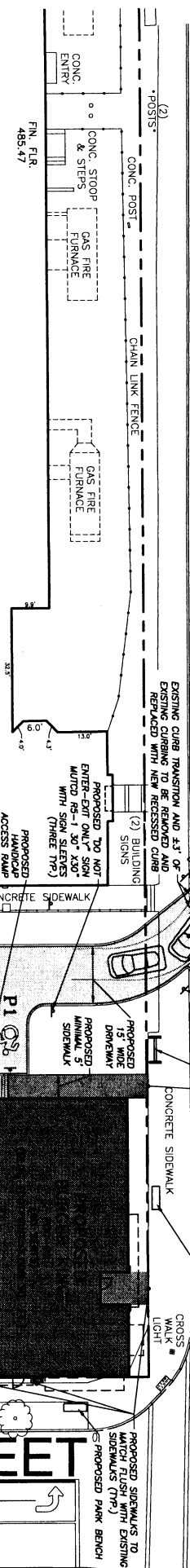


# CULVER ROAD

(66.00' WIDE R.O.W.)

NEW CURB TRANSITION TO BE INSTALLED AT BEGINNING AND END OF DRIVEWAY TO MATCH EXISTING CURBING  
TOP OF NEW CURB TRANSITIONS TO MATCH EXISTING CURBING

PROPOSED 15' WIDE RIGHT-IN ONE-WAY DRIVE ASIDE-NEW DRIVE ASIDE TO MATCH EXISTING CURB CUT  
REPAIRS OF PROPOSED CURB AND CURB TRANSITION NOT USED IN NEW DRIVE ASIDE IS TO BE REMOVED AND NEW CURBING IS TO BE INSTALLED-NEW CURBING SIZE AND MATERIAL TO MATCH EXISTING CURBING  
PROPOSED NO TURN/ENTER SIGN AUTO R3-2 24" X 24" WITH SIGN SLEEVES (TWO TYP.)



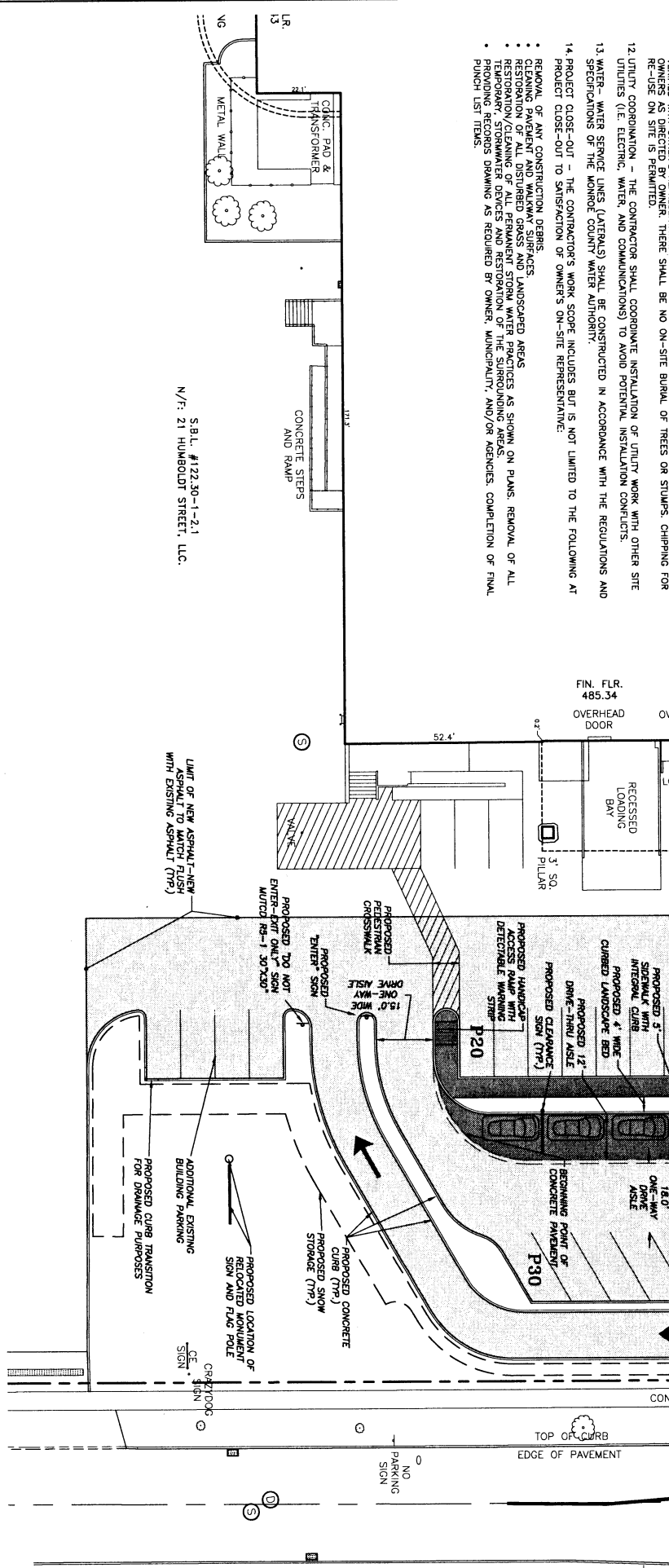
## GENERAL NOTES:

1. BASE MAPING - BASE MAPING BEYOND THE CONTRACT LIMITS IS A COMBINATION OF MAPING FROM FIELD SURVEY DATA, PHOTOGRAPHIC IMAGES AND RECORD MAPING. THIS, NO WARRANTY IS HEREBY EXTENDED AS TO THE ACTUAL/ACCURATE LOCATION OF ANY ITEMS SHOWN OUTSIDE THE PROJECT LIMITS.
2. UTILITY MAPING - THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW CONSTRUCTION.
3. UTILITY STAKEOUT - THE CONTRACTOR SHALL NOTIFY THE CITY OF NEW YORK (1-800-962-7962) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
4. PROPERTY PROTECTION - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENT, CURBS, WALLS, LANS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE OWNERS SATISFACTION AT NO ADDITIONAL CHARGE.
5. ACCESS - THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJOINING PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.
6. SITE SAFETY - PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST SIGNAGE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND OCCUPATIONAL, HEALTH AND SAFETY ACT (OHSA). JOB SAFETY AND MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. EXCAVATIONS - ALL EXCAVATIONS SHALL BE BACKFILLED/BERMADOED TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT THE CONCLUSION OF EACH WORKING DAY.
8. MAINTENANCE - PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SWEEPED CLEAN AT THE END OF EACH WORKING DAY AND/OR AS DIRECTED BY THE OWNERS ON-SITE REPRESENTATIVE.
9. REPORTS - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE TO OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNICIPALITY OR AGENCY, UNLESS SPECIFIED OTHERWISE. THE OWNER IS RESPONSIBLE FOR PERMIT FEES.
10. PROJECT - THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTROL, PROVIDED ON THE "SITE DRAWINGS". DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR CLARIFICATION.
11. SITE PREPARATION - CLEARING AND GRUBBING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "GRADING LIMITS" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORDINATED AND FIELD VERIFIED WITH OWNERS REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR RETURNED TO OWNERS AS REQUESTED BY THEM. THERE SHALL BE NO ON-SITE BURNAL OF TREES OR STUMPS. SHIPPED FOR RE-USE ON SITE IS PERMITTED.
12. UTILITY COORDINATION - THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITY WORK WITH OTHER SITE UTILITIES (IE. ELECTRIC, WATER, AND COMMUNICATIONS) TO AVOID POTENTIAL INSTALLATION CONFLICTS.
13. WATER - WATER SERVICE LINES (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY.
14. PROJECT CLOSE-OUT - THE CONTRACTORS WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO SATISFACTION OF OWNERS ON-SITE REPRESENTATIVE:
  - REMOVE OR AVOID CONSTRUCTION DEBRIS
  - RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS
  - RESTORATION/CLEANING OF ALL PERMANENT STORM WATER PRACTICES AS SHOWN ON PLANS. REMOVE OF ALL TEMPORARY STORM WATER DEVICES REQUIRED BY OWNER, MUNICIPALITY, AND/OR AGENCIES. COMPLETION OF FINAL PUNCH LIST ITEMS.

S.B.L. #12230-1-2.1  
N/F: 21 HUMBOLDT STREET, LLC.

# HUMBOLDT STREET

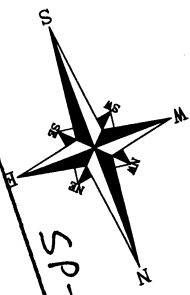
(66.00' WIDE R.O.W.)



Site Plan Approval  
Subject to:  
Zina Lagonegro, EIT, AICP  
DIRECTOR OF PLANNING AND ZONING

Site plan approval does not signify building code, plumbing code or land subdivision code approval nor authorization to undertake where approval nor reviews and approvals where and is not authorized, p. without such reviews and approvals where they are required.

City of Rochester  
Zoning Compliance: 7-2  
10/13/16



SP-02-16-17

HATCH LEGEND	
	NEW ASPHALT PAVEMENT
	NEW CONCRETE PAVEMENT

BULK STANDARDS	
ITEM	REQUIRED
MINIMUM LOT FRONTAGE	N/A
MINIMUM LOT AREA	N/A
MAX. BUILDING COVERAGE	70%
MAX. LOT COVERAGE	80%
FRONT SETBACK REQUIRED	N/A
SIDE SETBACK REQUIRED	N/A
REAR SETBACK REQUIRED	N/A
MAX. BUILDING HEIGHT	N/A

### APPROVED:

CITY FIRE SAFETY	DATE
CITY MAPS AND RECORDS	DATE
CITY ASSESSOR	DATE
CITY TREASURER	DATE
CITY ENGINEER	DATE
CITY DIRECTOR OF ZONING	DATE
CITY BUREAU OF WATER AND LIGHTING	DATE

the **HollandTrotta** PROJECT

Fitzgerald Engineering

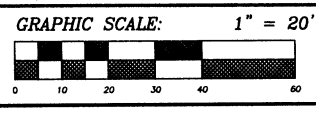
Fitzgerald Engineering, PLLC  
277 Alexander Street  
Suite 210  
Rochester, NY 14607  
Phone: 585.281.9897  
Web Site: fitzgeraldengineering.net



NEW YORK STATE LICENSED PROFESSIONAL

**SITE PLAN**  
PROJECT  
**21 HUMBOLDT STREET**  
BEING PART OF TOWN LOT 35 IN TOWNSHIP 13, RANGE 7, OF THE PHELPS & GORHAM PURCHASE, SITUATE IN THE CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK  
LOCATION  
21 HUMBOLDT STREET ROCHESTER, NY 14609  
CLIENT  
THE HOLLAND TROTТА PROJECT

NO	REVISIONS	DATE	BY
2	REVISED AS PER NCDOT COMMENTS	9/26/16	SCP
3	REVISED AS PER CITY COMMENTS	9/9/16	SCP
1			
NO			



**DRAWING ALTERATION NOTICE**  
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING:  
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

SCALE	1" = 20'
DATE	July 8, 2016
SHEET	C-3
PROJECT NO.	15-0140
FILE NAME	15-0140 Drawings.dwg
DRAWN BY	SCP
CHECKED BY	RJF