



GENERAL NOTES

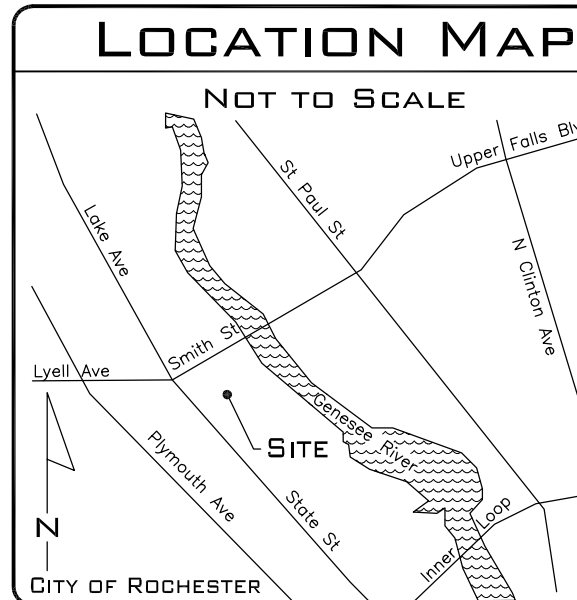
- Tax Account Number: 106.610-0001-019.002 & -019.003
- Owner: City of Rochester (106.610-0001-019.002)
Phoenix Graphics, Inc. (106.610-0001-019.003)
- Site Address: 196 Smith Street (106.610-0001-019.002)
6 S. Vincent Street (106.610-0001-019.003)
- Project Area: 96,810 SF; 2.222± acres
- This project is located within Other Areas—Zone X, Areas determined to be outside the 0.2% annual chance floodplain, according to Flood Insurance Rate Map Number 360550211G, dated August 28, 2008.
- Lot 1 will have Tax Map Number 106.610-0001-019.003 and have the address of 6 South Vincent Street.
Lot 2 will retain Tax Map Number 106.610-0001-019.002 and retain the address of 196 Smith Street.

SURVEY REFERENCES

- This Instrument survey was prepared from notes of an Instrument Survey completed on February 13, 2007 by Landtech Surveying & Planning, PLLC.
- Tax Map # 106.610-0001-019.002
- District 21 map 23
- Liber 10142 of Deeds, Page 463
- Liber 10224 of Deeds, Page 502.
- Survey Map by James Zerke Dated 9/20/93
- Liber 7959 of Deeds, Page 33
- Liber 9610 of Deeds, Page 573
- Liber 8047 of Deeds, Page 431
- New York Central Railroad Map #V58249
Dated June 30, 1917
- This site is more than 1200' from nearest Monroe County Monumentation.

City of Rochester
Certified Ordinance # 2007-163

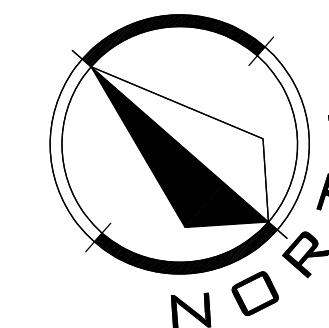
On May 15, 2007 the Council of the City of Rochester approved the sale of a portion of the former railroad property located at 196 Smith Street (Tax #106.610-0001-019.002) To Phoenix Graphics, Inc.



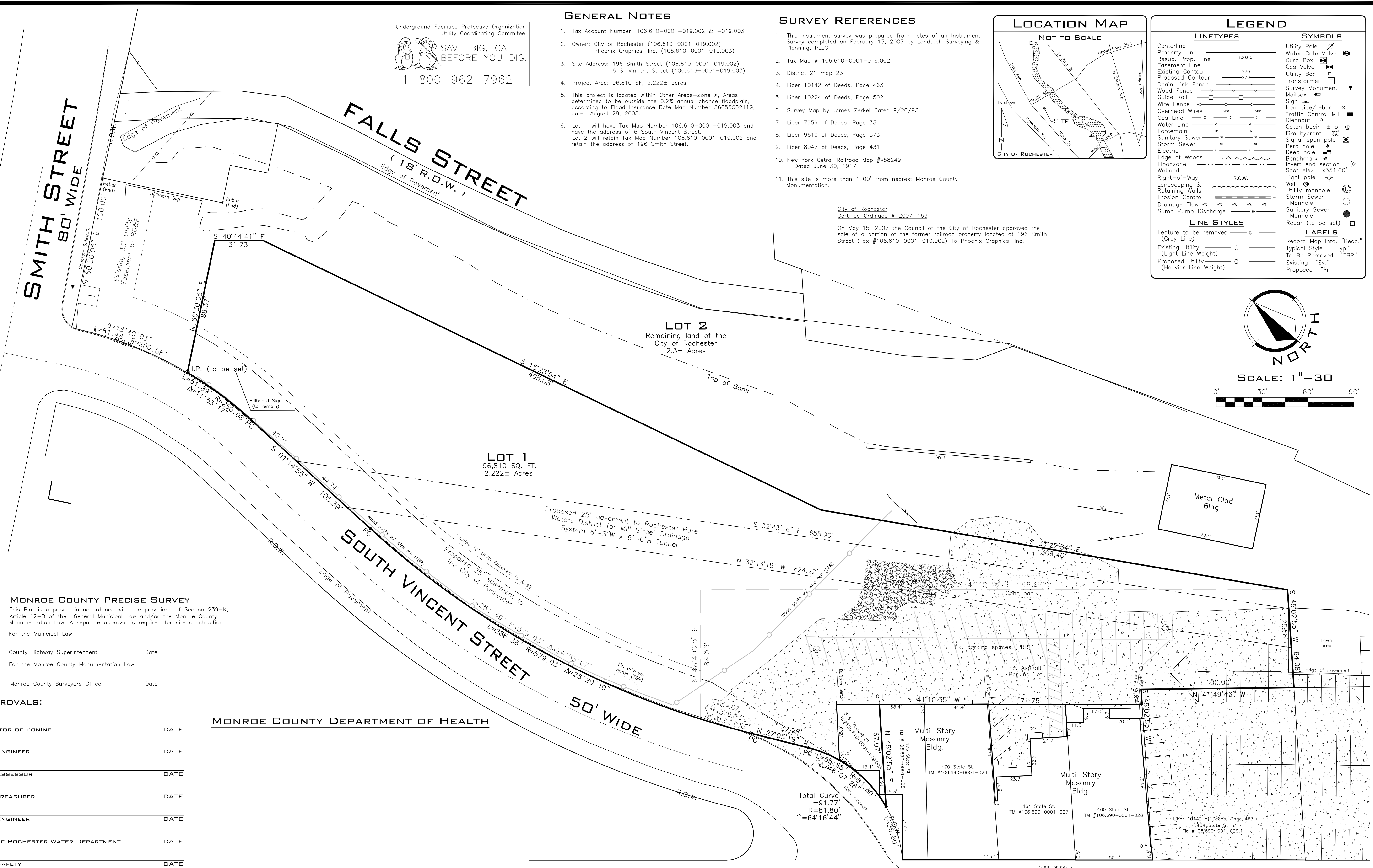
LEGEND

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Mailbox
Wire Fence	Sign
Overhead Wires	Iron pipe/rebar
Gas Line	Traffic Control M.H.
Water Line	Cleanout
Forcemain	Catch basin
Sanitary Sewer	Fire hydrant
Storm Sewer	Signal span pole
Electric	Perc hole
Edge of Woods	Deep hole
Floodzone	Benchmark
Wetlands	Invert end section
Right-of-Way	Spot elev. x.351.00'
Landscaping & Retaining Walls	Light pole
Erosion Control	Well
Drainage Flow	Utility manhole
Sump Pump Discharge	Storm Sewer Manhole
	Sanitary Sewer Manhole
	Rebar (to be set)

LINE STYLES	LABELS
Feature to be removed (Gray Line)	Record Map Info. "Recd."
Existing Utility (Light Line Weight)	Typical Style "Typ."
Proposed Utility (Heavier Line Weight)	To Be Removed "TBR"
	Existing "Ex."
	Proposed "Pr."



SCALE: 1" = 30'



MONROE COUNTY PRECISE SURVEY
This Plat is approved in accordance with the provisions of Section 239-K, Article 12-B of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.
For the Municipal Law:
County Highway Superintendent _____ Date _____
For the Monroe County Monumentation Law:
Monroe County Surveyors Office _____ Date _____

APPROVALS:

DIRECTOR OF ZONING	DATE
CITY ENGINEER	DATE
CITY ASSESSOR	DATE
CITY TREASURER	DATE
CITY ENGINEER	DATE
CITY OF ROCHESTER WATER DEPARTMENT	DATE
FIRE SAFETY	DATE

MONROE COUNTY DEPARTMENT OF HEALTH

Through: _____
dated: _____
by: _____
Scott Adair
Chief Financial Officer

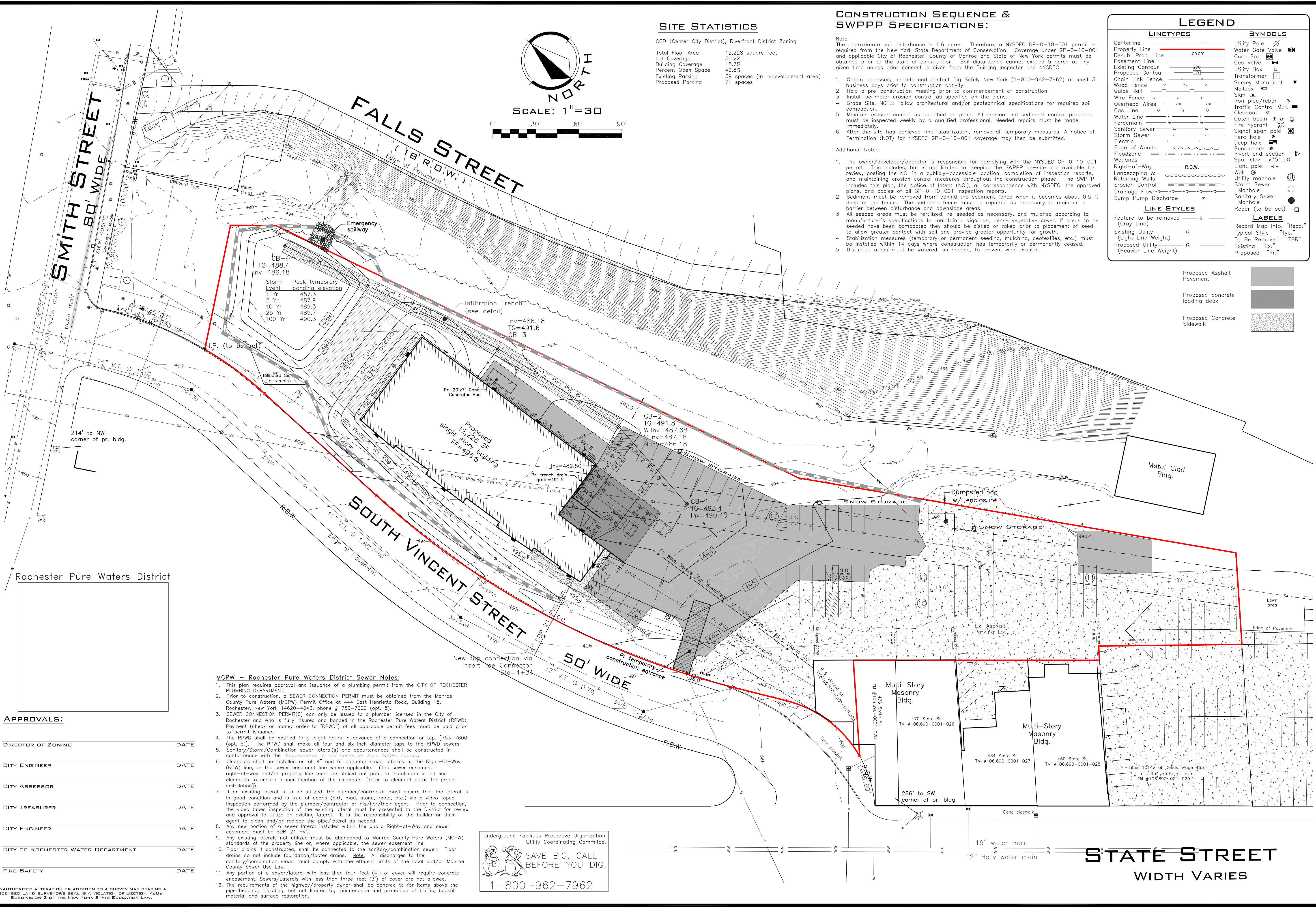
MONROE COUNTY TREASURER
I, John H. Sciarabba, L.S. hereby Certify This Map Was Completed On June 24, 2010 From Notes Of An Instrument Survey Completed On February 13, 2007 In Accordance With Article 7209 Of The New York State Education Law. Any Alterations Are A Violation Of Article 145, Section 7209 Of The New York State Education Law.

LANDTECH
SURVEYING & PLANNING P.L.L.C.
3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617
PHONE (585) 442-9902 - FAX (585) 271-3012



SCALE:	DATE:	DRAWN BY:	CHECKED BY:	TAX MAP NO.:	PROJECT NUMBER:
1" = 30'	6/8/10	AEF	AEF	106.610-0001-019.28-019.3	082-42
		AEF	AEF		

PHOENIX GRAPHICS INC.
196 SMITH STREET
CITY OF ROCHESTER,
MONROE COUNTY, NEW YORK
PLAT MAP



SITE STATISTICS

CCD (Center City District), Riverfront District Zoning

Total Floor Area	12,228 square feet
Lot Coverage	50.2%
Building Coverage	18.7%
Percent Open Space	49.8%
Existing Parking	39 spaces (in redevelopment area)
Proposed Parking	71 spaces

CONSTRUCTION SEQUENCE & SWPPP SPECIFICATIONS:

- Note: The approximate soil disturbance is 1.6 acres. Therefore, a NYSDEC GP-0-10-001 permit is required from the New York State Department of Conservation. Coverage under GP-0-10-001 and applicable City of Rochester, County of Monroe and State of New York permits must be obtained prior to the start of construction. Soil disturbance cannot exceed 5 acres at any given time unless prior consent is given from the Building Inspector and NYSDEC.
- Obtain necessary permits and contact Dig Safely New York (1-800-962-7962) at least 3 business days prior to construction activity.
 - Hold a pre-construction meeting prior to commencement of construction.
 - Install perimeter erosion control as specified on the plans.
 - Grade Site. NOTE: Follow architectural and/or geotechnical specifications for required soil compaction.
 - Maintain erosion control as specified on plans. All erosion and sediment control practices must be inspected weekly by a qualified professional. Needed repairs must be made immediately.
 - After the site has achieved final stabilization, remove all temporary measures. A notice of Termination (NOT) for NYSDEC GP-0-10-001 coverage may then be submitted.

- Additional Notes:
- The owner/developer/operator is responsible for complying with the NYSDEC GP-0-10-001 permit. This includes, but is not limited to, keeping the SWPPP on-site and available for review, posting the NOI in a publicly-accessible location, completion of inspection reports, and maintaining erosion control measures throughout the construction phase. The SWPPP includes this plan, the Notice of Intent (NOI), all correspondence with NYSDEC, the approved plans, and copies of all GP-0-10-001 inspection reports.
 - Sediment must be removed from behind the sediment fence when it becomes about 0.5 ft deep at the fence. The sediment fence must be repaired as necessary to maintain a barrier between disturbance and downslope areas.
 - All seeded areas must be fertilized, re-seeded as necessary, and mulched according to manufacturer's specifications to maintain a vigorous, dense vegetative cover. If areas to be seeded have been compacted they should be disked or raked prior to placement of seed to allow greater contact with soil and provide greater opportunity for growth.
 - Stabilization measures (temporary or permanent seeding, mulching, geotextiles, etc.) must be installed within 14 days where construction has temporarily or permanently ceased.
 - Disturbed areas must be watered, as needed, to prevent wind erosion.

LEGEND

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Mailbox
Guide Rail	Sign
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control M.H.
Gas Line	Cleanout
Water Line	Catch basin
Force Main	Fire hydrant
Sanitary Sewer	Signal span pole
Storm Sewer	Perc hole
Electric	Deep hole
Edge of Woods	Benchmark
Floodzone	Invert end section
Wetlands	Spot elev. x351.00'
Right-of-Way	Light pole
Landscaping & Retaining Walls	Well
Erosion Control	Utility manhole
Drainage Flow	Storm Sewer
Sump Pump Discharge	Manhole
	Sanitary Sewer
	Manhole
	Rebar (to be set)

LINE STYLES

Feature to be removed (Gray Line)

Existing Utility (Light Line Weight)

Proposed Utility (Heavier Line Weight)

LABELS

Record Map Info. "Recd."

Typical Style "Typ."

To Be Removed "TBR"

Existing "Ex."

Proposed "Pr."

Proposed Asphalt Pavement

Proposed concrete loading dock

Proposed Concrete Sidewalk

MCPW - Rochester Pure Waters District Sewer Notes:

- This plan requires approval and issuance of a plumbing permit from the CITY OF ROCHESTER PLUMBING DEPARTMENT.
- 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).
- 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.
- 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. Sanitary/Storm/Combination sewer lateral(s) and appurtenances shall be constructed in conformance with the requirements of the International Plumbing Code.
- 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].)
- 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.
- Any new portion of a sewer lateral installed within the public Right-of-Way and sewer easement must be SDR-21 PVC.
- 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.
- 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.
- Any portion of a sewer/lateral with less than four-feet (4') of cover will require concrete encasement. Sewers/Laterals with less than three-feet (3') of cover are not allowed.
- 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.

APPROVALS:

DIRECTOR OF ZONING	DATE
CITY ENGINEER	DATE
CITY ASSESSOR	DATE
CITY TREASURER	DATE
CITY ENGINEER	DATE
CITY OF ROCHESTER WATER DEPARTMENT	DATE
FIRE SAFETY	DATE

Underground Facilities Protective Organization
Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.

1-800-962-7962

LANDTECH
SURVEYING & PLANNING P.L.L.C.
3708 ST. PAUL BOULEVARD - ROCHESTER, NY 14617
PHONE (585) 442-9902 - FAX (585) 271-3012

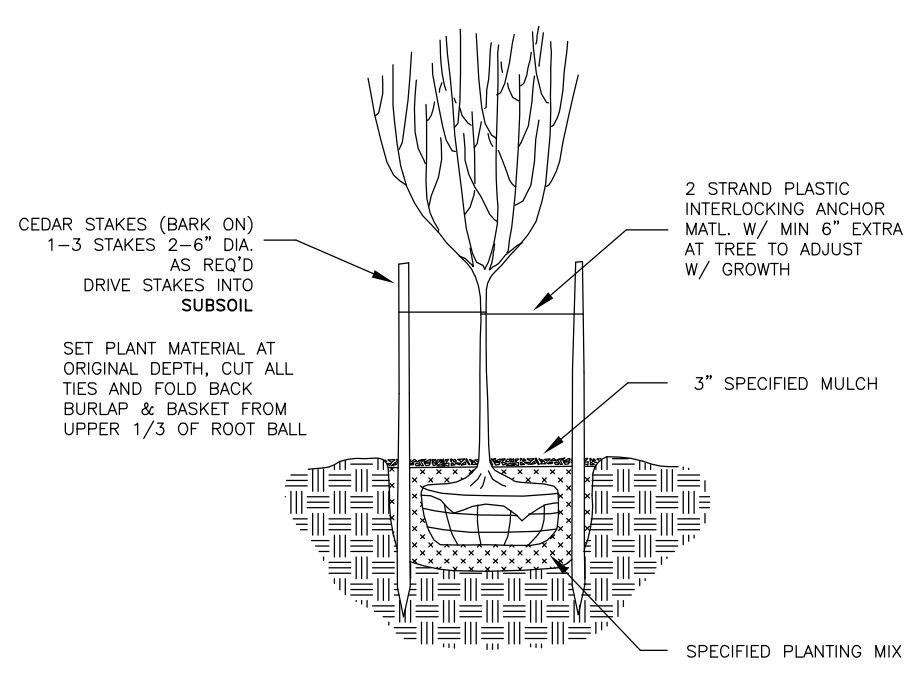
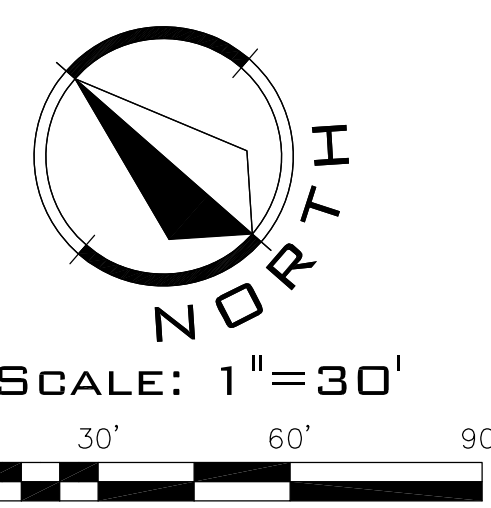
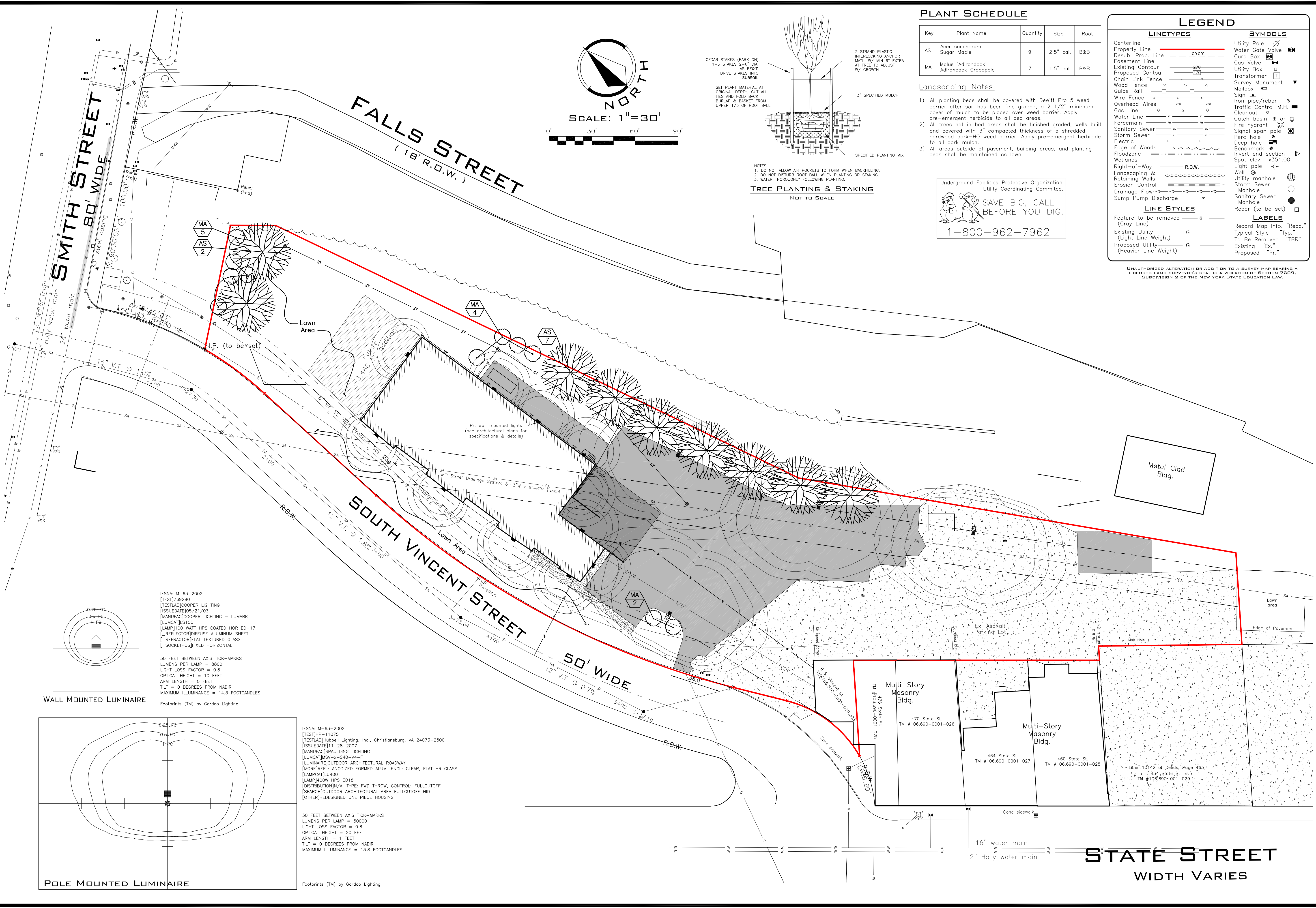


SCALE: 1"=30'	DATE: 6/8/10	DRAWN BY: AEF	CHECKED BY: ESM	TAX MAP NO.: 100610-0001-019,228-019,3	PROJECT NUMBER: CB2-42
		Pure Waters easements, remove sidewalk & curbing per City			
			Raise FF elevation & revise grading		
			Revise per City comments		

PHOENIX GRAPHICS INC.
196 SMITH STREET
CITY OF ROCHESTER,
MONROE COUNTY, NEW YORK

SITE PLAN

SHEET 2 OF 4



NOTES:
 1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
 3. WATER THOROUGHLY FOLLOWING PLANTING.

TREE PLANTING & STAKING
 NOT TO SCALE

PLANT SCHEDULE

Key	Plant Name	Quantity	Size	Root
AS	Acer saccharum Sugar Maple	9	2.5" cal.	B&B
MA	Malus 'Adirondack' Adirondack Crabapple	7	1.5" cal.	B&B

Landscaping Notes:

- 1) All planting beds shall be covered with Dewitt Pro 5 weed barrier after soil has been fine graded, a 2 1/2" minimum cover of mulch to be placed over weed barrier. Apply pre-emergent herbicide to all bed areas.
- 2) All trees not in bed areas shall be finished graded, wells built and covered with 3" compacted thickness of a shredded hardwood bark-HO weed barrier. Apply pre-emergent herbicide to all bark mulch.
- 3) All areas outside of pavement, building areas, and planting beds shall be maintained as lawn.

Underground Facilities Protective Organization
 Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.
 1-800-962-7962

LEGEND

LINETYPES		SYMBOLS	
Centerline	Utility Pole	Water Gate Valve	Water Gate Valve
Property Line	Water Gate Valve	Curb Box	Curb Box
Resub. Prop. Line	Gas Valve	Utility Box	Utility Box
Easement Line	Utility Box	Transformer	Transformer
Existing Contour	Survey Monument	Mailbox	Mailbox
Proposed Contour	Sign	Iron pipe/rebar	Iron pipe/rebar
Chain Link Fence	Traffic Control M.H.	Cleanout	Cleanout
Wood Fence	Catch basin	Fire hydrant	Fire hydrant
Guide Rail	Signal span pole	Perc hole	Perc hole
Wire Fence	Deep hole	Benchmark	Benchmark
Overhead Wires	Invert end section	Spot elev. x351.00'	Spot elev. x351.00'
Gas Line	Well pole	Utility manhole	Utility manhole
Water Line	Storm Sewer	Storm Sewer	Storm Sewer
Force main	Manhole	Sanitary Sewer	Sanitary Sewer
Sanitary Sewer	Manhole	Sanitary Sewer	Sanitary Sewer
Storm Sewer	Manhole	Manhole	Manhole
Electric	Rebar (to be set)	Rebar (to be set)	Rebar (to be set)
Edge of Woods	Record Map Info. "Recd."	Record Map Info. "Recd."	Record Map Info. "Recd."
Floodzone	Typical Style "Typ."	Typical Style "Typ."	Typical Style "Typ."
Wetlands	To Be Removed "TBR"	To Be Removed "TBR"	To Be Removed "TBR"
Right-of-Way	Existing "Ex."	Existing "Ex."	Existing "Ex."
Landscaping & Retaining Walls	Proposed "Pr."	Proposed "Pr."	Proposed "Pr."
Erosion Control			
Drainage Flow			
Sump Pump Discharge			

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

LANDDOTTECH
 SURVEYING & PLANNING P.L.L.C.
 3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617
 PHONE (585) 442-9902 - FAX (585) 271-3012



SCALE:	DATE:	DRAWN BY:	CHECKED BY:	TAX MAP NO.:	PROJECT NUMBER:
1"=30'	6/8/10	AEF	ESM	106.690-001-0128-0193	082-42

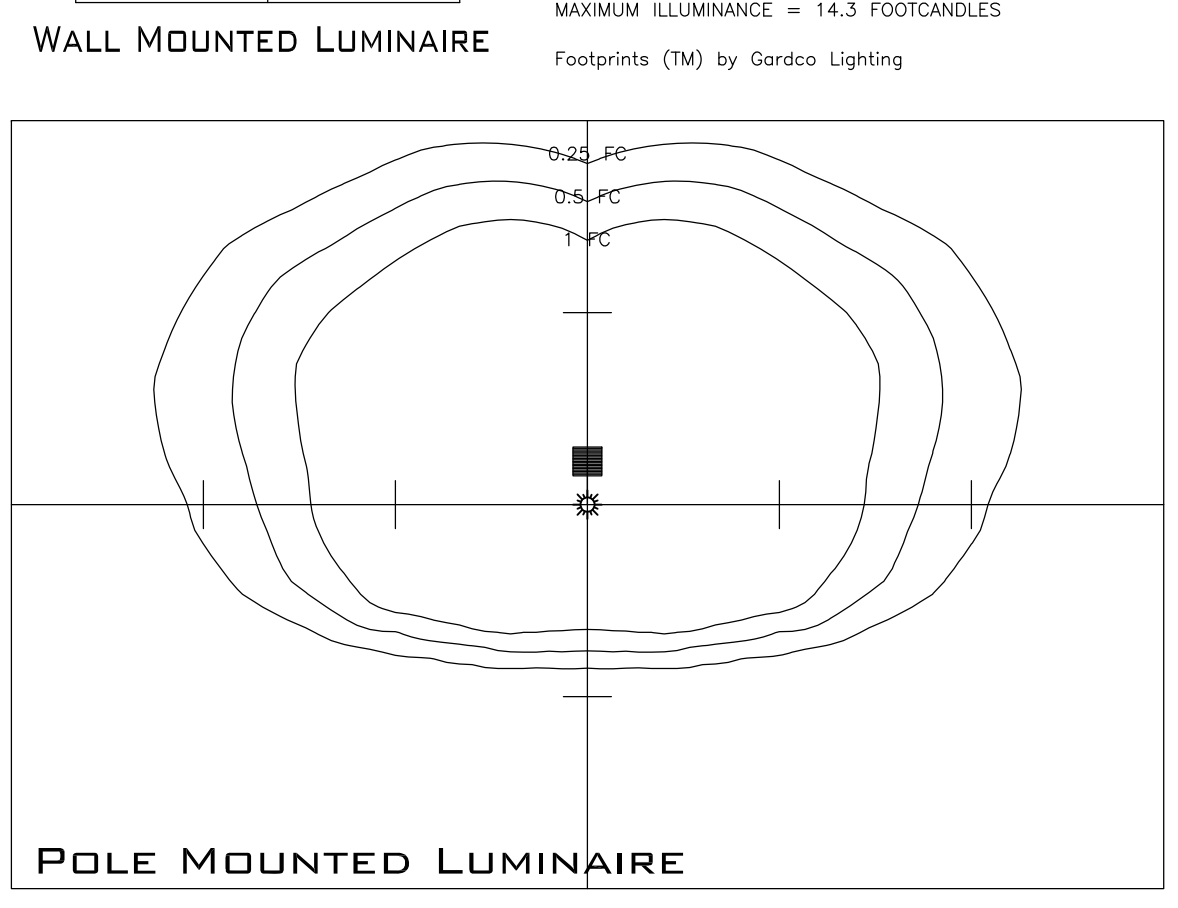
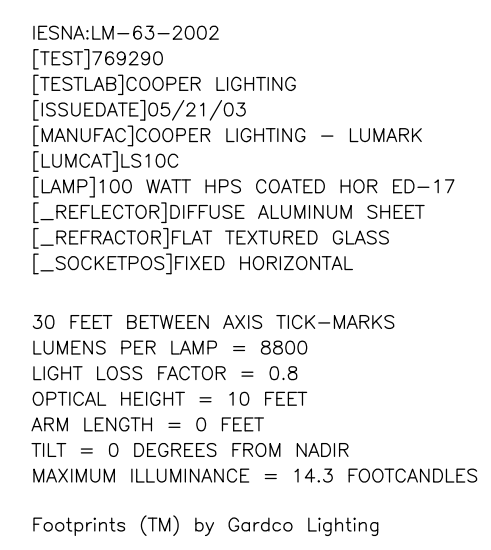
PHOENIX GRAPHICS INC.
 196 SMITH STREET
 CITY OF ROCHESTER,
 MONROE COUNTY, NEW YORK

LANDSCAPE & LIGHTING PLAN

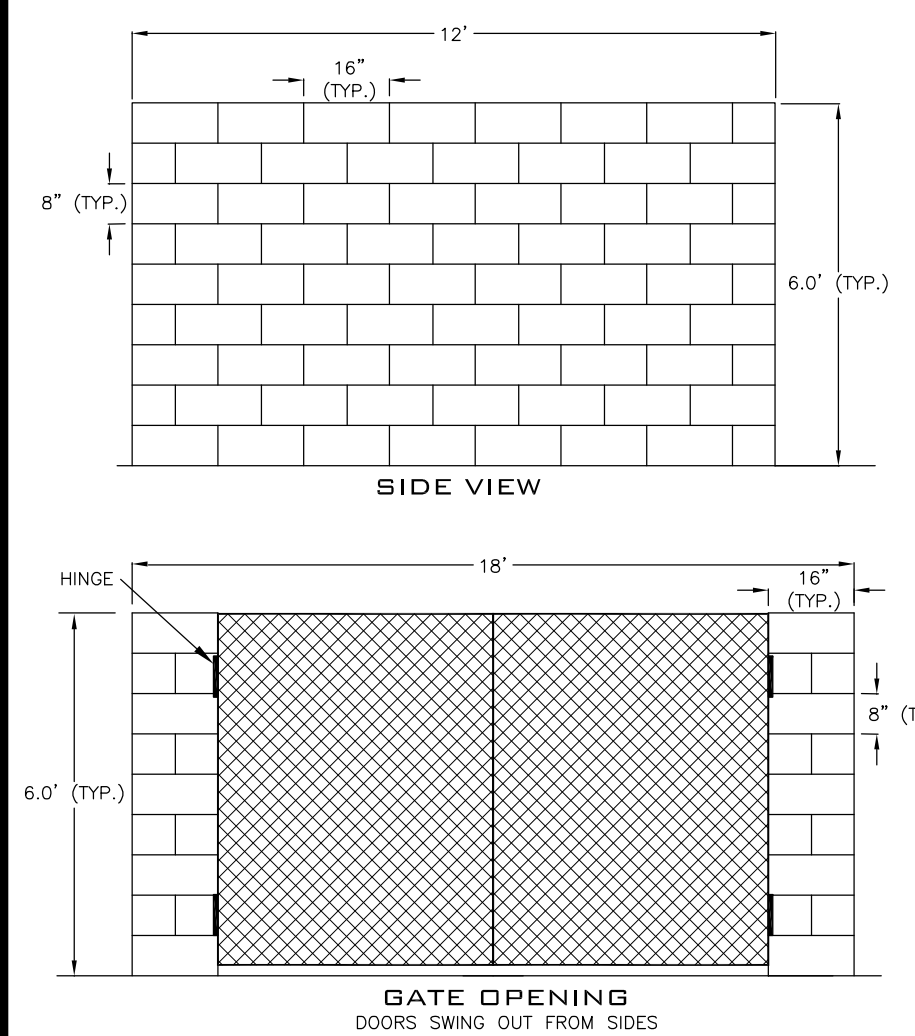
REVISIONS

NO.	DATE	DESCRIPTION
1	8/26/10	Revise type of maple per City Landscape Architect
2	7/7/10	Revise landscaping per City Landscape Architect

SHEET 3 OF 4

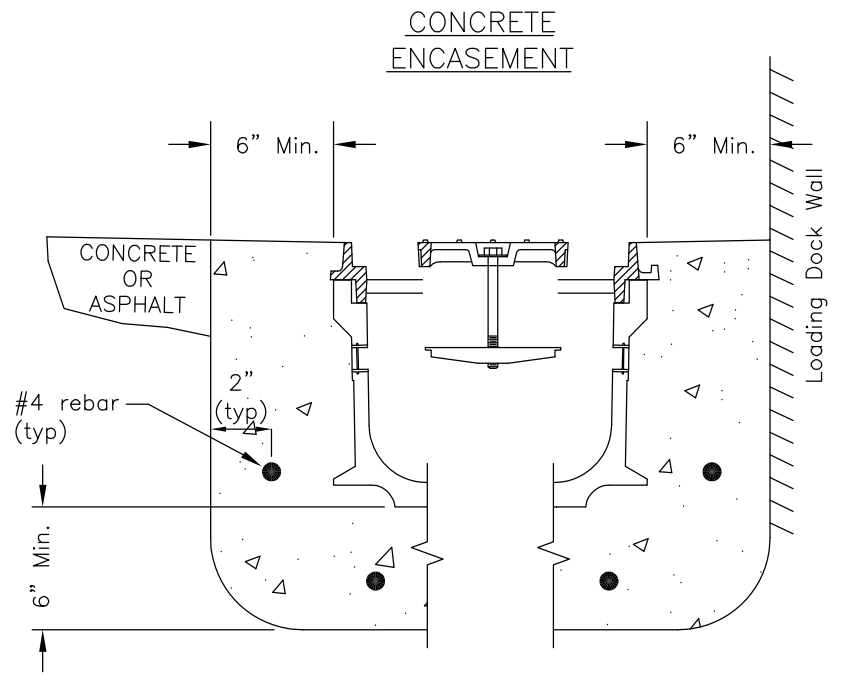


STATE STREET
 WIDTH VARIES

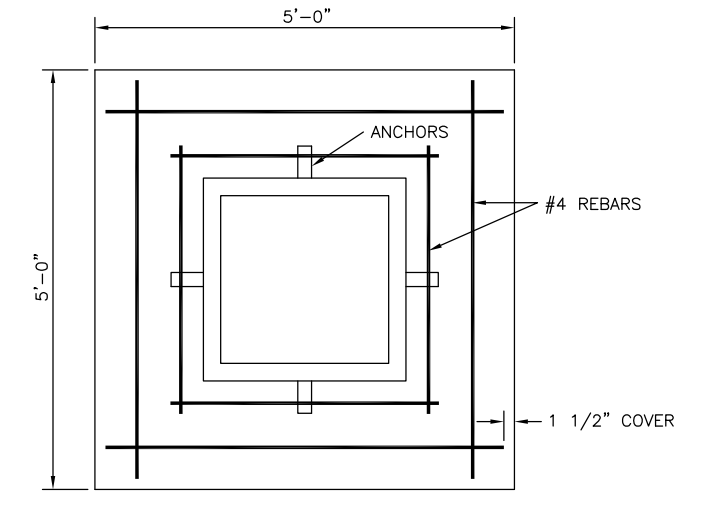


NOTES:
 1. Enclosure to be constructed of masonry block with doors constructed of chain link.
 2. Totes will be screened by the enclosure.
 3. The enclosure is to be kept locked when not in use.

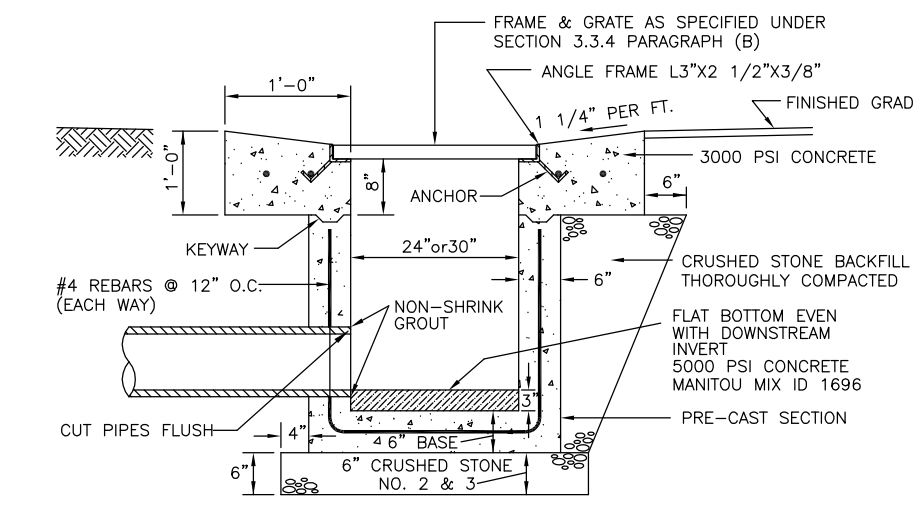
REFUSE ENCLOSURE DETAILS
 NOT TO SCALE



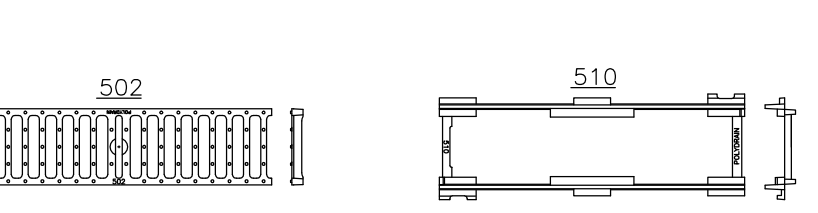
POLYDRAIN
TYPICAL CROSS-SECTION
 NO. 512 FRAME & GRATE ADJACENT TO ASPHALT
 ROADSIDE DRAINAGE - PARKING AREAS
 HEAVY DUTY - SLOW SPEED



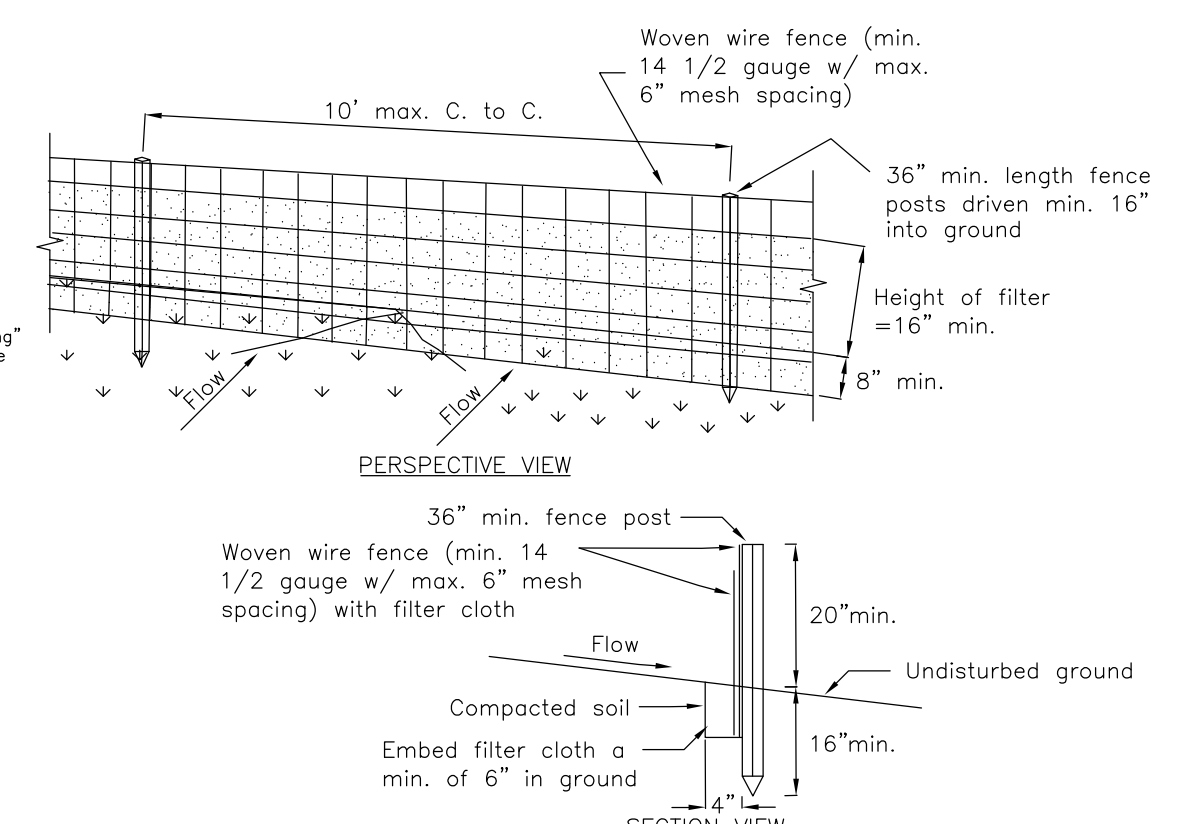
NOTE: PRECAST DROP INLET SECTIONS SHALL BE MANUFACTURED BY L.S. LEE & SON MODEL NO. RB-1, TYPE "B", LAKELANDS NO. CB-1105 OR APPROVED EQUIVALENT. THE INSIDE & OUTSIDE WALLS OF DROP INLET SHALL BE COATED WITH KOPPER'S BITUMASTIC 300-M, FARBERTITE (C) AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION CO. OR APPROVED EQUIVALENT.



POLYDRAIN
TYPICAL LONGITUDINAL SECTION

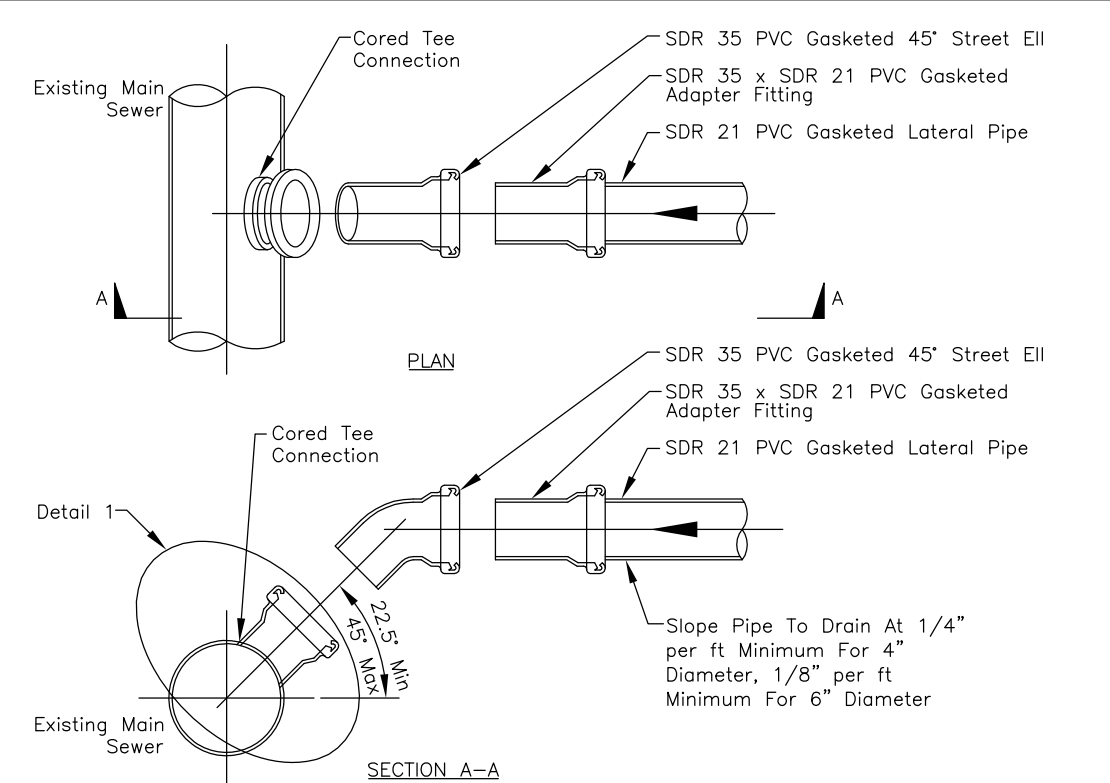


CAST GRATES & FRAMES
TRENCH DRAIN DETAIL
 NOT TO SCALE



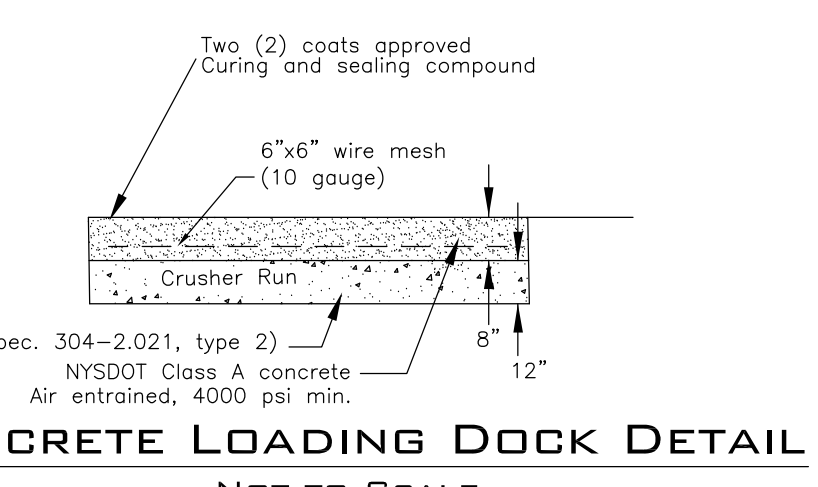
Notes:
 1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section. Fence shall be woven wire, 12 1/2 gauge, 6" maximum mesh opening.
 3. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded. Filter cloth shall either Filter X, Mirafi 100X, Stabilinka T140N, or approved equivalent.
 4. Prefabricated units shall be Geofab, Envirofence, or approved equivalent.
 5. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

FILTER FABRIC SILTATION CONTROL
 NOT TO SCALE

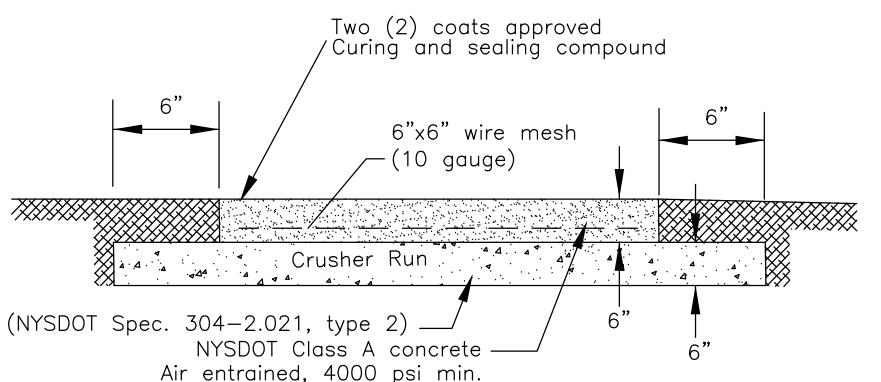


NOTES:
 1. Lateral connection must be cored. Pneumatic devices or hammering knock-out methods are not acceptable for creating opening for new lateral pipe.
 2. Size of cored opening shall be limited to one-half the nominal diameter of the mainline sewer.
 3. Expose face of pipe from crown to invert for 12" along the length of the main. Core hole a minimum of 6" away from existing pipe hubs.
 4. Take necessary precautions to prevent damage to the existing sewer, and to prevent debris from entering the sewer.
 5. Thoroughly clean surface of existing pipe of foreign matter and loose particles prior to placement of Tee connection.
 6. Tee connection: Inserta Tee by Inserta Fittings Co., or approved equal.
 7. Lateral connections must be witnessed by a representative of the District. Notify Pure Waters a minimum of 48 hours in advance of construction for inspection of the lateral connection. Telephone (585) 760-7800, Option 5.

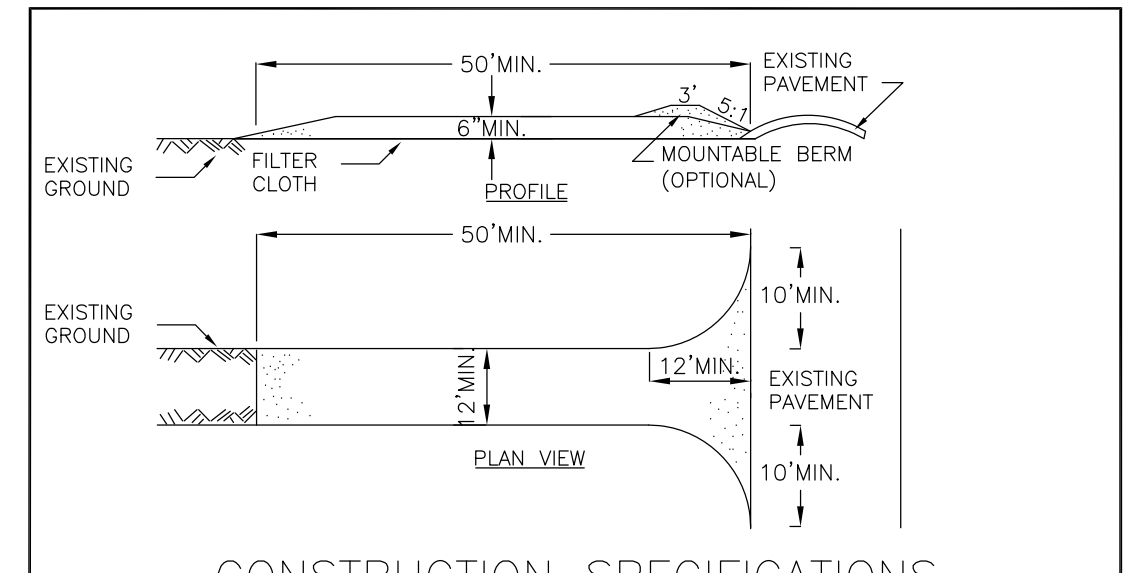
Monroe County Pure Waters
 Insert Type Cored Tee Connection to Existing Sewer
 Feb 2005 Figure 3.02



CONCRETE LOADING DOCK DETAIL
 NOT TO SCALE

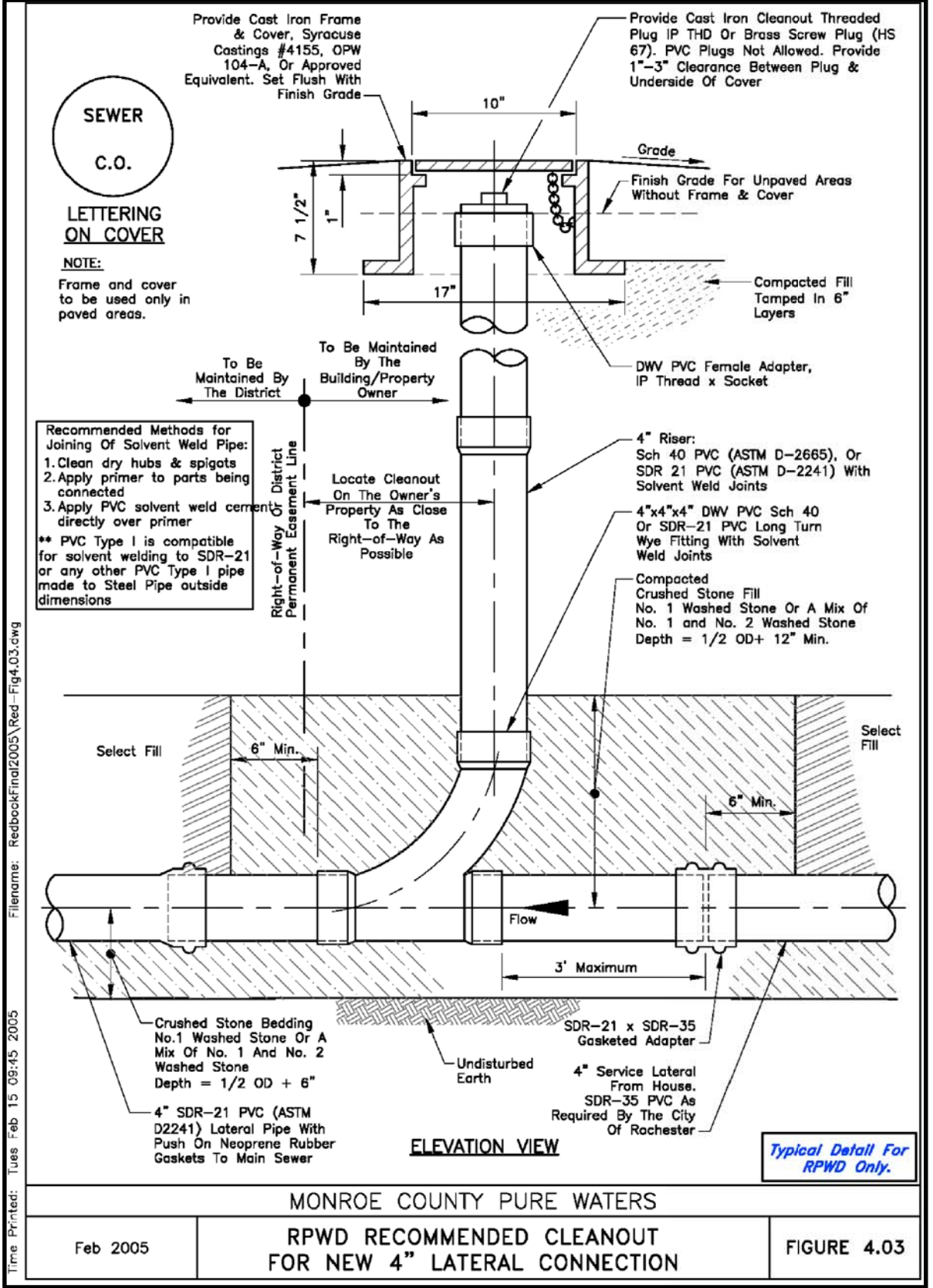


DUMPSTER PAD DETAIL
 NOT TO SCALE

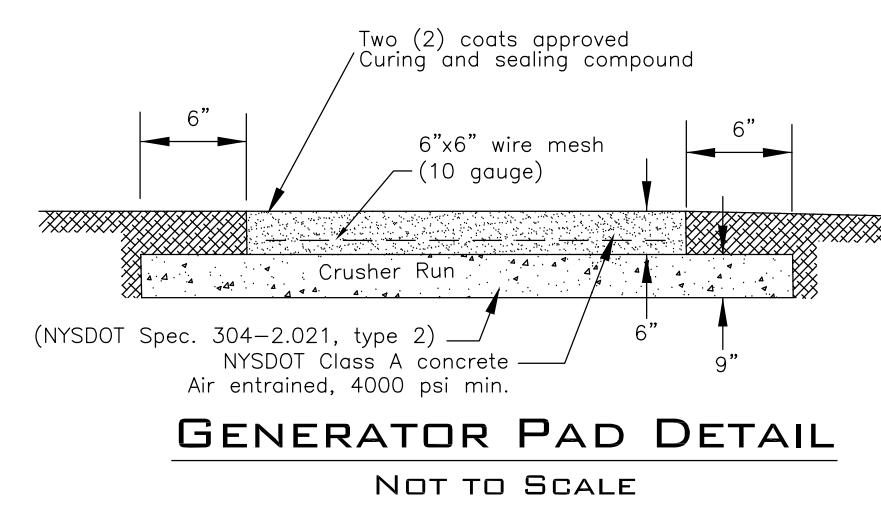


CONSTRUCTION SPECIFICATIONS
 1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

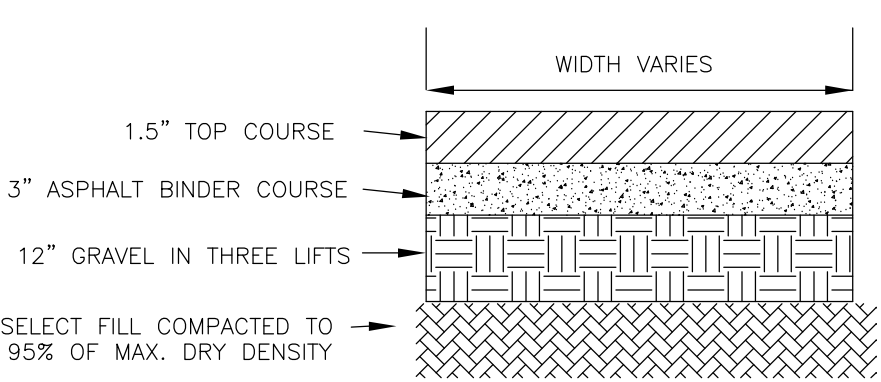
STABILIZED CONSTRUCTION ENTRANCE



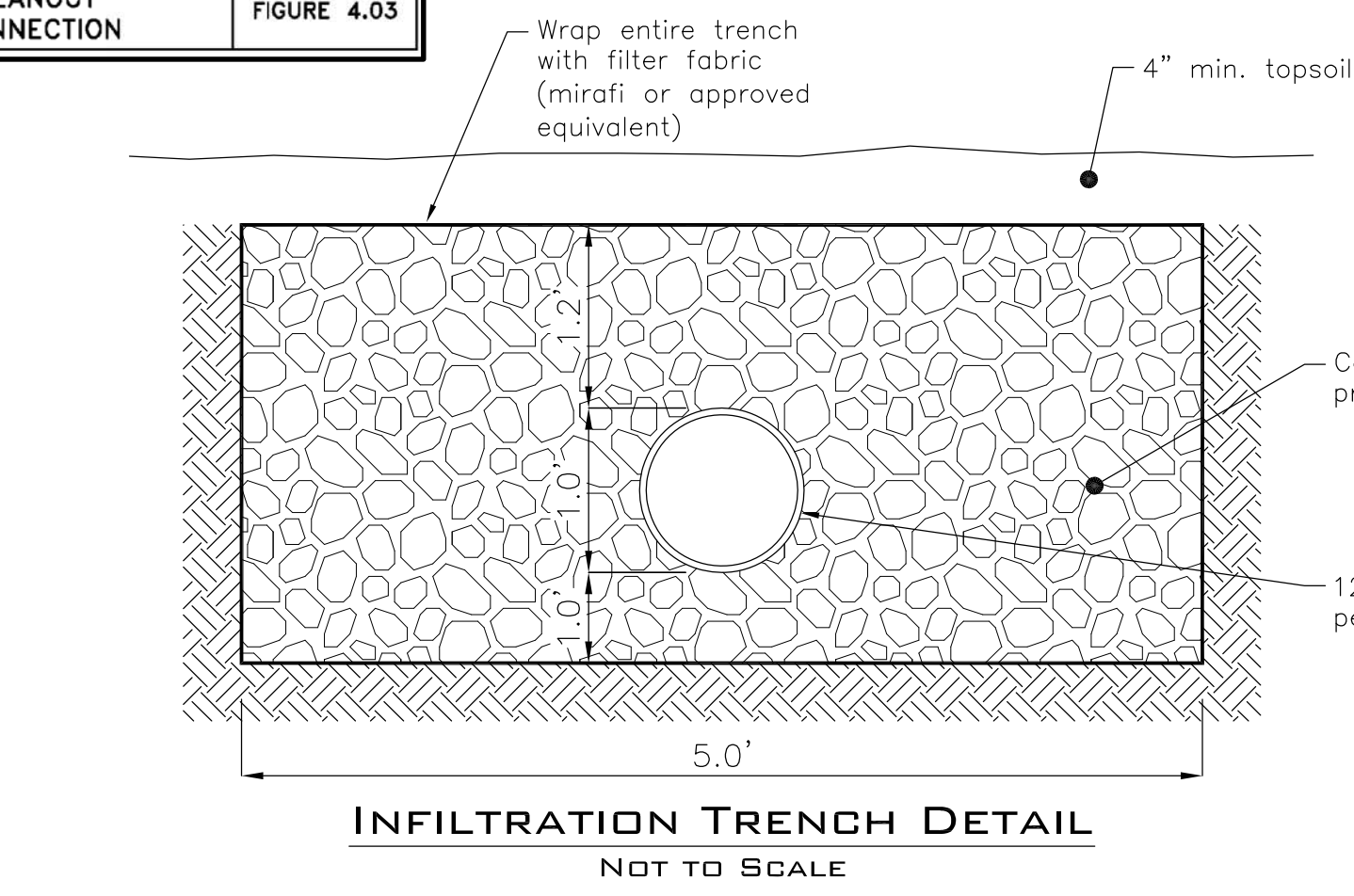
MONROE COUNTY PURE WATERS
RPWD RECOMMENDED CLEANOUT FOR NEW 4" LATERAL CONNECTION
 Feb 2005 Figure 4.03



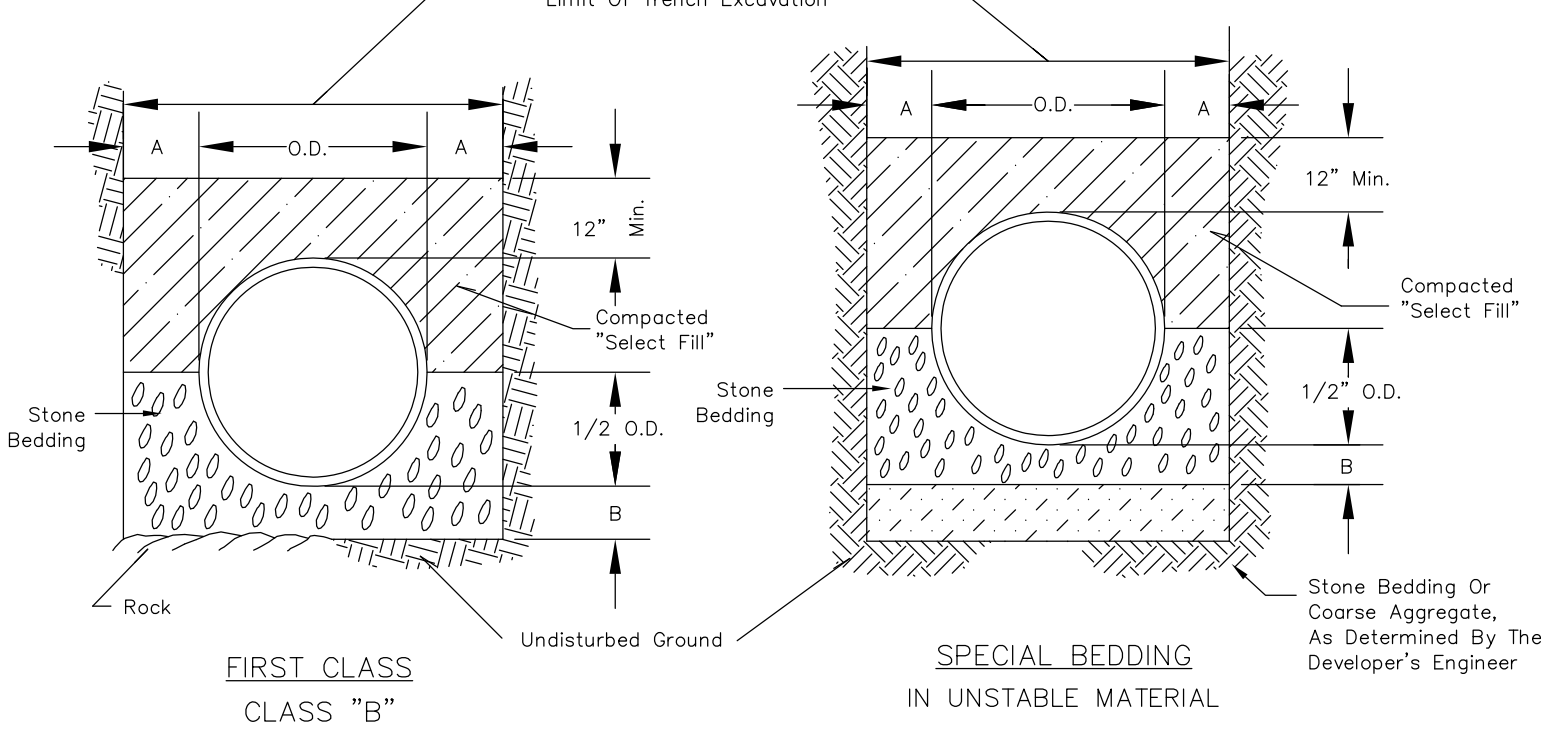
GENERATOR PAD DETAIL
 NOT TO SCALE



TYPICAL PARKING SECTION
 NOT TO SCALE



INFILTRATION TRENCH DETAIL
 NOT TO SCALE



PIPE BEDDING DETAIL
 NOT TO SCALE

1. Trench backfill shall be as required by the highway owner.
 2. Select fill shall be sand, gravel, and similar material which shall be free from clay, loam, organic material, debris, frozen material and shall contain only small amounts of stone, pebbles or lumps over one inch in greatest dimension but none over two inches in greatest dimension.
 3. Stone bedding shall mean approved imported aggregate meeting the requirements of the New York State Department of Transportation, Standard Specification, "Crushed Stone". Primary size 1 or a mixture of primary sizes 1 and 2 washed.
 4. Coarse aggregate shall mean approved imported aggregate meeting the requirements of the New York State Department of Transportation, Standard Specification, "Crushed Stone". Primary size 3 and 4.
 5. This figure applies to sanitary, storm and combined mainline and lateral pipe installations as well as forcemains.

PIPE DIA.	DIM. A	DIM. B
UP TO 18"	1.0'	6"
21" TO 36"	1.5'	9"
OVER 36"	1.5'	12"

LIGHT POLE DETAIL
 NOT TO SCALE

LAND DOT TECH
 SURVEYING & PLANNING P.L.L.C.
 3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617
 PHONE (585) 442-9902 - FAX (585) 271-3012



SCALE: 1"=30'	DATE: 6/8/10	DRAWN BY: AEF	REVISIONS
			8/31/10 Revise typical parking section Pure Waters Comments
			8/26/10
			TAX MAP NO.: 100610-0001-012228-0193
			PROJECT NUMBER: DB2-42

PHOENIX GRAPHICS INC.
 196 SMITH STREET
 CITY OF ROCHESTER,
 MONROE COUNTY, NEW YORK
DETAIL SHEET
 SHEET 4 OF 4