

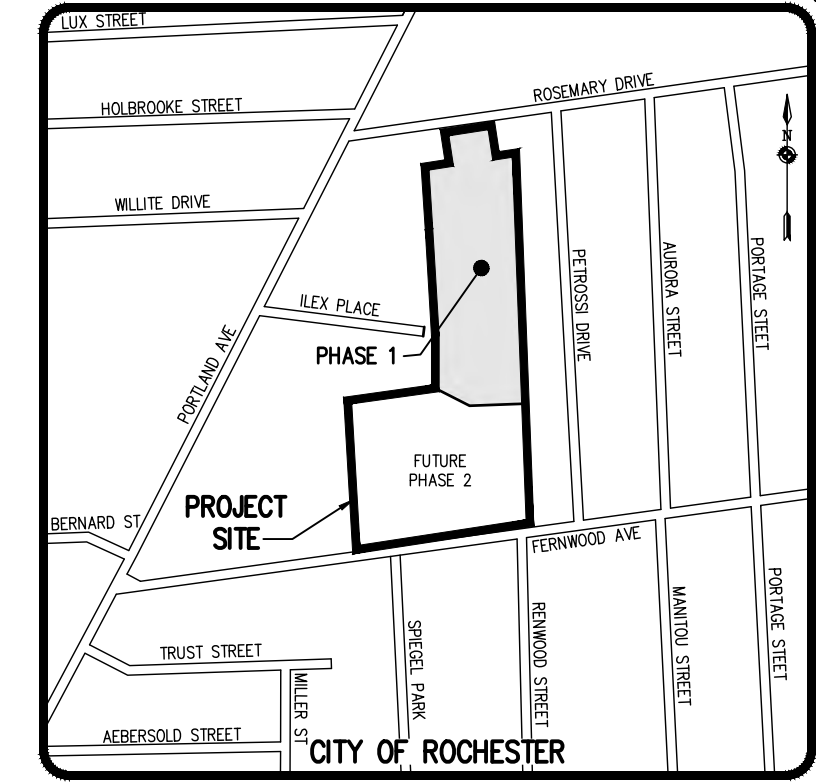
CONTRACTOR TO SAWCUT AND REMOVE EXISTING CURB AT PROPOSED ROAD CONNECTION AND FLUSH CURB AT EXISTING CURB CUT. PROPOSED 6" REVEAL STONE CURB TO BE REPLACED AT EXISTING CURB CUT AND MEETS FLUSH WITH EXISTING CURB (SEE DETAIL).

PROPOSED CONCRETE SIDEWALK TO BE INSTALLED FLUSH WITH EXISTING SIDEWALK  
PROPOSED 5" WIDE CONCRETE SIDEWALK (TYP) (SEE DETAIL)  
ROSEMARY DRIVE (50' RIGHT-OF-WAY) (26' TRAVELED WAY)

PROPOSED CURB RAMP WITH DETECTABLE WARNING FIELD (TYP) (SEE DETAIL)  
PROPOSED 3' CURB TRANSITION (TYP) (SEE DETAIL)  
PROPOSED STOP BAR AND SIGN (SEE DETAIL)  
PROPOSED 5' WIDE PAINTED CROSSWALK (SEE DETAIL)

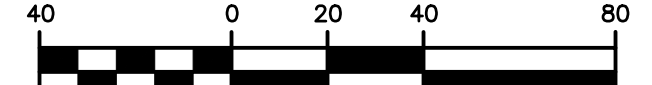
PORTLAND AVENUE (66' RIGHT-OF-WAY)

PETROSSI DRIVE (50' RIGHT-OF-WAY)



LOCATION MAP NOT TO SCALE

GRAPHIC SCALE



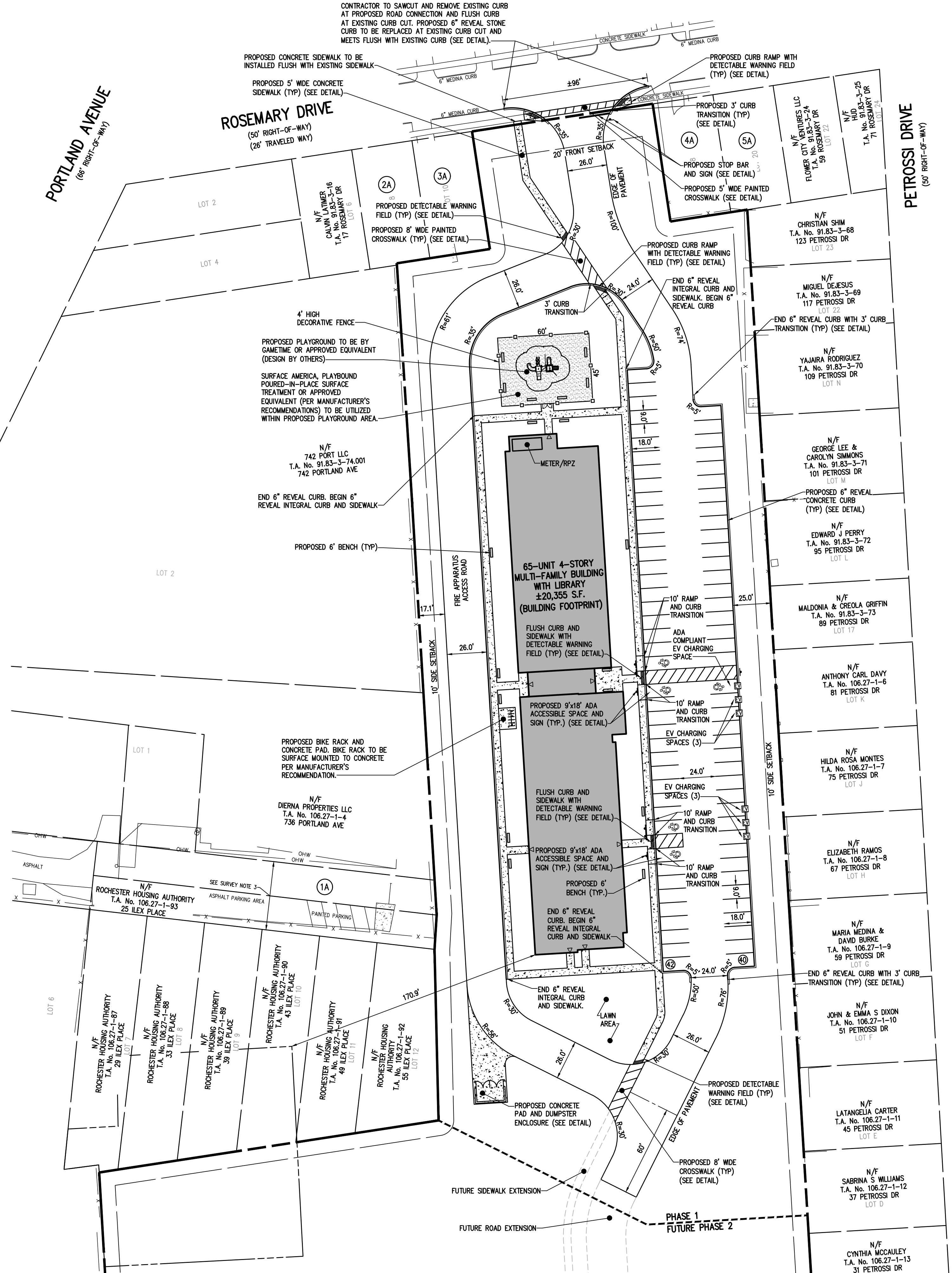
( IN FEET )  
1 inch = 40 ft.

SITE NOTES:

- 1. EXISTING ZONING: M-1 INDUSTRIAL DISTRICT
2. TOTAL AREA: ±7.187 ACRES
3. PROPOSED USE: 4-STORY BUILDING MULTI-FAMILY BUILDING WITH SIXTY-FIVE (65) UNITS AND ±10,445 S.F. PUBLIC LIBRARY
4. LOT SETBACKS AND STANDARDS ARE AS FOLLOWS:
MIN. LOT AREA 1,000 SF/UNIT (65,000 SF) PROPOSED ±4.13 ACRES ±179,902 SF
MIN. LOT WIDTH @ BLDG 20' ±320'
FRONT YARD 10' > 1/3' BLDG HT OR 10'
SIDE YARD > 1/3' BLDG HT OR 20'
REAR YARD 10'
BLDG. HEIGHT 2 X LOT FRONTAGE 4-STORIES (56'-8")
PARKING REQUIRED: 1 SPACE / UNIT (MULTI-FAMILY) (65 UNITS) = 65 SPACES
1 SPACE / 1,000 SF (LIBRARY) (10,445 SF LIBRARY) = 11 SPACES
TOTAL = 76 SPACES
PARKING PROVIDED: 82 SPACES (INCLUDES 5 ACCESSIBLE SPACES AND 6 EV CHARGING SPACES)
PARKING STALL SIZE: 9' X 18' (TYP.)
5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE CITY OF ROCHESTER.
7. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
8. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE CONSTRUCTED SUCH THAT THE OVERALL AREA IS PEDESTRIAN FRIENDLY, FULLY ACCESSIBLE FOR PERSONS WITH DISABILITIES, AND FULLY COMPLIANT WITH THE PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG).
9. NEW DRIVEWAY OPENINGS ARE TO BE CONSTRUCTED PER THE CITY'S TRANSITION STYLE DRIVEWAY OPENING, USING BOTH TRANSITION AND HEADER CURBS (CITY DETAIL R608-5). THE MAIN SIDEWALK THROUGHFARE IS TO BE MAINTAINED CONTINUOUS, TRUE TO LINE AND GRADE ACROSS ALL DRIVEWAY OPENINGS.
10. SEE DEMOLITION AND UTILITY PLANS FOR EXISTING PAVEMENT AND SIDEWALK REPLACEMENT LIMITS FOR UTILITY INSTALLATIONS.
11. ANY PROJECT SIGNAGE IS TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
12. ANY WORK IN THE CITY PUBLIC RIGHT-OF-WAY WILL REQUIRE SEPARATE PERMITS FROM THE DES ENGINEERING BUREAU PERMIT OFFICE, ROOM 121B.
13. ANY CHANGES OR MODIFICATIONS TO TRAFFIC REGULATION SIGN WITHIN THE RIGHT-OF-WAY REQUIRES APPROVAL FROM THE MONROE COUNTY OFFICE.
14. CONTACT DES PERMIT OFFICE AT 585-428-6848 TO OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY CURB, SIDEWALK, UTILITY CONNECTIONS, TEMPORARY FENCING OR SCAFFOLDING WORK PLACED IN THE PUBLIC RIGHT-OF-WAY.
15. ALL UTILITY TRENCH, PAVEMENT AND CONCRETE SIDEWALK RESTORATION WITHIN THE RIGHT-OF-WAY ARE TO BE DONE USING CITY OF ROCHESTER STANDARDS.
16. ANY ROW IMPROVEMENTS WILL BE SUBMITTED TO THE DES PERMIT OFFICE PRIOR TO CONSTRUCTION WITHIN THE ROW.

ADA NOTES:

- 1. ALL IMPROVEMENTS ARE TO BE MADE PER THE MOST RECENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20) AND A MAXIMUM CROSS-SLOPE OF 2% (1:48).
3. ALL LANDINGS ALONG AN ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ALL DIRECTIONS.
4. ALL CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF NO GREATER THAN 8% (1:12)
5. ANY RUNNING SLOPE GREATER THAN 5% (1:20) IS TO BE CONSIDERED A RAMP AND MUST COMPLY WITH THE ADA STANDARD REQUIREMENTS FOR RAMPS.
6. PARKING (SEE DETAIL):
- ALL ACCESSIBLE PARKING SPACES TO BE 9' X 18'
- ALL ACCESS AISLES TO BE 9' X 18'
- MAXIMUM SLOPE IN ALL DIRECTIONS TO BE NO GREATER THAN 2% (1:48) FOR BOTH PARKING STALL AND STRIPED AISLE.
- ONE IN SIX ACCESSIBLE PARKING SPACES SHALL MEET THE VAN ACCESSIBLE STANDARDS PER THE ADA GUIDELINES
7. PARKING SIGNAGE: ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO BE PROVIDED SIGNAGE PER THE MOST RECENT ADA STANDARD REQUIREMENTS. (SEE SIGN DETAIL).
8. ALL OTHER IMPROVEMENTS TO BE IN CONFORMANCE WITH THE MOST RECENT ADA STANDARDS FOR DESIGN.
9. CONTRACTOR TO CONFIRM ADA PARKING SPACE GRADES AND ADJUST WHERE NECESSARY IN ORDER TO MAINTAIN A MAXIMUM OF 2% IN ALL DIRECTION WITHIN THE PARKING SPACE, AND TO 5% MAXIMUM SLOPE INTO DRIVE AISLES.



SEE ADMINISTRATIVE SUBDIVISION PLAT (SHEET 1 OF 2) (BME DWG#2800-21) FOR SURVEY NOTES

NOT APPROVED

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

LEGEND

Table with 2 columns: Symbol and Description. Includes Boundary Line, Centerline, Proposed Lot Line, Setback Line, Property Marker Found, Existing Easement Line, Proposed Easement Line, and Proposed Concrete.

Drawing Alteration... It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the City of Rochester a specific description of the alteration, and a specific description of the alteration.

Table with 3 columns: REVISIONS, DATE, BY. Contains revision history.

BME ASSOCIATES logo and contact information: ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS. 10 LIFT BRIDGE LANE EAST, ROCHESTER, NY 14610. PHONE: 585-577-7260, FAX: 585-577-7269.

FERNWOOD ESTATES APARTMENTS logo and address: PHASE 1 - FERNWOOD APARTMENTS, CITY OF ROCHESTER, MONROE COUNTY, NEW YORK STATE. 277 ALEXANDER STREET, SUITE 400, ROCHESTER, NEW YORK 14607.

PRELIMINARY/FINAL SITE PLAN. PROJECT: PHASE 1 - FERNWOOD APARTMENTS. LOCATION: CITY OF ROCHESTER, MONROE COUNTY, NEW YORK STATE. CLIENT: FERNWOOD ESTATES APARTMENTS, 277 ALEXANDER STREET, SUITE 400, ROCHESTER, NEW YORK 14607.

PROJECT MANAGER: L. SWEDROCK. PROJECT ENGINEER: J. ORETEKOS. DRAWN BY: J. SQUIER. SCALE: 1"=40'. DATE ISSUED: JUNE 21, 2024. PROJECT NO.: 2800. DRAWING NO.: 23.