STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
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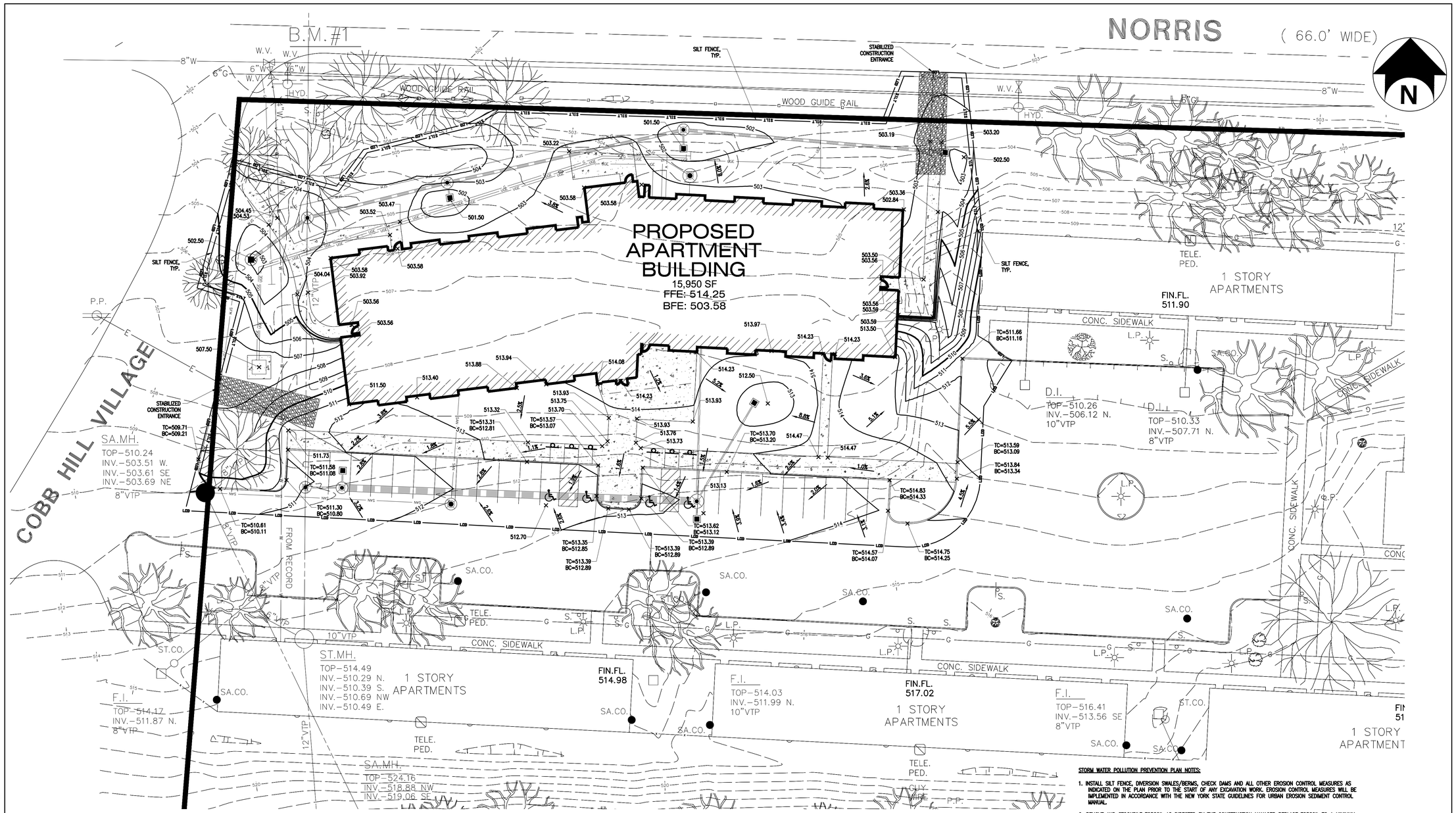

0 20 40 60 FT

1" = 20' SCALE BAR

LEGEND

- DRAINAGE FLOW ARROW
- PROPOSED CONTOUR
- EXISTING CONTOUR
- TC 847.60 — TOP OF CURB ELEVATION
- TP 847.10 — TOP OF PAVEMENT ELEVATION
- + 847.10 — SPOT ELEVATION
- INLET PROTECTION

GRADING NOTES:

1. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANANGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDED AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS, INCLUDING SILT SINK AND SILT FENCE. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE VEGETATION HAS OCCURRED COMPLETELY.
3. ALL EROSION CONTROL MEASURES TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
5. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NYSDEC, AND THE CITY OF ROCHESTER REQUIREMENTS.
6. ALL INLETS TO THE STORM SEWER SHALL HAVE STONE DROP PROTECTION TO CONTROL SILTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BALES UNTIL GROUND COVER IS ESTABLISHED.
7. SILT FENCE AND JUTE MESH WILL BE USED ON STEEP SLOPES AND WHEREVER NECESSARY TO CONTROL EROSION AND SILTATION OF EXISTING DRAINAGE SYSTEMS AS ORDERED BY THE ENGINEER.
8. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
9. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH OR TEMPORARY SEEDING.

WASTE/HAZARDOUS MATERIAL PRACTICES:

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5. ALL FUELS, OILS AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.
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STORM WATER POLLUTION PREVENTION PLAN NOTES:

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10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
11. DUST SHALL BE CONTROLLED BY WATERING.
12. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
13. PERIMETER AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PROGRESSIVELY A MINIMUMAT AT THE END OF EACH WEEK WITH 100% PERENNIAL RYEGRASS MIX AT A RATE OF 2-4 LBS PER 1000 SF AND MULCH 90-100 lbs/1000 SF OF WEED FREE STRAW.

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REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE

CLIENT:
ROCHESTER MGMT
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
PHASE I GRADING AND EROSION CONTROL PLAN

DRAWING NO.
C-121

drawn by	P. HILL
checked	A. HART
proj. mgr.	
proj. no.	15915.00

STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

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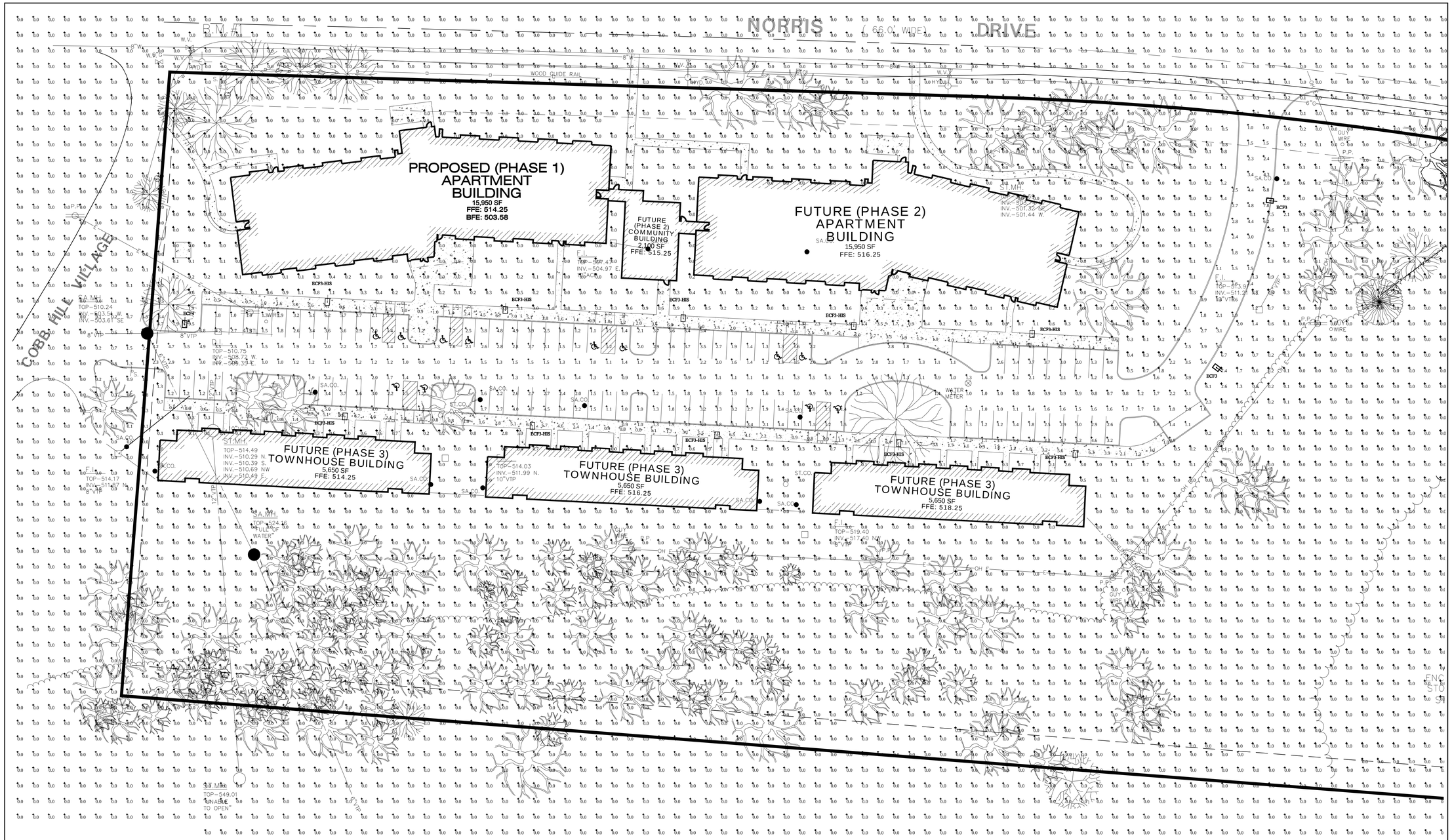

Luminaire Schedule									
Project: Cobb Hill Village - Rochester, NY									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts	BUG Rating
	2	ECF3	SINGLE	16352	0.850	ECF-S-48L-1A-NW-G2-3	155	310	B3-U0-G3
	1	ECF4	SINGLE	17107	0.850	ECF-S-48L-1A-NW-G2-4	155	155	B2-U0-G3
	10	ECF3-HIS	SINGLE	13026	0.850	ECF-S-48L-1A-NW-G2-3-HIS	161	1610	B1-U1-G3

ALL FIXTURES ARE SHOWN MOUNTED AT 16 FEET ABOVE FINISHED GRADE

Calculation Summary							
Project: Cobb Hill Village - Rochester, NY							
Label	Calc'Type	Units	Avg	Max	Min	Avg/Min	Max/Min
FC Beyond Prop Line at Grade	Illuminance	Fc	0.01	3.4	0.0	N.A.	N.A.
Grass Area FC at Grade	Illuminance	Fc	0.10	9.5	0.0	N.A.	N.A.
Paved Area FC at Grade	Illuminance	Fc	2.12	7.8	0.7	3.03	11.14
Sidewalk FC at Grade	Illuminance	Fc	2.85	7.1	0.3	9.50	23.67

ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT GRADE
FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 0.25MFC FOR REFERENCE USE ONLY
VALUES DO NOT INCLUDE CONTRIBUTION FROM ADJACENT STREET OR PROPERTY LIGHTING

N

0 20 40 60 FT
1" = 20' SCALE BAR

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REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE

CLIENT:
ROCHESTER MGMT
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
OVERALL PHOTOMETRIC PLAN

DRAWING NO.
C-130

drawn by	P. HILL
checked	A. HART
proj. mgr.	
proj. no.	15915.00

STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

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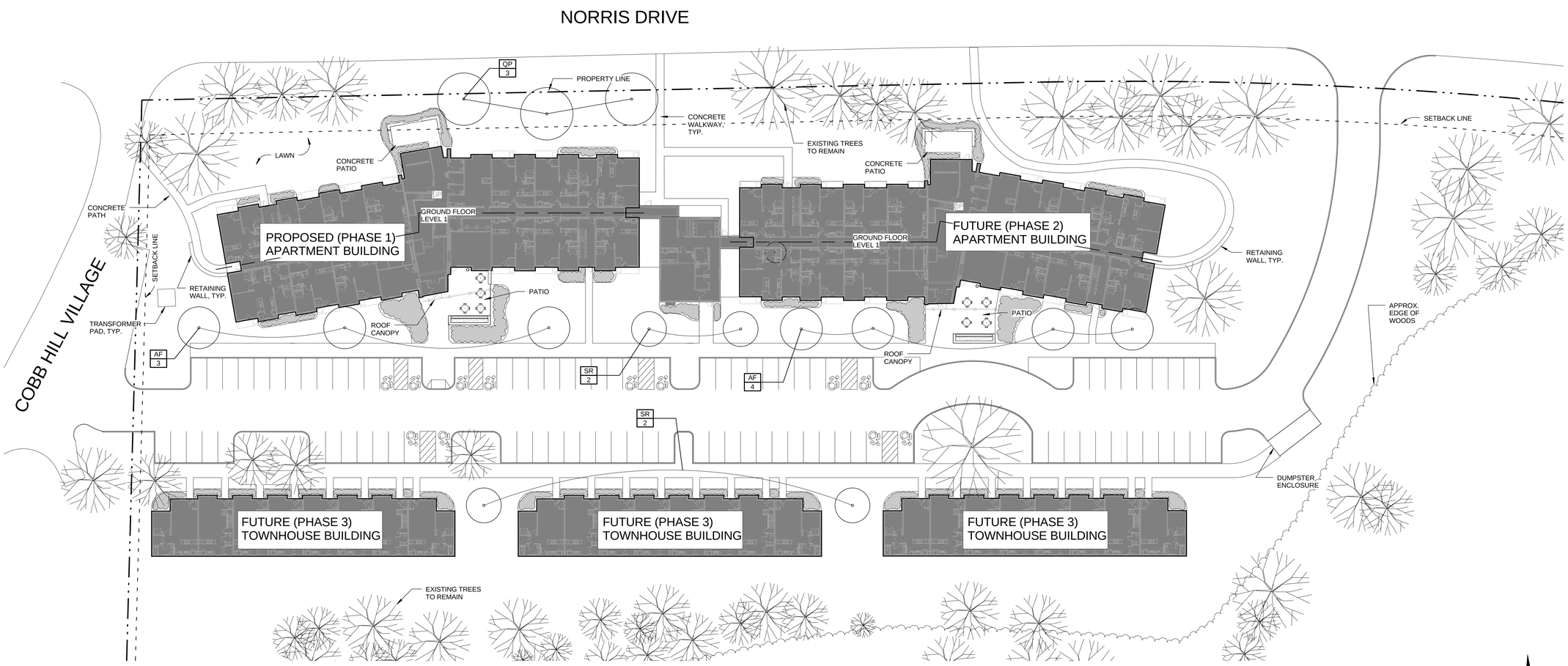
SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EDGE OF WOODS
- EXISTING TREE
- PROPOSED TREE
- PROPOSED PLANTED AREA
- AWB — ALIGN WITH BUILDING
- AWC — ALIGN WITH CURB

STONE SEAT WALL PLANTER:
STONE VENEER SEAT WALL TO MATCH BUILDING WITH RAISED PLANTER

DINETTE AND CHAIRS: **NIC**
DINETTE:
LANDSCAPE FORMS, CHIPMAN, 29" HEIGHT, NON-ANCHORED, COLOR BLACK
CHAIRS:
LANDSCAPE FORMS, CHIPMAN,WITH ARMS, NON-ANCHORED, COLOR BLACK

TRASH RECEPTACLE: **NIC**
VICTOR STANLEY S-42, COLOR BLACK, WITH HALF MOON LINERS AND DIVIDER LID CUSTOM WELDED DOME, SURFACE MOUNT



1 OVERALL LAYOUT PLAN
1" = 30'-0"

FILE PATH: C:\1-Local Revit Models 2016\15915_Cobbs Hill Village_Site_marleef.rvt

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ROCHESTER, NEW YORK

REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE
64 NORRIS DRIVE,
ROCHESTER NY

CLIENT:
ROCHESTER MNGT, INC.
249 NORTON VILLAGE
LANE ROCHESTER, NY
14609

DRAWING TITLE
OVERALL LAYOUT PLAN

DRAWING NO.
L-101

drawn by	MMF
checked	DPN
proj. mgr.	DG
proj. no.	15915

STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

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SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EDGE OF WOODS
- EXISTING TREE
- PROPOSED TREE
- PROPOSED PLANTED AREA
- AWB — ALIGN WITH BUILDING
- AWC — ALIGN WITH CURB

STONE SEAT WALL PLANTER:
STONE VENEER SEAT WALL TO MATCH BUILDING WITH RAISED PLANTER

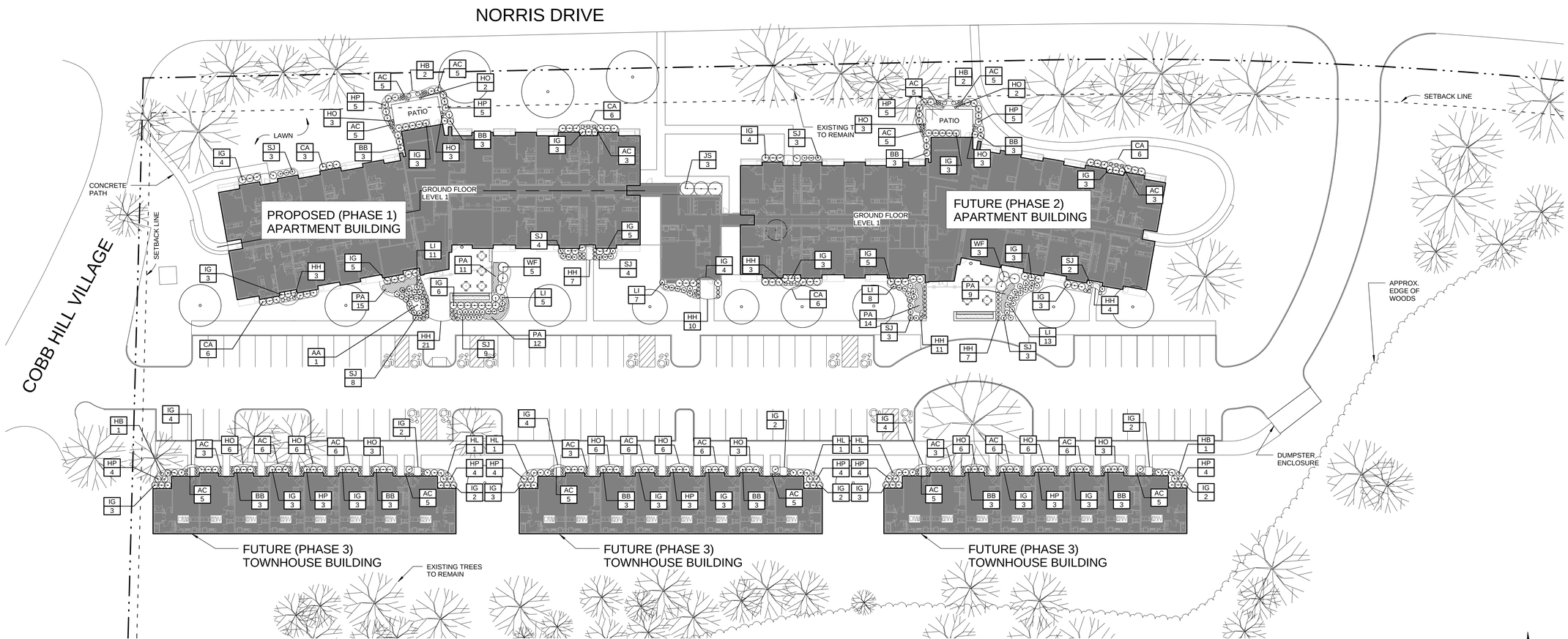
DINETTE AND CHAIRS: **NIC**
DINETTE:
LANDSCAPE FORMS, CHIPMAN, 29" HEIGHT, NON-ANCHORED, COLOR BLACK
CHAIRS:
LANDSCAPE FORMS, CHIPMAN,WITH ARMS, NON-ANCHORED, COLOR BLACK

TRASH RECEPTACLE: **NIC**
VICTOR STANLEY S-42, COLOR BLACK, WITH HALF MOON LINERS AND DIVIDER LID CUSTOM WELDED DOME, SURFACE MOUNT

PLANTING SCHEDULE

Key Abbreviation	No.	Scientic Name	Common Name	Root	Size	Notes
AA	1	Amelanchier arborea 'Autumn Brilliance'	Autumn Brilliance Downy Serviceberry	BB	2.5"	
AC	111	Astilbe chinensis 'Visions in Red'	Astilbe	CG	No. 1	
AF	7	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Red Maple	BB	2.5 - 3"	
BB	30	Daphne x burkwoodii 'Carole Mackie'	Carol Mackie Daphne	CG	No. 5	
CA	27	Clethra alnifolia 'Compacta'	Summersweet Clethra	CG	No. 3	
HB	10	Hosta 'Blue Mammoth'	Blue Mammoth Hosta	CG	No. 1	
HH	66	Hemerocallis 'Happy Returns'	Happy Returns Daylily	CG	No. 1	
HO	70	Hosta 'Patriot'	Plantain Lily	CG	No. 1	
HP	53	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	CG	No. 5	
IG	117	Ilex glabra 'Shamrock'	Inkberry	CG	No. 5	
JS	3	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	CG	5 - 6'	
LI	45	Lavandula x intermedia 'Phenomenal'	Phenomenal Lavender	CG	No. 5	
PA	61	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	CG	No. 1	
QP	3	Quercus palustris	Pin Oak	BB	2.5 - 3"	
SJ	39	Spiraea japonica 'Little Princess'	Japanese Spirea	CG	No. 3	
SR	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	BB	2.5 - 3"	
WF	6	Weigela florida 'BOKrasopin'	Sonic Bloom Weigela	CG	No. 5	

NOTES:
1. ALL NEW LAWN AREAS SHALL RECEIVE 3" OF APPROVED TOPSOIL AND SHALL BE SEEDED WITH TRIO SUPREME BY PREFERRED SEED AT THE MANUFACTURER'S RECOMMENDED RATE.



1 OVERALL LANDSCAPE PLAN
1" = 30'-0"

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ROCHESTER, NEW YORK

REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE
64 NORRIS DRIVE,
ROCHESTER NY

CLIENT:
ROCHESTER MNGT, INC.
249 NORTON VILLAGE
LANE ROCHESTER, NY
14609

DRAWING TITLE
OVERALL PLANTING PLAN

DRAWING NO.
L-102

drawn by	MMF
checked	DPN
proj. mgr.	DG
proj. no.	15915

STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

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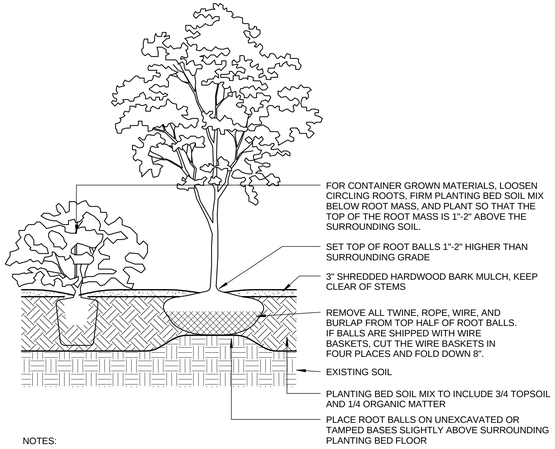


NOTES:

1. DO NOT HEAVILY PRUNE TREES AND SHRUBS AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

2. BALLED AND BURLAPPED MATERIAL MUST BE PLANTED SUCH THAT THE STEM FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. WHERE STEM FLARES ARE NOT VISIBLE, THE PLANT MATERIAL SHALL BE REJECTED.

3. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

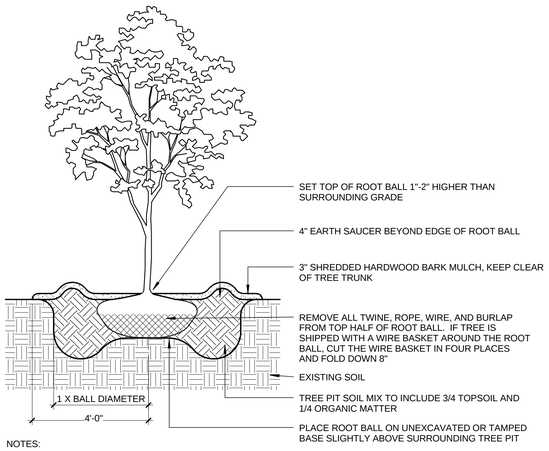
5. MARK THE NORTH SIDE OF TREES AT THE NURSERY, AND ROTATE TREES TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

6. TAMP SOIL AROUND ROOT BALLS FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALLS DO NOT SHIFT. THIS DETAIL IS BASED ON A STANDARD DETAIL AND RECOMMENDATIONS PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

7. THIS DETAIL IS BASED ON A STANDARD DETAIL, AND RECOMMENDATIONS PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE

2 PLANTING BED SECTION

1" = 1'-0"



NOTES:

1. DO NOT HEAVILY PRUNE TREES AND SHRUBS AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

2. TREES MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.

3. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

5. MARK THE NORTH SIDE OF TREES AT THE NURSERY, AND ROTATE TREES TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

6. TAMP SOIL AROUND ROOT BALLS FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALLS DO NOT SHIFT. THIS DETAIL IS BASED ON A STANDARD DETAIL AND RECOMMENDATIONS PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

7. THIS DETAIL IS BASED ON A STANDARD DETAIL, AND RECOMMENDATIONS PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE

1 TREE PIT SECTION

1" = 1'-0"

SWBR ARCHITECTS

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ROCHESTER, NEW YORK

REVISIONS

no.	date	by	description

PROJECT:

COBBS HILL VILLAGE
64 NORRIS DRIVE,
ROCHESTER NY

CLIENT:

ROCHESTER MNGT, INC.
249 NORTON VILLAGE
LANE ROCHESTER, NY
14609

DRAWING TITLE

DETAILS

DRAWING NO.

L-103

drawn by	MMF
checked	DPN
proj. mgr.	DG
proj. no.	15915

STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

4/20/2017 2:07:35 PM

FILE PATH: C:\1-Local Revit Models 2016\15915_Cobbs Hill Village_Site_marleef.rvt

4/21/2017 9:01:39 AM

COBBS HILL VILLAGE

645 NORRIS DRIVE
ROCHESTER, NY

CLIENT: ROCHESTER MANAGEMENT, INC.

SWBR PROJECT #: 15915.00

SITE PLAN APPLICATION

OWNER:

ROCHESTER MANAGMENT, INC
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609
PHONE:(585) 467-2442
FAX: (585) 544-0243

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ENGINEERING & LANDSCAPE
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FAX: (585) 334-4925

ENERGY CONSULTANT:

SUSTAINABLE COMFORT
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WORCESTER, MA 01604
PHONE: (413) 262-7390

CIVIL ENGINEER:

BERGMANN ASSOCIATES
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200 FIRST FEDERAL PLAZA
ROCHESTER, NY 14614
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FAX: (585) 325-8307

MEP ENGINEER:

M/E ENGINEERING, P.C.
150 NORTH CHESTNUT STREET
ROCHESTER, NY 14604
PHONE: (585) 288-5590
FAX 288-0233

DRAWING INDEX

GENERAL
G-000 TITLE SHEET/PROJECT DATA

CIVIL
EX-1 EXISTING CONDITIONS
C-080 OVERALL DEMOLITION PLAN
C-081 PHASE 1 DEMOLITION PLAN
C-100 OVERALL SITE PLAN
C-101 PHASE 1 SITE PLAN
C-110 OVERALL UTILITY PLAN
C-111 PHASE 1 UTILITY PLAN
C-120 OVERALL GRADING AND EROSION CONTROL PLAN
C-121 PHASE 1 GRADING AND EROSION CONTROL PLAN
C-130 OVERALL PHOTOMETRIC PLAN

LANDSCAPE
L-101 OVERALL LAYOUT PLAN
L-102 OVERALL PLANTING PLAN
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ARCHITECTURAL
AA-100 BUILDING A- GROUND FLOOR PLAN
AA-101 BUILDING A- FIRST FLOOR PLAN
AA-102 BUILDING A- SECOND FLOOR PLAN
AA-103 BUILDING A- ROOF PLAN
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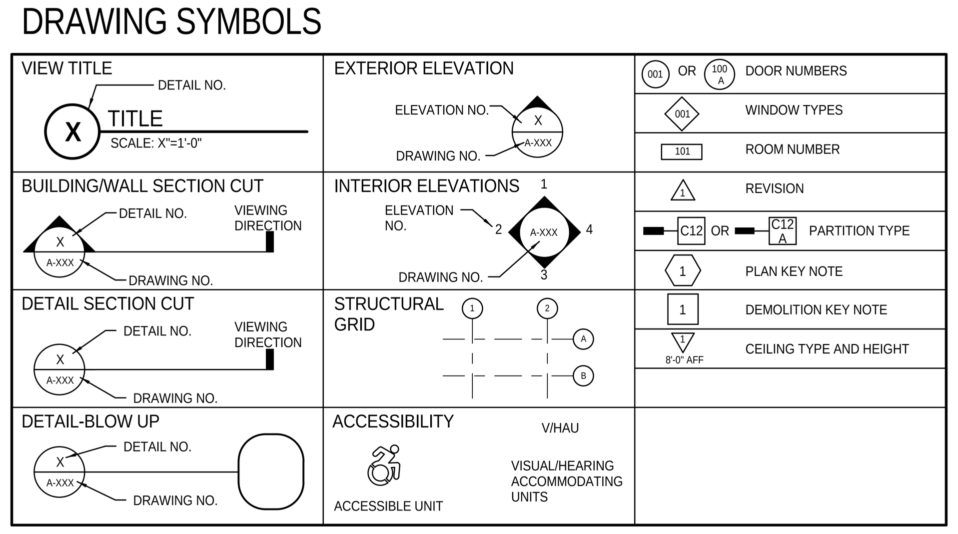
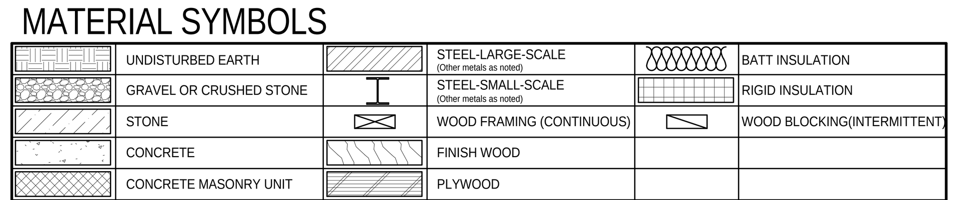
AB-201 BUILDING B- EXTERIOR ELEVATIONS

AC-101 BUILDING C- FIRST FLOOR PLAN
AC-102 BUILDING C- SECOND FLOOR PLAN
AC-103 BUILDING C- ROOF PLAN
AC-201 BUILDING C- EXTERIOR ELEVATIONS

DRAWING SYMBOLS



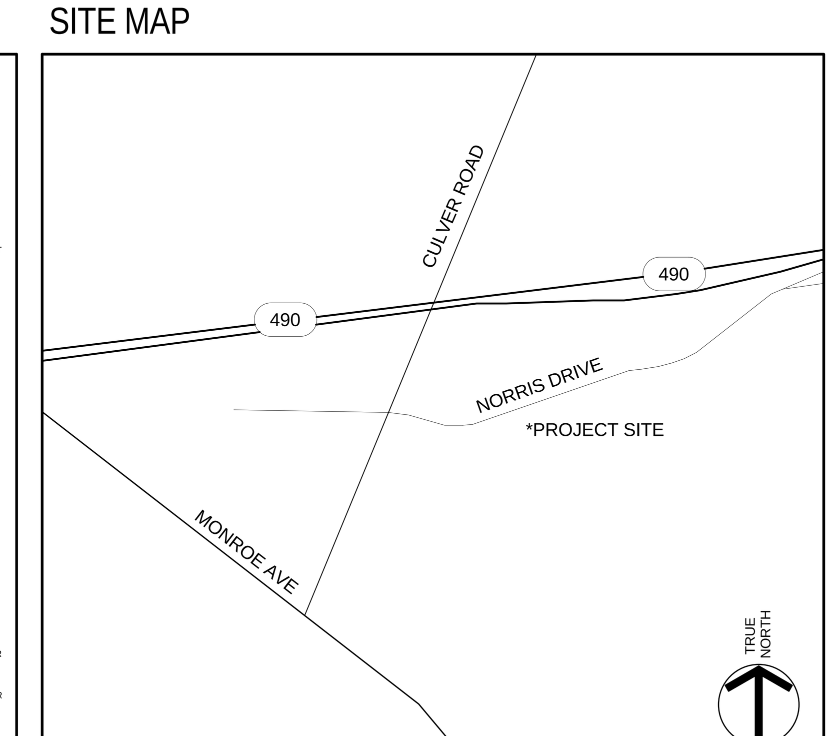
MATERIAL SYMBOLS



LIST OF ARCHITECTURAL/STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT
A/C	AIR CONDITION(ING) (ED)
ACC	ACCESSIBLE
ACCU	AIR COOLED CONDENSING UNIT
ACI	AMERICAN CONCRETE INSTITUTE
ACT	ACOUSTICAL CEILING TILE
ACM	ASBESTOS CONTAINING MATERIAL
ACOUS PNL	ACOUSTICAL PANEL
ACS PNL	ACCESS PANEL
ADDL	ADDITIONAL
ADJ	ADJUSTABLE, ADJACENT
ADH	ADHESIVE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ARD	AUXILLARY ROOF DRAIN
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWP	ACOUSTICAL WALL PANEL
AWS	AMERICAN WELDING SOCIETY
BAT	BATTEN
B/B	BACK TO BACK
B BD	BASE BOARD
BCNYS	BUILDING CODE OF NEW YORK STATE
BITUM	BITUMINOUS
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM, BENCHMARK
BOT	BOTTOM
BR	BEDROOM
BRG	BEARING
BRZ	BRONZE
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOFING
BW	BOTH WAYS
CCTV	CLOSED CIRCUIT TELEVISION
CAB	CABINET
CB	CATCH BASIN, CORNER BEAD
CH BD	CHALKBOARD
CEM	CEMENT
CF	CONTRACTOR FURNISHED
CFMF	COLD-FORMED METAL FRAMING
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED/ OWNER INSTALLED
CG	CORNER GUARD
CH	COAT HOOK
CI	CAST IRON
CIP	CAST IN PLACE, CAST IRON PIPE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR, COLOR
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT, CASED OPENING, COMPANY
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT(ION)
CONSTR	CONSTRUCTION
CONT	CONTINUE(OUS)
CONTR	CONTRACT(OR)
COORD	COORDINATE
CPT	CARPET
CSJ	CONSTRUCTION JOINT
CSK	COUNTER SUNK
CT	CERAMIC TILE, COUNT, CURRENT TRANSFORMER
CTR	CENTER
CW	COLD WATER PIPING, CASEMENT WINDOW
CU	CUBIC
CUH	CABINET UNIT HEATER
CU YD	CUBIC YARD
D	DEEP, DEPTH
D	PENNY (NAIL)
db	BAR DIAMETER
DBL	DOUBLE
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA OR ø	DIAMETER
DIAG	DIAGONAL, DIAGRAM
DIM	DIMENSION
DIFF	DIFFUSER
DIR	DIRECTION
DISP	DISPENSER
DIV	DIVISION
DMPF	DAMP PROOFING
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DR	DOOR, DRIVE
DS	DOWNSPOUT
DW	DISHWASHER
DWV	DRAINAGE WASTE & VENT
DWG	DRAWING
DWL	DOWEL
E	EAST
EA	EACH
EBCNYS	EXISTING BUILDING CODE OF NEW YORK STATE
EC	ELECTRICAL CONTRACTOR
EF	EACH FACE
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
ELAS	ELASTOMERIC
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EM	ENTRY MAT, EXPANDED METAL
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EOS	EDGE OF SLAB
EP	ELECTRIC PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EMERGENCY SHOWER
ETC	ET CETERA
ETR	EXISTING TO REMAIN
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXC	EXCAVATION, EXCAVATE
EXP	EXPAND, EXPANSION
EXT	EXTERIOR, EXTERNAL, EXTINGUISHER
F/F	FACE TO FACE
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIXT	FIXTURE
FLASH	FLASHING
FLEX	FLEXIBLE
FLOUR	FLUORESCENT
FLG	FLOORING, FLANGE
FO	FINISHED OPENING
FP	FIRE PROTECTION, FIREPROOF
FRTW	FIRE RETARDANT TREATED WOOD
FT	FOOT, FEET
FTG	FOOTING
FTR	FINNED TUBE RADIATION
FURN	FURNACE, FURNITURE, FURNISH
FUT	FUTURE
FWC	FABRIC WALL COVERING
GA	GAGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS, GROUND LEVEL
GL BLK	GLASS BLOCK
GLU LAM	GLUED LAMINATED BEAM
GR	GRADE, GROSS
GWT	GLAZED WALL TILE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
HB	HOSE BIBB
HC	HOLLOW CORE, HOSE CABINET
HCP	HANDICAPPED
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HP	HIGH POINT, HORSEPOWER
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HW	HOT WATER
HYD	HYDRANT
ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDED
INCAND	INCANDESCENT
INFO	INFORMATION
INSUL	INSULATION
INTERM	INTERMEDIATE
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KIP	1000 POUNDS
KIT	KITCHEN
KO	KNOCKOUT
KPL	KICK PLATE
L	LITER, ANGLE
LAM	LAMINATE(D)
LAU	LAUNDRY
LAV	LAVATORY
LB	POUND
LBL	LABEL
LD	LOAD
LF	LINEAR FEET (FOOT)
LH	LEFT HAND, LATENT HEAT
LIN	LINEAR
LKR	LOCKER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LRFD	LOAD & RESISTANCE FACTOR DESIGN
LT	LIGHT
LTG	LIGHTING
LWC	LIGHT-WEIGHT CONCRETE
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MCB	METAL CORNER BEAD
MDO	MEDIUM DENSITY OVERLAY
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MM	MILLIMETER
MIFRC	MASTIC/INTUMESCENT FIRE-RESISTIVE COATING
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MO	MASONRY OPENING
MRK BD	MARKER BOARD
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N	NORTH
NAT	NATURAL
NCOMBL	NONCOMBUSTIBLE
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NORM	NORMAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
O/O	OUT TO OUT
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED, CONTACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OH	OPPOSITE HAND
OH DR	OVERHEAD (COILING) DOOR
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL, OPTIMUM
OZ	OUNCE
PA	PUBLIC ADDRESS
PBD	PARTICLEBOARD
PC	PLUMBING CONTRACTOR, PORTLAND CEMENT
PCC	PRECAST CONCRETE
PCT	PORCELAIN CERAMIC TILE
PED	PEDESTAL
PEND	PENDANT
PER	PERIOD
PERF	PERFORATED
PGBD	PEG BOARD
PL	PLATE, PROPERTY LINE
PLF	PONDS PER LINEAR FOOT
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PORC	PORCELAIN
POS	POSITIVE, POSITION
PPT	PRESSURE-PRESERVATIVE TREATED
PR	PAIR
PREFAB	PREFABRICATE
PREFIN	PREFINISH
PREP	PREPARATION
PROJ	PROJECT
PROJ SCRN	PROJECTION SCREEN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT, POST TENSION
PTN	PARTITION
PVC	POLYVINYL CHLORIDE (PLASTIC)
PVG	PAVING
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
R	RISER, RADIUS, THERMAL RESISTANCE
RB	RUBBER BASE, RESILIENT BASE
RCP	REINFORCED CONCRETE PIPE, REFLECTED CEILING PLAN
RD	ROOF DRAIN, ROAD
REC	RECESSED
REF	REFRIGERATOR
REFL	REFLECT
REG	REGISTER, REGULATION
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RF	RESILIENT FLOORING
RFG	ROOFING
RH	RIGHT HAND, ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RTU	ROOF TOP UNIT
RV	ROOF VENT
RWB	RUBBER WALL BASE
S	SOUTH
SAB	SOUND ATTENUATION BATTS
SAN	SANITARY
SC	SOLID CORE, SHADING COEFFICIENT
SCHED	SCHEDULE
SEAL	SEALER ON FLOOR (FINISH)
SECT	SECTION
SF	SQUARE FOOT, SAFETY FACTOR
SFRM	SPRAYED FIRE-RESISTIVE MATERIAL
SGT	STRUCTURAL GLAZED TILE
SHT	SHEET
SHR	SHOWER
SIM	SIMILAR
SOG	SLAB ON GRADE
SP	STANDPIPE, SUMP PIT
SPA	SPACES
SPKR	SPEAKER
SPEC	SPECIFICATION
SQ	SQUARE
SRD	SECONDARY ROOF DRAIN
SS	SERVICE SINK
SSM	SOLID SURFACE MATERIAL
SSP	STAINLESS STEEL PIPE
SST	STAINLESS STEEL
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STOR	STORAGE
STR	STRAIGHT, STRINGERS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SY	SQUARE YARD
T	TREAD
T/	TOP OF
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
THRES	THRESHOLD
TEMP	TEMPORARY
TER	TERRAZZO
THK	THICK(NESS)
TK BD	TACK BOARD
TMPD	TEMPERED
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOPO	TOPOGRAPHY, TOPOGRAPHIC
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TSTAT	THERMOSTAT
TV	TELEVISION
TYP	TYPICAL
U	HEAT TRANSFER COEFFICIENT
UC	UNDERCUT
UCL	UNDER CABINET LIGHTING
UGND	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORIES
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
UV	UNIT VENTILATOR
VARN	VARNISH(ED)
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
VOL	VOLUME
VR	VAPOR RETARDER
VT	VINYL TILE
V SHT	VINYL SHEET
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
WC	WATER CLOSET, WALL COVERING
W/O	WITHOUT
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WD GD	WOOD GUARD
WH	WATER HEATER
WI	WROUGHT IRON
WM	WIRE MESH
WP	WATERPROOFING, WORKING POINT
WR	WATER REPELLENT, WEATHER RESISTANT
W RECPT	WASTE RECEPTACLE
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT, WATER TABLE
WWF	WELDED WIRE FABRIC
X	BY
YD	YARD

SITE MAP



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REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE
645 NORRIS DRIVE
ROCHESTER,NY 14610

CLIENT:
ROCHESTER MGMT, INC.
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
TITLE SHEET/ PROJECT DATA

DRAWING NO.
G-000

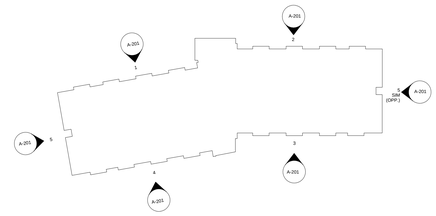
drawn by	EPS
checked	DG
proj. mgr.	EJG
proj. no.	15915.00

STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

5/4/2017 5:02:57 PM

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	VINYL SIDING, 5" EXPOSURE
2	FIBER CEMENT PANEL SIDING
3	MANUFACTURED STONE VENEER
4	VINYL SINGLE HUNG WINDOW; COLOR: CLASSIC WHITE
5	VINYL FIXED WINDOW; COLOR: CLASSIC WHITE
6	PREFINISHED THERMALLY BROKEN STOREFRONT; COLOR:
7	METAL WRAPPED FASCIA; COLOR:
8	ASPHALT SHINGLES
9	SHINGLE OVER TYPE RIDGE VENT (TYPICAL)
10	CONDENSING UNIT, SEE MEP DWGS
11	GUARDRAIL @ DECKS
12	PHENOLIC PANEL SOFFIT



ELEVATION KEY PLAN

5 WEST ELEVATION
1/8" = 1'-0"

4 SOUTH ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"

2 NORTH ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

City of Rochester Zoning Code 120-160B.2 Requires a mininum transparency of 25% for facades facing a street.

North Facade (Norris Drive)
TOTAL WALL AREA= 7,526 SF
TOTAL OPENING AREA= 2,003 SF

26.6% Total Transparency

SWBR ARCHITECTS
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ROCHESTER, NEW YORK

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PROJECT:
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645 NORRIS DRIVE
ROCHESTER,NY 14610

CLIENT:
ROCHESTER MGMT, INC.
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
BUILDING A- EXTERIOR ELEVATIONS

DRAWING NO.
AA-201

drawn by	EPS
checked	DG
proj. mgr.	EJG
proj. no.	15915.00

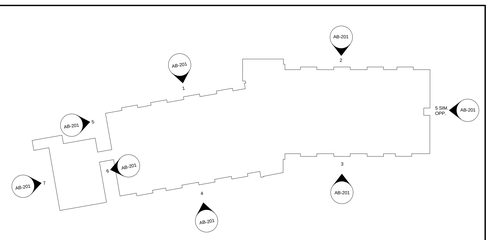
STATUS:
SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

FILE PATH: C:\1-Local Revit Models 2016\15915_Cobbs Hill Village_Central_Multi Unit_erics.rvt

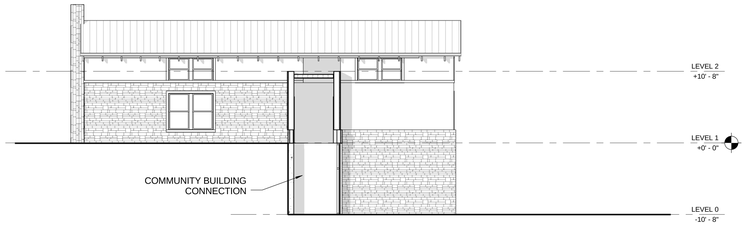
5/4/2017 5:00:36 PM

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	VINYL SIDING, 5" EXPOSURE
2	FIBER CEMENT PANEL SIDING
3	MANUFACTURED STONE VENEER
4	VINYL SINGLE HUNG WINDOW; COLOR: CLASSIC WHITE
5	VINYL FIXED WINDOW; COLOR: CLASSIC WHITE
6	PREFINISHED THERMALLY BROKEN STOREFRONT; COLOR:
7	METAL WRAPPED FASCIA; COLOR:
8	ASPHALT SHINGLES
9	SHINGLE OVER TYPE RIDGE VENT (TYPICAL)
10	CONDENSING UNIT, SEE MEP DWGS
11	GUARDRAIL @ DECKS
12	PHENOLIC PANEL SOFFIT



ELEVATION KEY PLAN

7 WEST ELEVATION- COMMUNITY BUILDING
1/8" = 1'-0"



6 EAST ELEVATION- COMMUNITY BUILDING
1/8" = 1'-0"

5 WEST ELEVATION
1/8" = 1'-0"

4 SOUTH ELEVATION- BUILDING B
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"

2 NORTH ELEVATION- BUILDING B
1/8" = 1'-0"

1 NORTH ELEVATION- BUILDING B
1/8" = 1'-0"

City of Rochester Zoning Code 120-160B.2 Requires a minimum transparency of 25% for facades facing a street.

North Facade (Norris Drive)
TOTAL WALL AREA= 7,526 SF
TOTAL OPENING AREA= 2,003 SF

26.6% Total Transparency

SWBR ARCHITECTS
387 East Main Street
Rochester, NY 14604-2107
Voice: 585.232.8300
Fax: 585.232.9221
www.swbr.com

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ROCHESTER, NEW YORK

REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE
645 NORRIS DRIVE
ROCHESTER,NY 14610

CLIENT:
ROCHESTER MGMT, INC.
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
BUILDING B- EXTERIOR ELEVATIONS

DRAWING NO.
AB-201

drawn by	Author
checked	Checker
proj. mgr.	EJG
proj. no.	15915.00

STATUS:
SITE PLAN APPLICATION

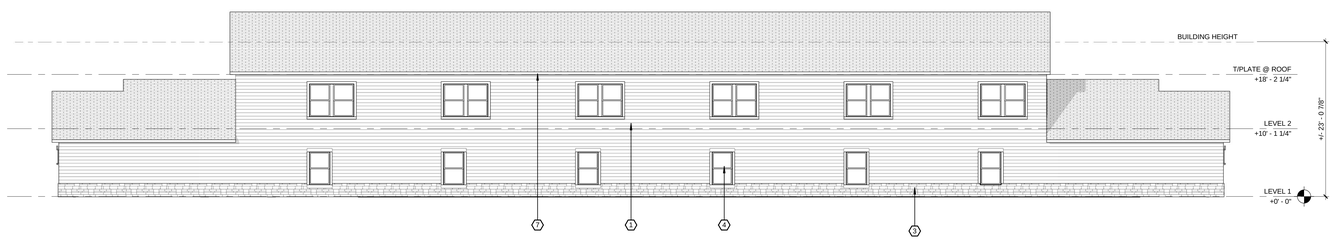
ISSUE DATE:
04.21.2017

FILE PATH: C:\1-Local Revit Models 2016\15915_Cobbs Hill Village_Central_Multi Unit_erics.rvt

4/20/2017 11:45:51 AM

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	VINYL SIDING, 5" EXPOSURE
3	MANUFACTURED STONE VENEER
4	VINYL SINGLE HUNG WINDOW; COLOR: CLASSIC WHITE
7	METAL WRAPPED FASCIA; COLOR:
8	ASPHALT SHINGLES
9	SHINGLE OVER TYPE RIDGE VENT (TYPICAL)

4 WEST ELEVATION- BUILDING C
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION- BUILDING C
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

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ROCHESTER, NEW YORK

REVISIONS

no.	date	by	description

PROJECT:
COBBS HILL VILLAGE
645 NORRIS DRIVE
ROCHESTER,NY 14610

CLIENT:
ROCHESTER MGMT, INC.
249 NORTON VILLAGE LANE
ROCHESTER, NY 14609

DRAWING TITLE
BUILDING C- EXTERIOR ELEVATIONS

DRAWING NO.
AC-201

drawn by	EPS
checked	DG
proj. mgr.	EJG
proj. no.	15915.00

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SITE PLAN APPLICATION

ISSUE DATE:
04.21.2017

FILE PATH: C:\1-Local Revit Models 2016\15915_Cobbs Hill Village_Central_Townhouse_erics.rvt

ROCHESTER MANAGEMENT

COBBS HILL VILLAGE
CONCEPTUAL RENDERINGS

SWBR ARCHITECTS

ROCHESTER MANAGEMENT

COBBS HILL VILLAGE
CONCEPTUAL RENDERINGS

SWBR ARCHITECTS