

FULTON COUNTY
AREA PLAN COMMISSION
FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
MONDAY, MAY 22, 2023
7:00 P.M.

CALL TO ORDER

AREA PLAN COMMISSION MINUTES FOR:
APRIL 24, 2023

PUBLIC COMMENT
(Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS:
City of Rochester/Apache Dr. Roadway Plans
Ty Adley – Guest Speaker

PLAN DIRECTOR REPORT:

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
APRIL 24, 2023

**FULTON COUNTY
AREA PLAN COMMISSION
MEETING**

MONDAY, APRIL 24, 2023

**7:00 P.M.
COMMISSIONERS/COUNCIL ROOM**

CALL TO ORDER

**AREA PLAN COMMISSION MINUTES FOR:
January 23, 2023**

PUBLIC COMMENT (Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS

Ordinance
Training Session Report

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
APRIL 24, 2023

The Fulton County Area Plan Commission met on Monday the 24th of April 2023, at 7:00 P.M. in the Commissioners/Council Room located within the Fulton County Office Building. Chairperson, Phil Miller called the meeting to order at 7:00 P.M. The following members were present: Debbie Barts, Duane Border, Gloria Carvey, Cathy Miller, Jeff Finke, Rick Ranstead, Adam Strasser, Crystal Weida and Phil Miller. Also, in attendance were: Plan Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard

It is duly noted the following were absent: Seth White, Mark Kepler, Chayse Thompson and Ruth Gunter.

IN RE: MINUTES

January 23, 2023

Phil Miller asked for any additions, deletions or corrections to be made to the January 23, 2023 minutes. Rick Ranstead moved to approve the January 23, 2023 minutes as written. Adam Strasser seconded the motion. Motion carried as follows: Debbie Barts, Duane Border, Gloria Carvey, Cathy Miller, Jeff Finke, Rick Ranstead, Adam Strasser, Crystal Weida and Phil Miller being in favor and no one opposing.

IN RE: NEW BUSINESS

Cargo container homes

Heather discussed with the board the possibility of cargo container homes. However, after looking into the matter, the plan commission does not have the authority to tell someone what they can build their house out of as long as they build to our square footage and residential code. We do not have any aesthetic codes.

Gloria stated we don't have aesthetic codes, so not having aesthetic codes they can put three containers together and have that. I think you would have an uproar in this community, especially out at the lake where they are putting up million-dollar homes.

Adam Strasser asked what is our options?

Duane Border stated we can limit where they are allowed.

Heather stated mobile homes are only allowed in the AG district and MP.

Andy Perkins stated your options are architectural code or architectural standards within your codes or a special section for shipping containers. I think you need to be very careful saying we are not going to create architectural standards but we don't like material X.

Heather stated if we do architectural standards we would have to do it in all districts.

Duane stated that becomes a slippery slope.

Jeff Finke state you can't tell someone no steel exterior correct?

Andy stated you then are micro legislating an architectural standard once you do that. If you are going to do architectural standards then they need to be zone wide.

Heather stated we will leave this as it is right now in the ordinance.

IN RE: NEW BUSINESS

EV Charging stations

Heather stated she sent information to the board in regards to these charging stations.

Rick asked how the development was progressing for the one going up.

FULTON COUNTY AREA PLAN COMMISSION
APRIL 24, 2023

Heather stated it is basically a tiny home, but is it a tiny home or an RV? When someone wants to pull one on the lot what are they asking for? Because of the way they are made they will come out with a manufactured home tag on it.

Phil Miller stated a lot of times these homes will be brought in to camp grounds and set on blocks permanently.

Heather stated this person wanted to bring this park home onto a lot in the Ag district where mobile homes are allowed, she then stated either way they are not large enough to even accommodate even a single wide square footage so they would have to apply for a special exception, but are they applying for a special exception for an RV or a variance for the lack of square footage for a home.

Rick Ranstead asked what's considered permanent? If they have water and sewage hooked up to it?

Debbie asked if it would have to sit on a foundation?

Heather stated that it would have to sit on a foundation and be tied down.

Debbie stated they are meant to sit on a site and stay there?

Rick stated as long as they are built to permanent standards.

Debbie stated the wouldn't be because of square footage.

Heather stated it would basically be a tiny home and they would apply for a variance off the square footage. For this instance, if she wanted to put it there permanently she has to put under a foundation for a home. They would also have to go through the Health Department for septic approval. She then stated we amended the ordinance to allow RV's to be lived in while home repairs or rebuilds are being done, now insurance companies are offering single wide mobile homes for people to stay in. A lady called and said she will have to be out of her rental soon and they are offering her a mobile home to stay in. They have some kind of temporary foundation in order for it to be tied down with the understanding they have to remove the mobile home thirty days after they move back into their home.

Gloria asked if they had to get a variance for the mobile home?

Heather stated no because they are in the Ag district where mobile homes are allowed.

Debbie stated it only makes sense to allow them.

Heather stated there will be a problem in a residential area because mobile homes are not allowed. She then stated people would have to apply for a variance off of the square footage, are we going to allow these in residential areas.

If they want a park home in the Ag district only, they will have to go for a variance off of the square footage.

IN RE:

Sub-Division Ordinance

Heather then stated that in our Comprehensive Plan it states that all new residential developments offer or are within walking distance or a park, recreation area or open space. What are your thoughts on adding this into the ordinance?

FULTON COUNTY AREA PLAN COMMISSION
APRIL 24, 2023

Gloria stated it seems fair.

Phil stated we then need to define what an open space is.

Debbie states we are not asking them to put in playground equipment. Just open space for kids to run. It would also be more eye appealing.

Rick asked how many lots are considered a sub-division?

Heather stated it depends. In the county if they have exceeded the splits then it could be a one lot sub-division. This would be more for residential sub-divisions. This actually specifies residential developments. She then stated she would do more research on the subject. Find out what would be considered walking distance.

IN RE:

Retention Ponds

Heather stated the Mayor contacted her a few times about the retention pond behind Arbor Woods Apartments. He asked if we had any requirements for retention ponds being maintained. Retention ponds are part of developments. Should we add language that the retention ponds be maintained.

Rick asked who would police that. Would it be the Plan Commission?

Heather stated yes if the language is in the ordinance we would.

Rick stated it would be the same processes as other violations.

Heather stated it should be fairly easy to add this to the ordinance.

IN RE

K.K. Gerhart-Fritz

Heather let the board members know K.K. did a great job. She had pointed out some language that was wrong in the ordinance. I will change those when we do amendments.

IN RE:

Solar Requirements

Heather stated we just had Rochester Iron and Metal come through for a variance for a roof mounted solar array. There were just some questions as to why the roof mounted would have to go through a special exception and TRC when they are not doing anything on the ground. Roof mounted solar is installed on already existing buildings. There isn't anything for the TRC to look at but it is in the ordinance to have a TRC. Should we make roof mounted solar go through the special exception and TRC regardless of the size? Any medium or large solar array is required to apply for a special exception and TRC.

Duane stated how do we know if the roof can withstand the solar array.

Heather stated they have to provide a structural engineer report.

Heather asked the Board what their thought were on roof mount solar being permissible without the TRC or special exception regardless of the size.

Duane asked if there were any issues with glair.

Heather stated all other requirements would stay the same. She then read to the board in the ordinance it states, A Technical Review is required for Medium- and Large-scale solar energy systems prior to building permit approval. Ground mount there is a lot more to look at verses roof mount.

FULTON COUNTY AREA PLAN COMMISSION
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The Board agreed that Heather should revisit the solar ordinance and the fees.

Heather stated there is nothing in our ordinance in regards to glair. She also stated she will add some language for glair.

Heather stated leave roof mounted as a special exception. Do you still want a TRC?

The Board agreed there is no need for a TRC for a roof mounted solar.

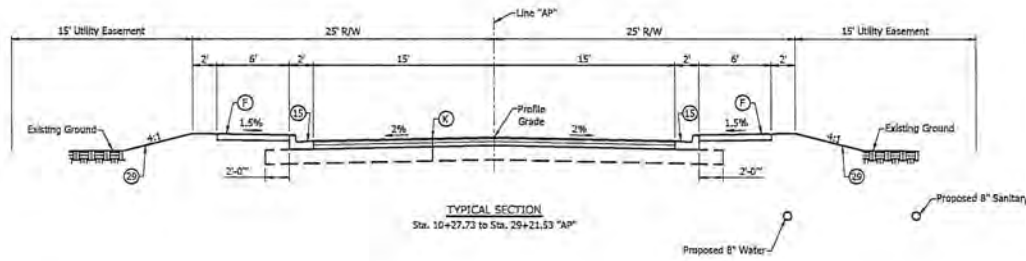
Heather stated for a recap, good with the cargo container homes, I'll look up the charging station, I'll add the definition for park homes, I'll get more information on the parks and recreation areas for developments for residential, add the language in for retention ponds, do my corrections and bring the board some reading material on solar.

IN RE: PLAN DIRECTOR REPORT

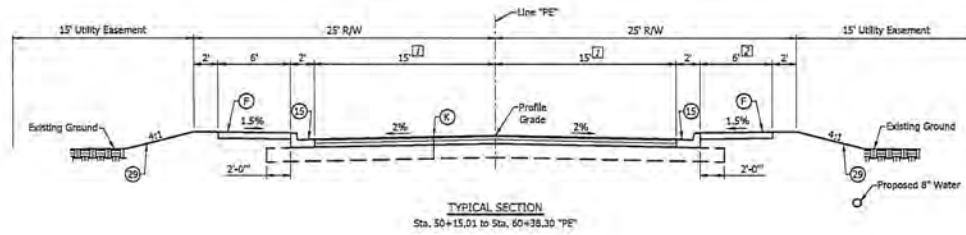
IN RE: ADJOURNMENT

With no further business to come before the Board, Phil Miller entertained a motion to adjourn the April 24, 2023 meeting. Duane Border moved to adjourn the April 24, 2023 Fulton County Area Plan Commission Board at 8:15 P.M. Cathy Miller seconded the motion. Motion carried as follows: Debbie Barts, Duane Border, Gloria Carvey, Cathy Miller, Jeff Finke, Rick Ranstead, Adam Strasser, Crystal Weida and Phil Miller being in favor and no one opposing.

Kim Gard, Administrative Secretary



TYPICAL SECTION
Sta. 10+27.73 to Sta. 29+21.53 "AP"



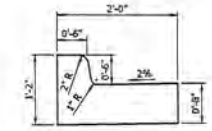
TYPICAL SECTION
Sta. 50+15.01 to Sta. 60+38.30 "PE"

LEGEND

- (K) HMA FULL DEPTH
165#/5yd. QC/QA-HMA, 2, 64, Surface 9.5 mm - on
275#/5yd. QC/QA-HMA, 2, 64, Intermediate 12.5 mm on
440#/5yd. QC/QA HMA, 2, 64, Base, 25.0 mm on
Subgrade Treatment Type IBC
- (E) Concrete Sidewalk on
3" Compacted Aggregate #53
- (15) Mod. Combined Concrete Curb & Gutter
- (20) Seeding, U

NOTES:

- [1] Width varies from 15' @ Sta. 58+07.72 to 12' @ Sta. 59+08.60 "PE"
- [2] Walk ends @ Sta. 58+60.00, See Constr. Details
- [3] Minimum 10' separation between proposed sanitary and proposed water



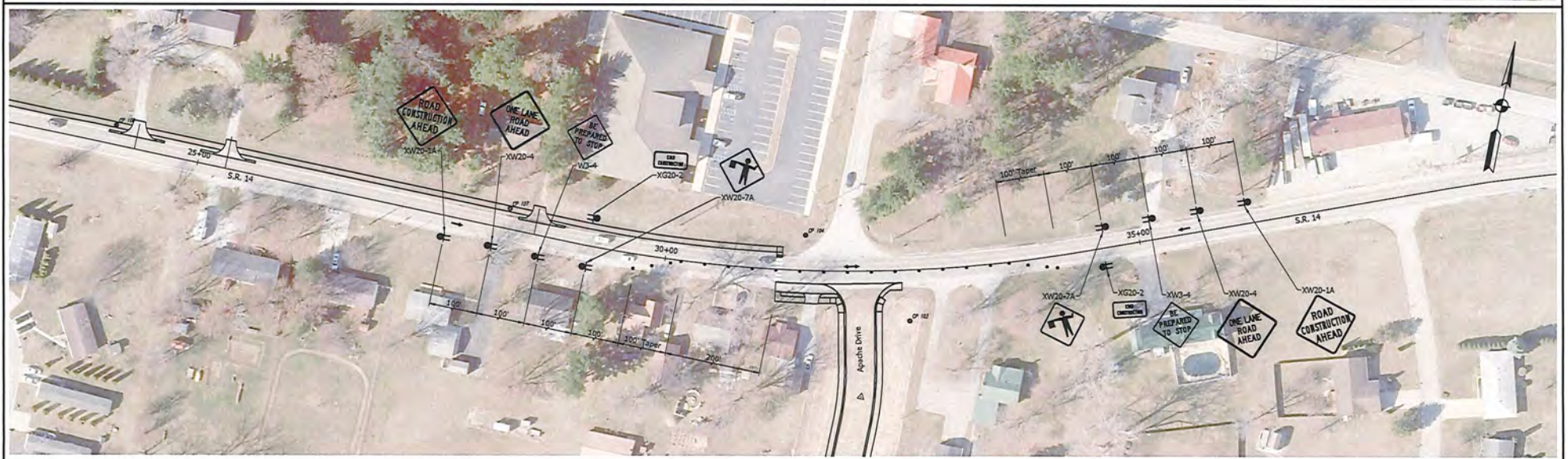
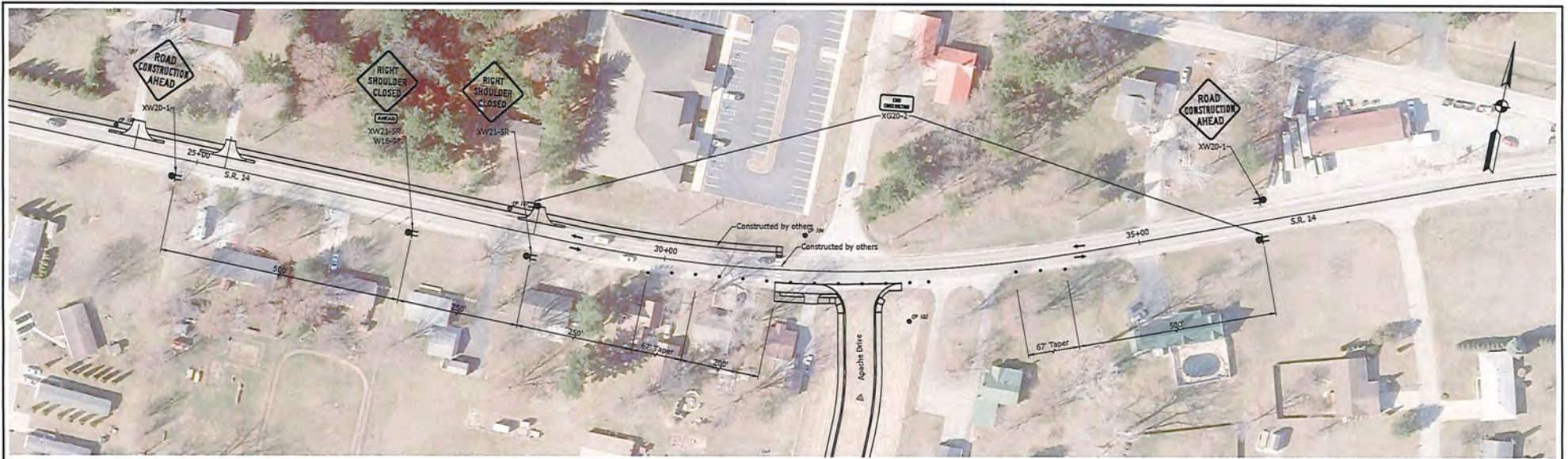
MOD. COMBINED CONCRETE CURB & GUTTER



RECOMMENDED FOR APPROVAL	<i>Mitch L. Hanes</i>	3-29-2023
DESIGN ENGINEER		
DESIGNED BY: DAD	DRAWN BY: DAD	
CHECKED BY: MLH	CHECKED BY: MLH	

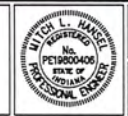
CITY OF ROCHESTER
TYPICAL CROSS SECTIONS
APACHE DRIVE / PEACE TREE VIALLE

HORIZONTAL SCALE	BRIDGE FILE
1" = 3'	
VERTICAL SCALE	DESIGNATION
1" = 5'	
SURVEY BOOK	SHEETS
	2 of 58
CONTRACT	PROJECT
	313-0103



LEGEND

TT	Construction Sign, Type "A"
●	Standard Drum
⊕	Type "A" Construction Warning Light
→	Indicates Traffic Flow



RECOMMENDED FOR APPROVAL: *Mitch L. Hames* 3-29-2023
 DESIGN ENGINEER

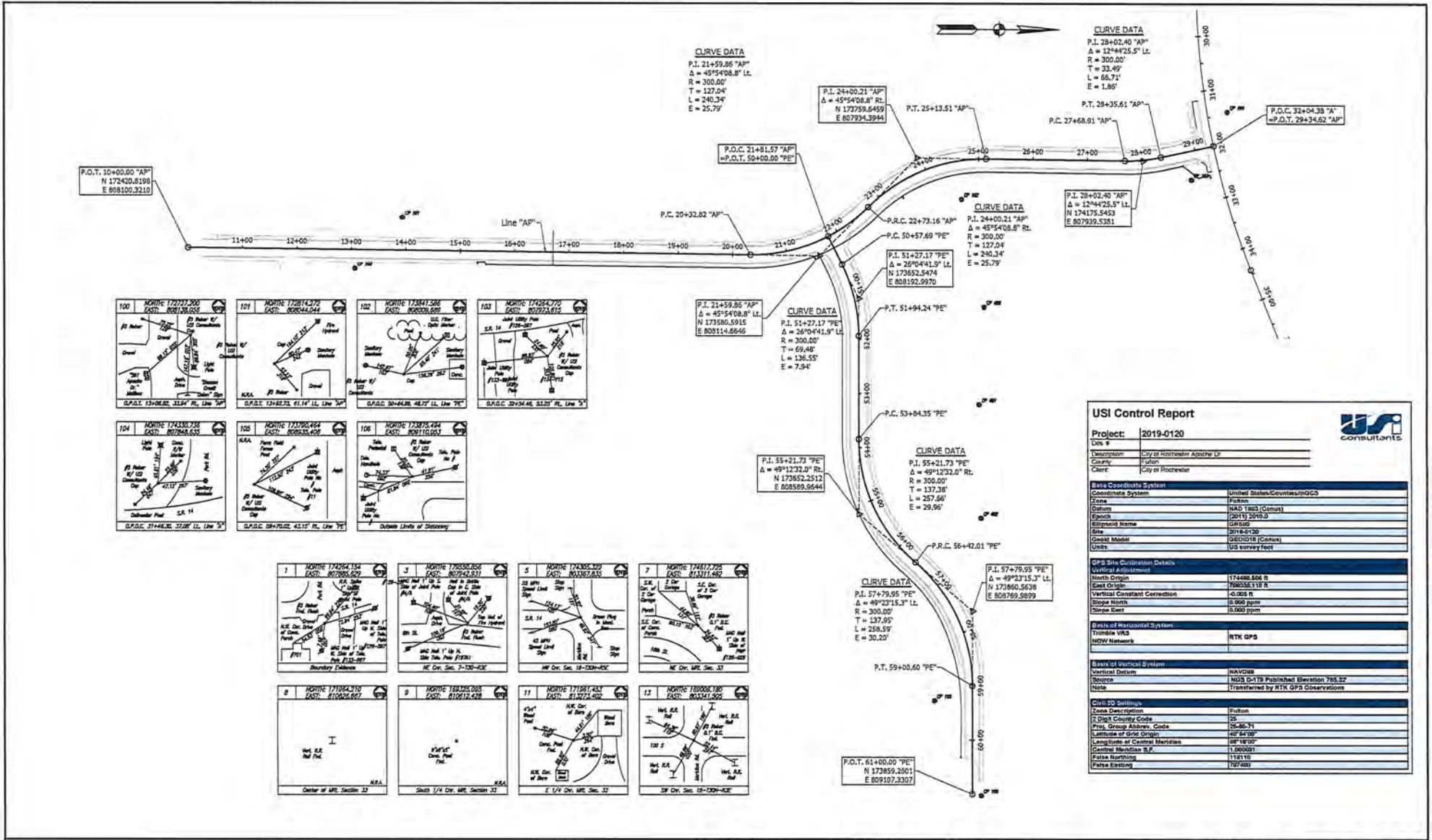
DESIGNED: DAD DRAWN: DAD
 CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER

TRAFFIC MAINTENANCE DETAILS
SR 14 / APACHE DRIVE

HORIZONTAL SCALE	BRIDGE FILE
1" = 50'	DESIGNATION
VERTICAL SCALE	N/A
N/A	SURVEY BOOK
	3 of 59
CONTRACT	PROJECT
	2019-0120

10/20/2023 10:51:11 AM Mitch.L.Hames\Projects\2023\SR14 Apache Drive\Traffic Maintenance\Traffic Maintenance Details SR 14 - 01.dwg



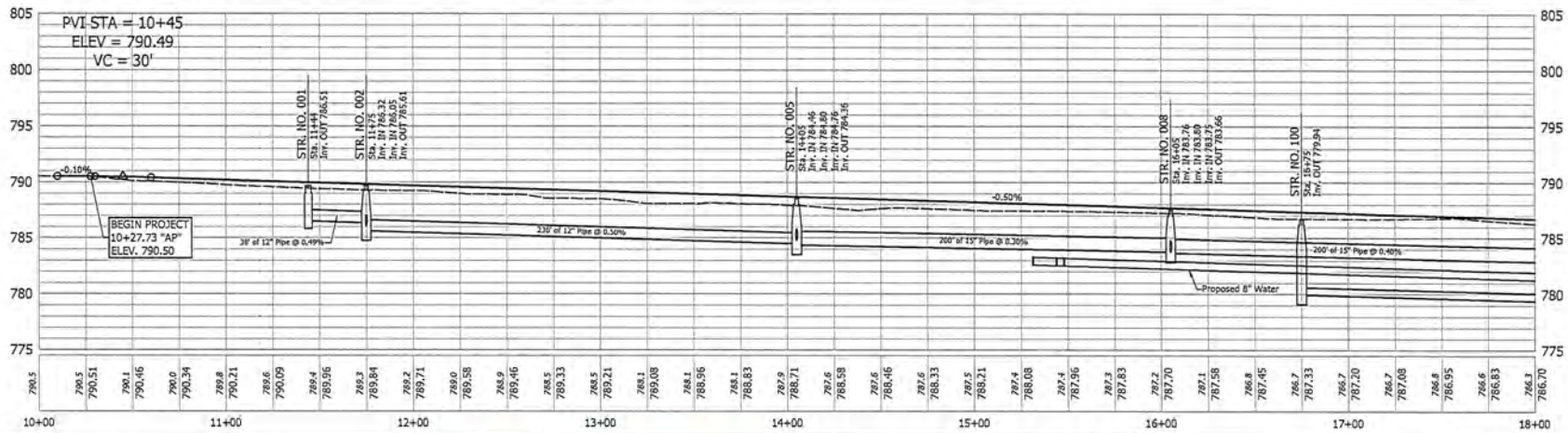
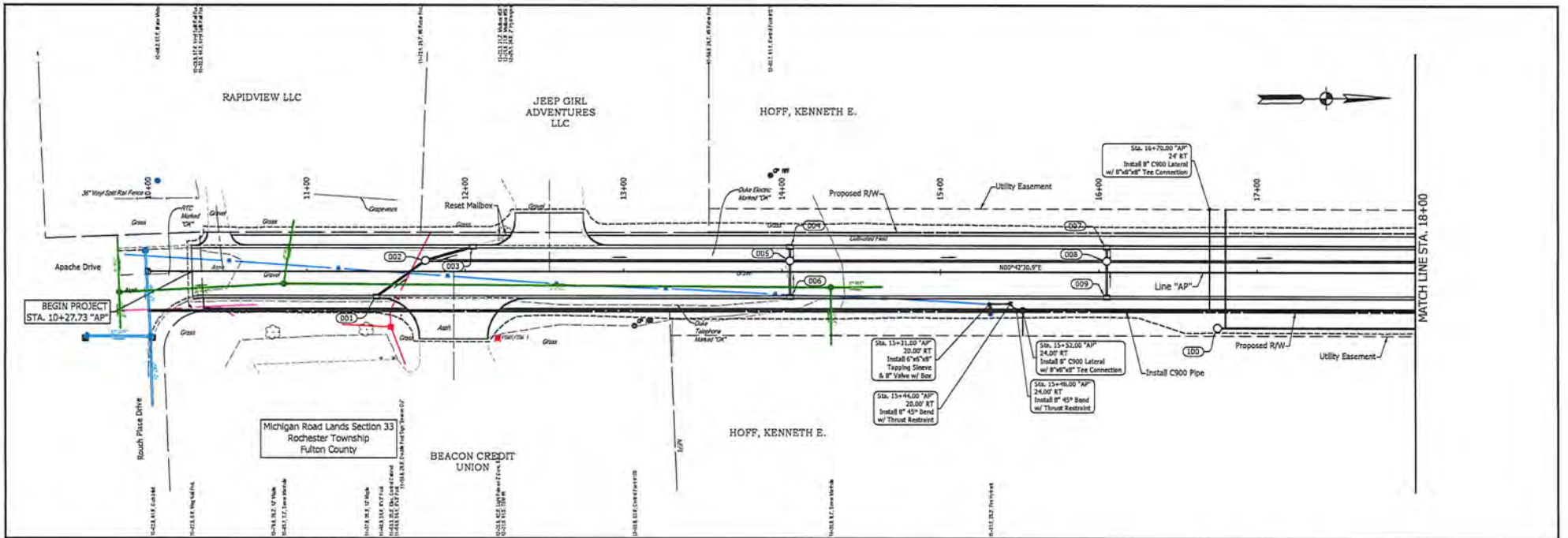
USI Control Report	
Project:	2019-0120
Drawn:	
Description:	City of Rochester Apache Ln
County:	Yutan
Client:	City of Rochester
Base Coordinate System	
Coordinate System:	United States/Contiguous (NAD83)
Zone:	Footprint
Datum:	NAD 1983 (Contus)
Epoch:	2011/2019.0
Ellipsoid Name:	GRS80
Site:	2016-0120
Geoid Model:	IGEM018 (Contus)
Units:	US survey feet
GPS Site Calibration Details	
Vertical Alignment:	
North Origin:	174480.866 N
East Origin:	180353.118 E
Vertical Constant Correction:	-4.003 N
Slope North:	0.000 ppm
Slope East:	0.000 ppm
Basics of Horizontal System	
Trimble VRS:	
RTK Network:	RTK GPS
Basics of Vertical System	
Vertical Datum:	NAVG88
Source:	NDS G-TX Published Elevation 785.52'
Note:	Transformed by RTK GPS Observations
Civil/COD Coordinates	
Zone Description:	Footprint
2-Digit Country Code:	25
Proj. Group Abbrev. Code:	26-30-71
Latitude of Origin:	42°54'00"
Longitude of Central Meridian:	88°18'00"
Central Meridian S.F.:	1,000,001
False Northing:	1181.10
False Easting:	787.020



DESIGNED: DAD DRAWN: DAD
 CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER
 GEOMETRIC TIE-UP
 LINE "PE"

HORIZONTAL SCALE	BRIDGE FILE
1" = 80'	
VERTICAL SCALE	DESIGNATION
N/A	
SURVEY BOOK	SHEETS
	4 of 59
CONTRACT	PROJECT
	2019-0120



COLOR CODE FOR UTILITY LOCATIONS

- ELECTRIC
- SEWER (SANITARY)
- GAS-OIL-STEAM
- SEWER (STORM)
- TELEPHONE-CABLE
- FIBER (COMMUNICATION)
- WATER
- PROPOSED CONSTRUCTION



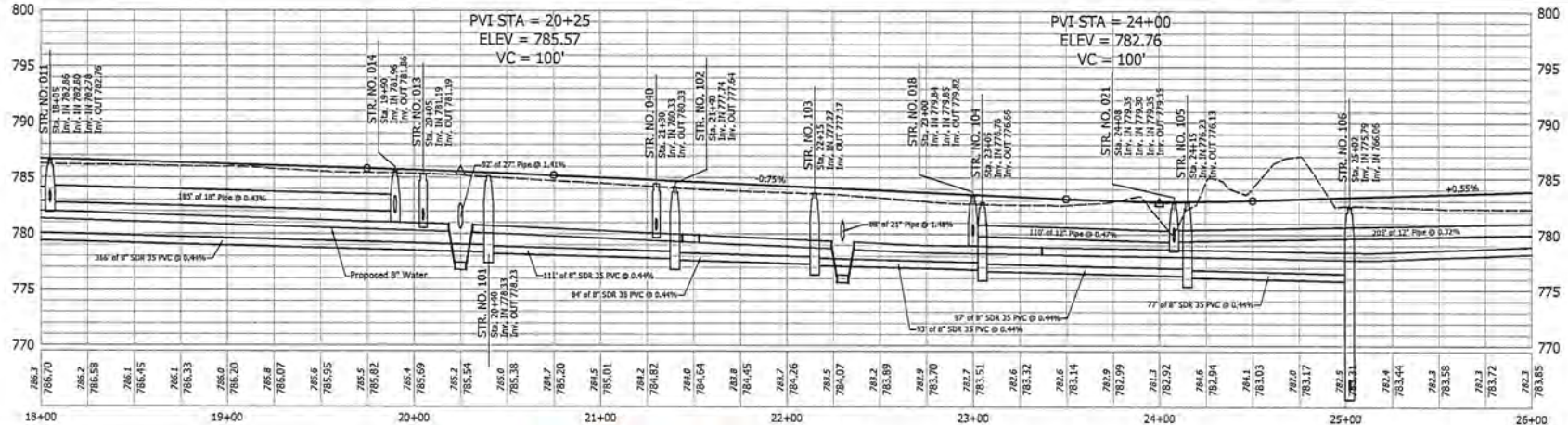
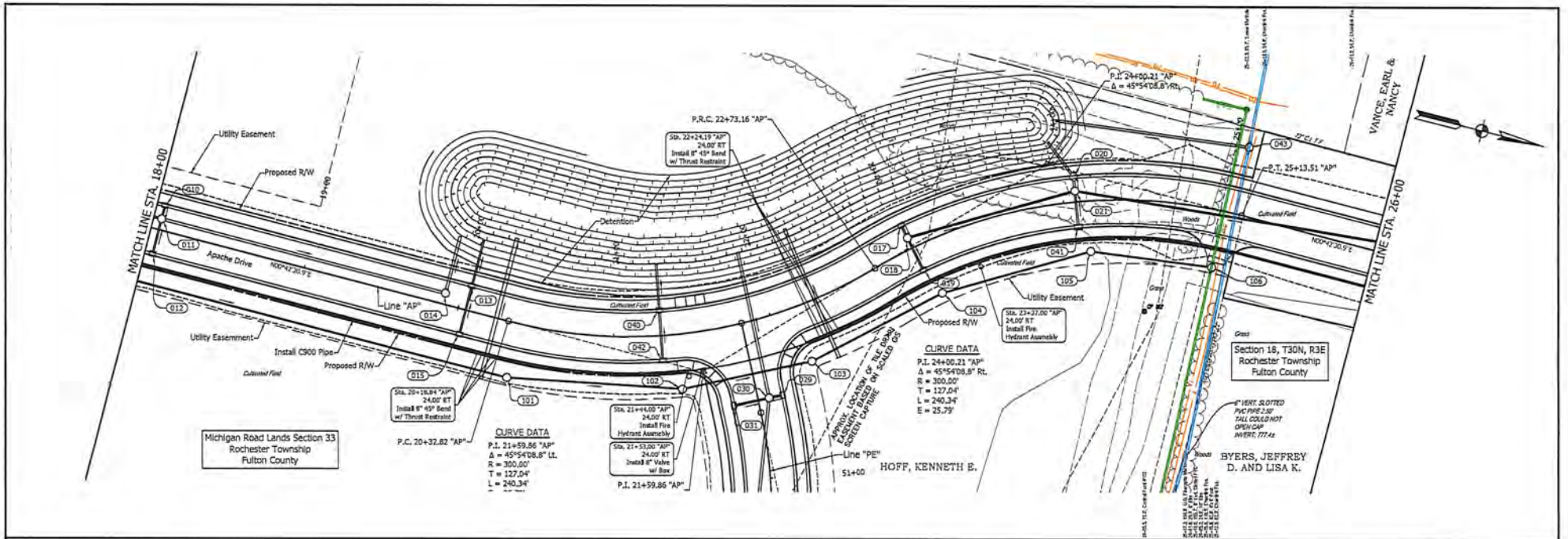
RECOMMENDED FOR APPROVAL
Mitch L. Hancock
 3-29-2023
 DESIGN ENGINEER

DESIGNED: DAD DRAWN: DAD
 CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER

PLAN AND PROFILE
 LINE "AP"

HORIZONTAL SCALE 1" = 30'	BRIDGE FILE
VERTICAL SCALE 1" = 5'	DESIGNATION
SURVEY BOOK	SHEETS
CONTRACT	PROJECT 2019-0120



COLOR CODE FOR UTILITY LOCATIONS

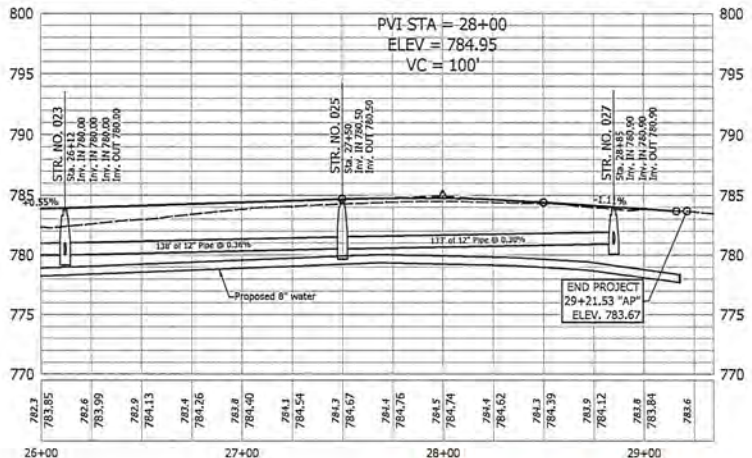
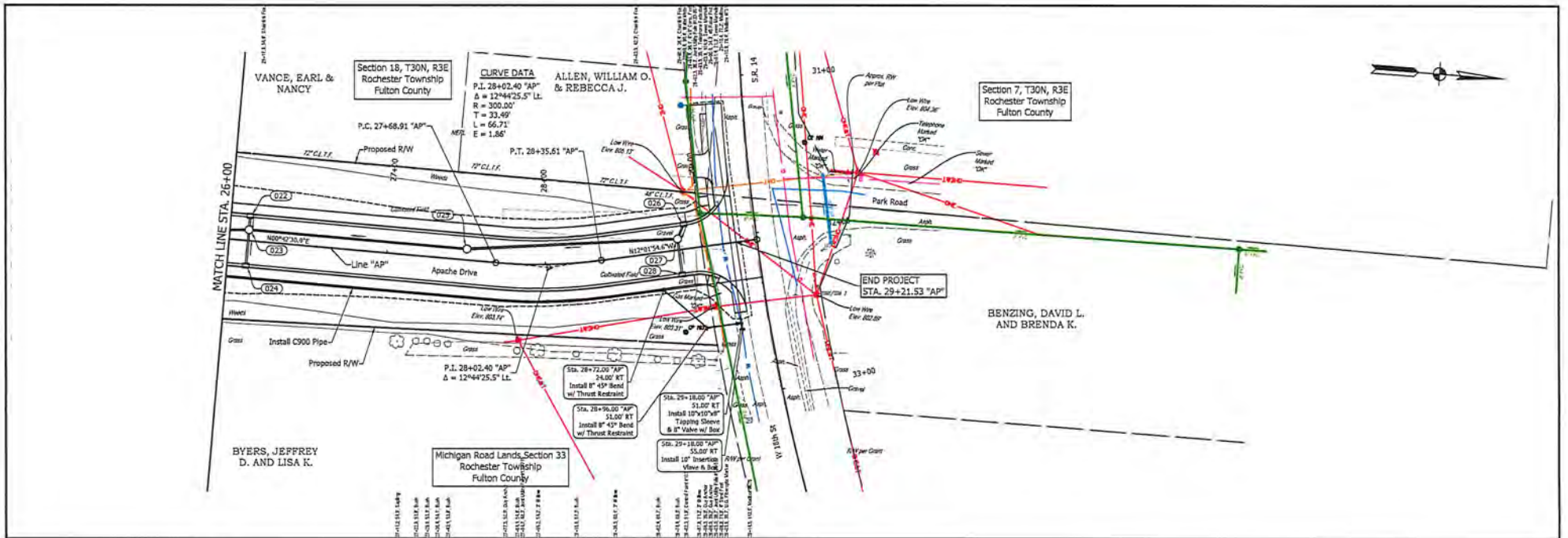
█ ELECTRIC	█ SEWER (SANITARY)
█ GAS (AIR SERVICE)	█ SEWER (STORM)
█ TELEPHONE CARRY	█ POWER (ELECTRIC)
█ WATER	█ PROPOSED CONSTRUCTION



RECOMMENDED FOR APPROVAL: *Mitch L. Hancock* 3-29-2023
 DESIGN ENGINEER
 DESIGNED: DAD DRAWN: DAD
 CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER
 PLAN AND PROFILE
 LINE "AP"

HORIZONTAL SCALE 1" = 30'	BRIDGE FILE
VERTICAL SCALE 1" = 5'	DESIGNATION
SURVEY BOOK	SHEETS
CONTRACT	6 of 35
	PROJECT 2019-0029



COLOR CODE FOR UTILITY LOCATIONS

█ ELECTRIC	█ SEWER (SANITARY)
█ GAS/OIL/STEAM	█ SEWER (STORM)
█ TELEPHONE-CATV	█ OTHER (CONCRETE/PIPE)
█ WATER	█ PROPOSED CONSTRUCTION



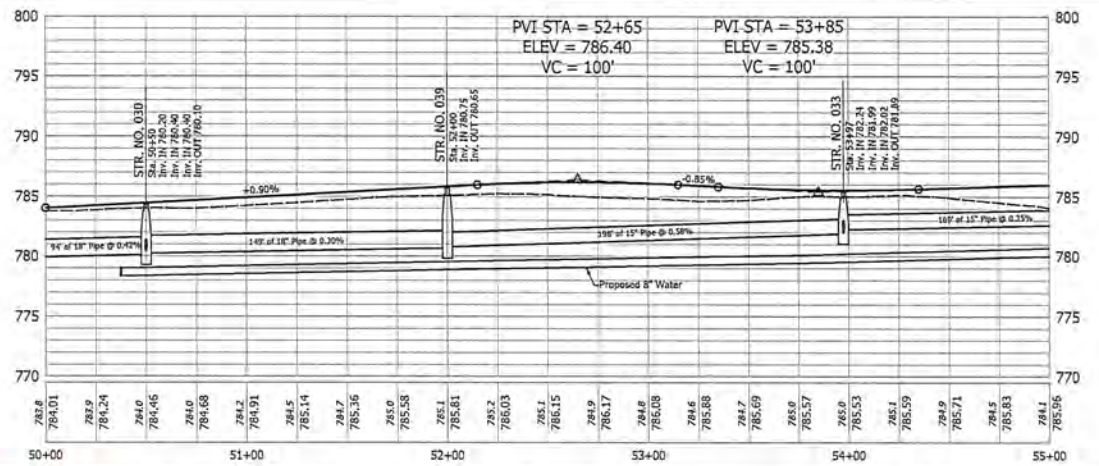
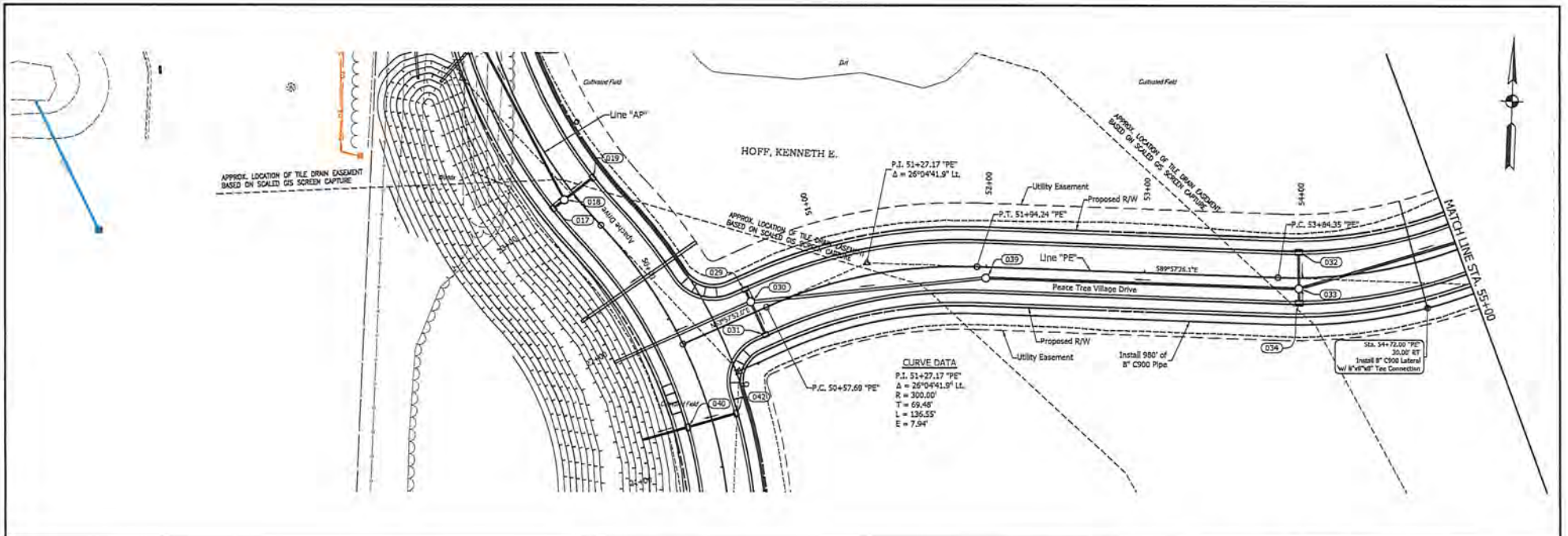
RECOMMENDED FOR APPROVAL: *Mitch Hancock* 3-29-2023
 DESIGN ENGINEER

DESIGNED: DAD DRAWING: DAD
 CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER

PLAN AND PROFILE
 LINE "AP"

HORIZONTAL SCALE	BASED FILE
1" = 30'	
VERTICAL SCALE	DESIGNATION
1" = 5'	
SURVEY BOOK	SHEETS
	7 of 35
CONTRACT	PROJECT
	2019-0120



COLOR CODE FOR UTILITY LOCATIONS

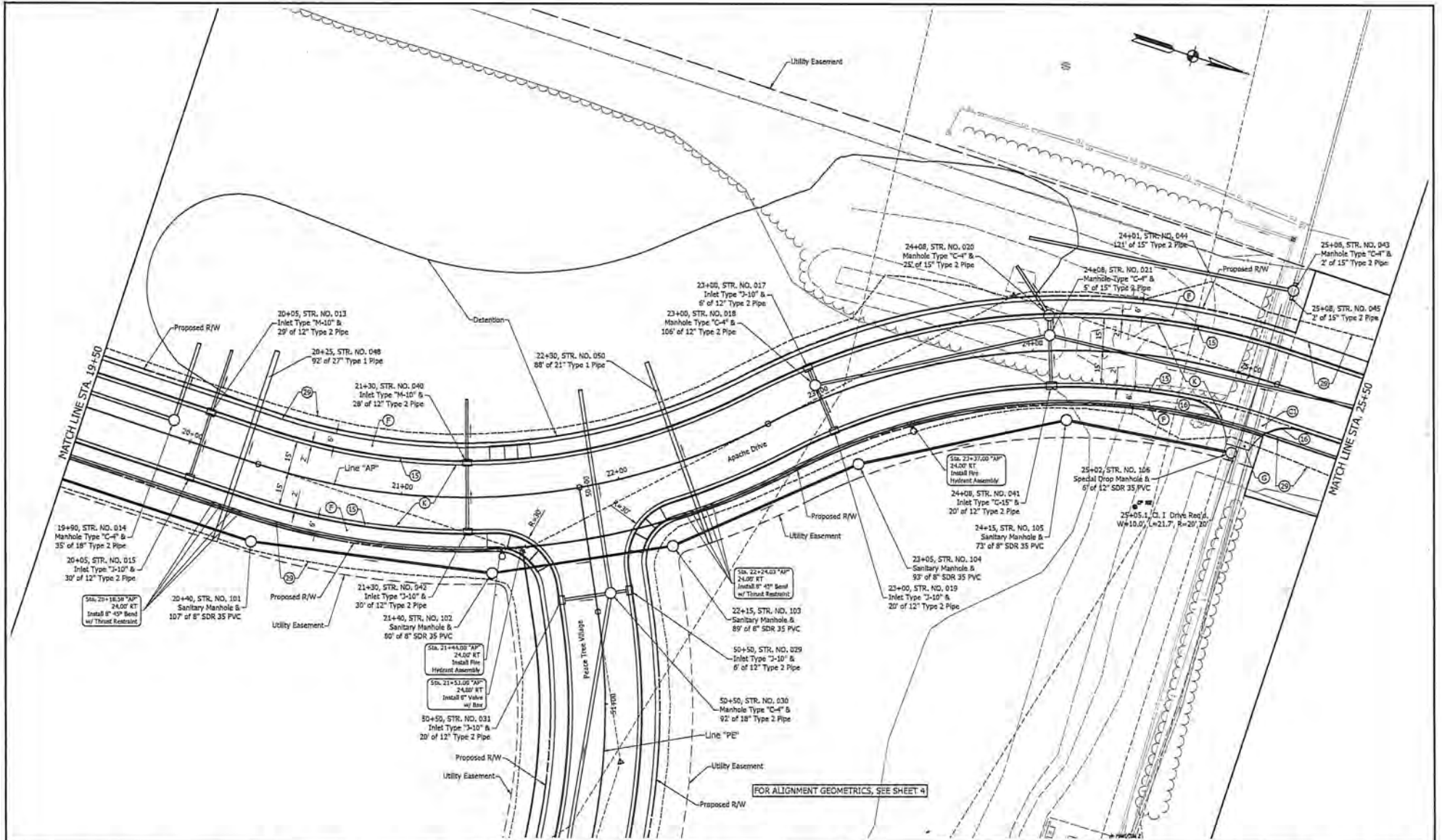
Electric	SEWER (SANITARY)
CALUMI/STEAM	SEWER (STORM)
TELEPHONE-CATV	WATER
WATER	PROPOSED CONSTRUCTION



RECOMMENDED FOR APPROVAL: *Mitch L. Hancock*
 DESIGNER: DAD DRAWN: DAD
 CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER
 PLAN AND PROFILE
 LINE "PE"

HORIZONTAL SCALE 1" = 30'	BRIDGE FILE
VERTICAL SCALE 1" = 5'	DESIGNATION
SURVEY BOOK	SHEETS
CONTRACT	PROJECT
	2014-020



FOR ALIGNMENT GEOMETRICS, SEE SHEET 4

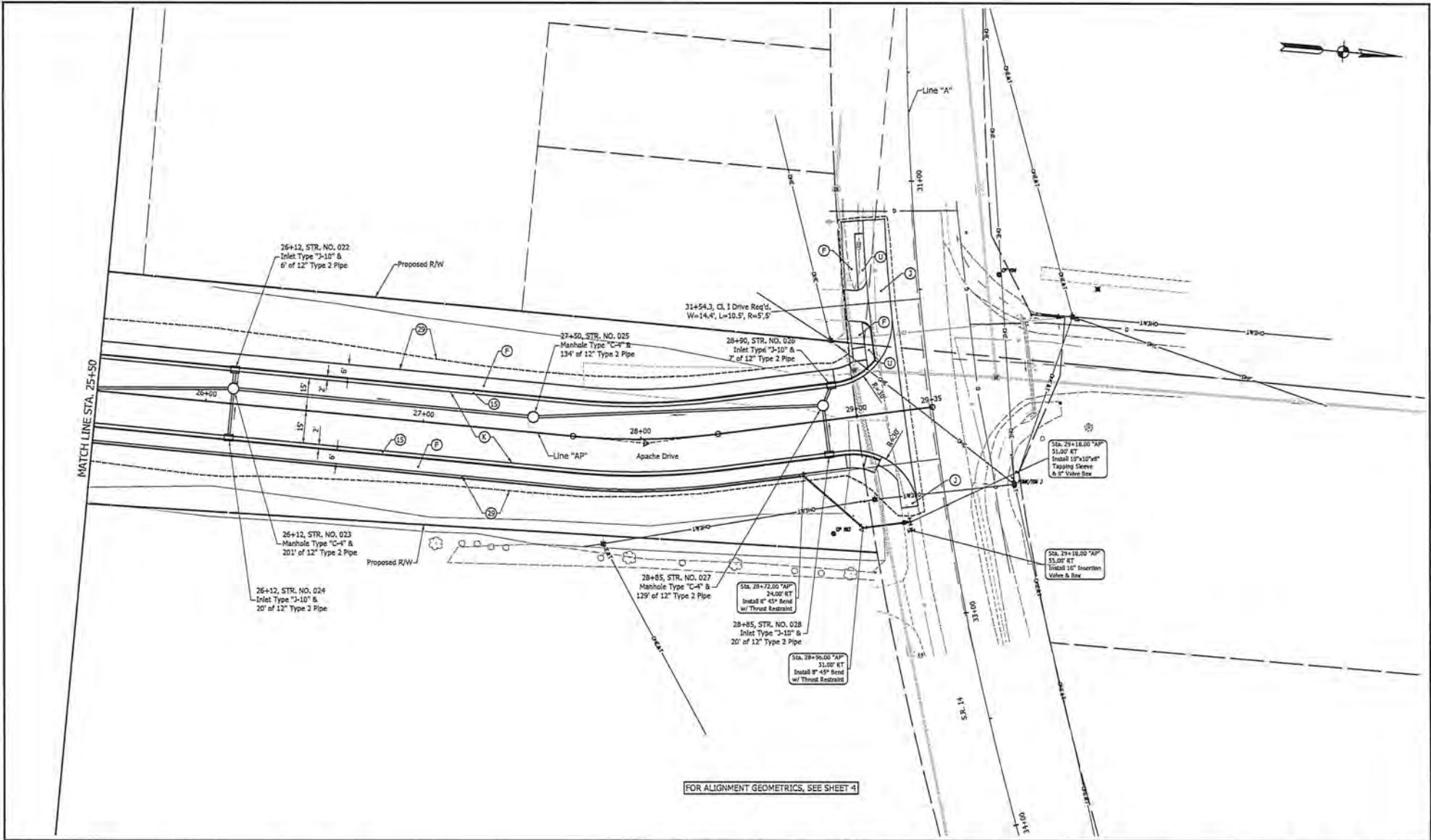
LEGEND	HMA FULL DEPTH (See Typical Sections)	Curbs & Gutters	PC2 for Approaches, 9" on Dense Graded Subbase, 6" on Geogrid Type 18, on Subgrade Treatment Type II	9' Compacted Aggregate No. 73 For Drive
	Concrete Sidewalk	Integral Curbs (to be included in cost of driveway)		
		Seeding, U		



RECOMMENDED FOR APPROVAL		DESIGN ENGINEER	
<i>Mitch L. Hamlet</i>		3-25-2023	
DESIGNED BY: DAD	DRAWN BY: DAD		
CHECKED BY: MEH	CHECKED BY: MEH		

CITY OF ROCHESTER	
CONSTRUCTION DETAILS	
LINE "AP"	

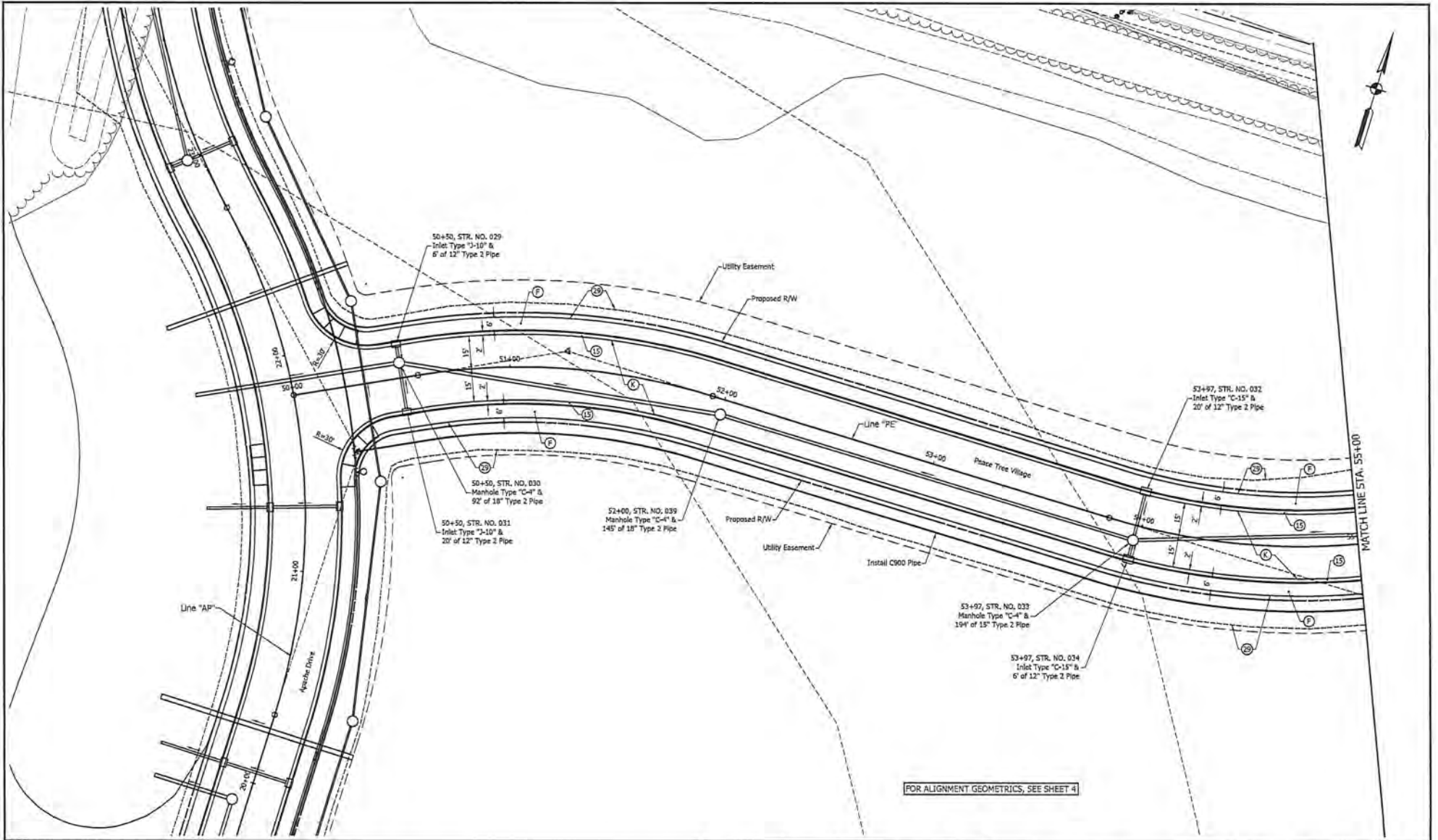
HORIZONTAL SCALE	BRIDGE FILE
1" = 20'	
VERTICAL SCALE	DESIGNATION
N/A	
SURVEY BOOK	SHEETS
	12 of 39
CONTRACT	PROJECT
	2024-002



FOR ALIGNMENT GEOMETRICS, SEE SHEET 41

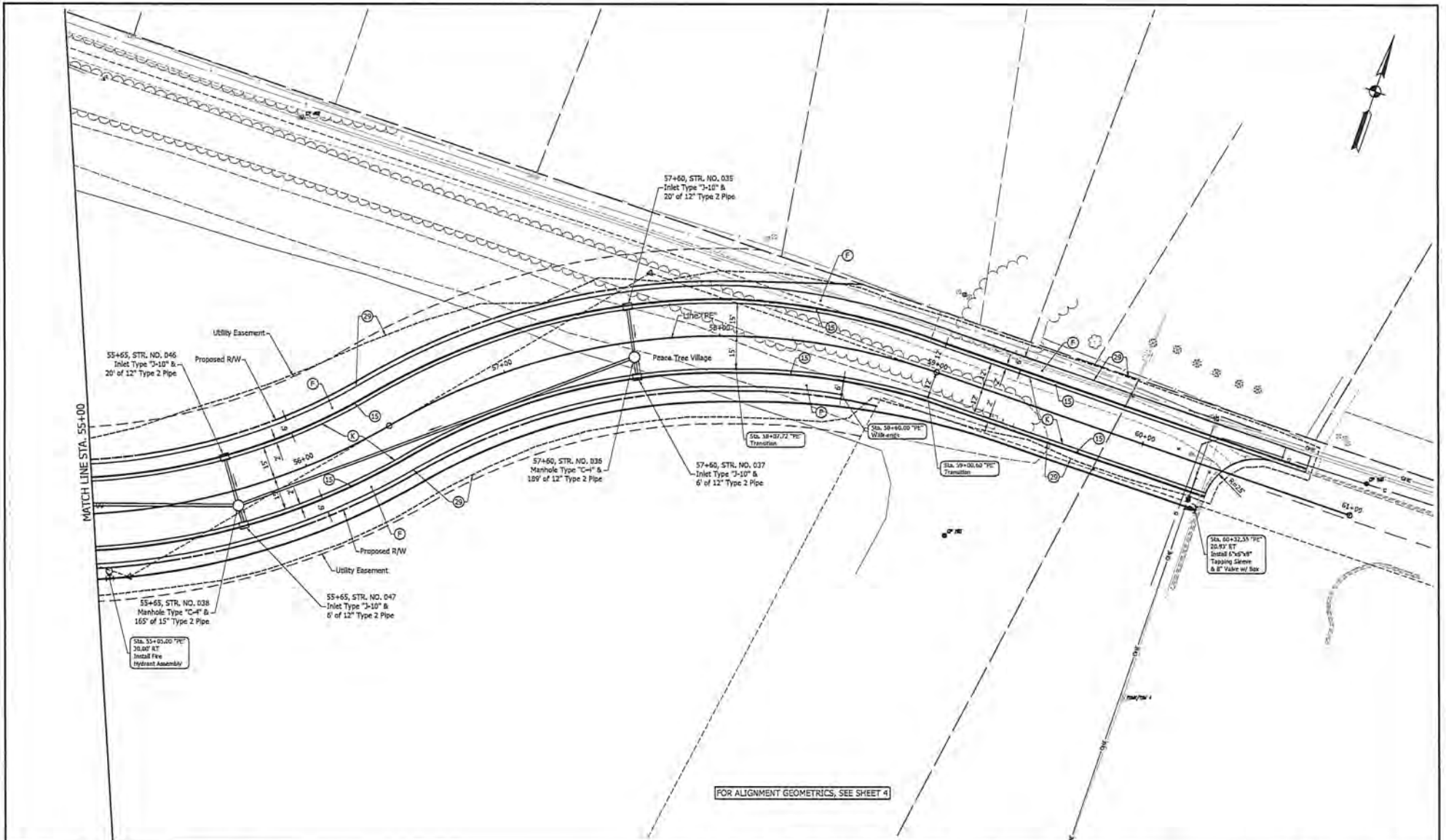
LEGEND (K) HMA FULL DEPTH (See Typical Sections) (P) Concrete Sidewalk (U) Utility Strip (15) Curb & Gutter (26) Seeding, U (3) HMA SHOULDERS 220 #/Syd. QC/QA-HMA, 2, 64, Surface 9.5 mm - SMA on 220 #/Syd. QC/QA-HMA, 2, 64, Intermediate 12.5 mm on 4" Compacted Aggregate Base, No. 53 on Type IBC Subgrade Treatment	RECOMMENDED FOR APPROVAL 3-29-2023 DESIGN ENGINEER	CITY OF ROCHESTER CONSTRUCTION DETAILS LINE "AP"	HORIZONTAL SCALE 1" = 20' VERTICAL SCALE N/A SURVEY BOOK CONTRACT	BRIDGE FILE DESIGNATION N/A SHEETS 13 of 31 PROJECT 2019-0129
	No. PETROBRAND STATE OF NEW YORK PROFESSIONAL ENGINEER	DESIGNED: DAD CHECKED: MLH DRAWN: DAD CHECKED: MLH		

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FOR ALIGNMENT GEOMETRICS, SEE SHEET 4

LEGEND	HMA FULL DEPTH (See Typical Sections)	Curb & Gutter		RECOMMENDED SEA APPROVAL	 3-29-2023 SEALING ENGINEER	CITY OF ROCHESTER	HORIZONTAL SCALE 1" = 30'	BRIDGE FILE
	Concrete Sidewalk	Seeding, U		DESIGNED: DAD / DRAWN: DAD	CONTRACT	CONSTRUCTION DETAILS LINE "PE"	VERTICAL SCALE N/A	DESIGNATION
				CHECKED: MLH / CHECKED: MLH			PROJECT 2219-0119	



FOR ALIGNMENT GEOMETRICS, SEE SHEET 4

LEGEND

(K) HMA FULL DEPTH (See Typical Sections)	(15) Curb & Gutter
(P) Concrete Sidewalk	(20) Seeding, U
(S) Sidewalk Transition	

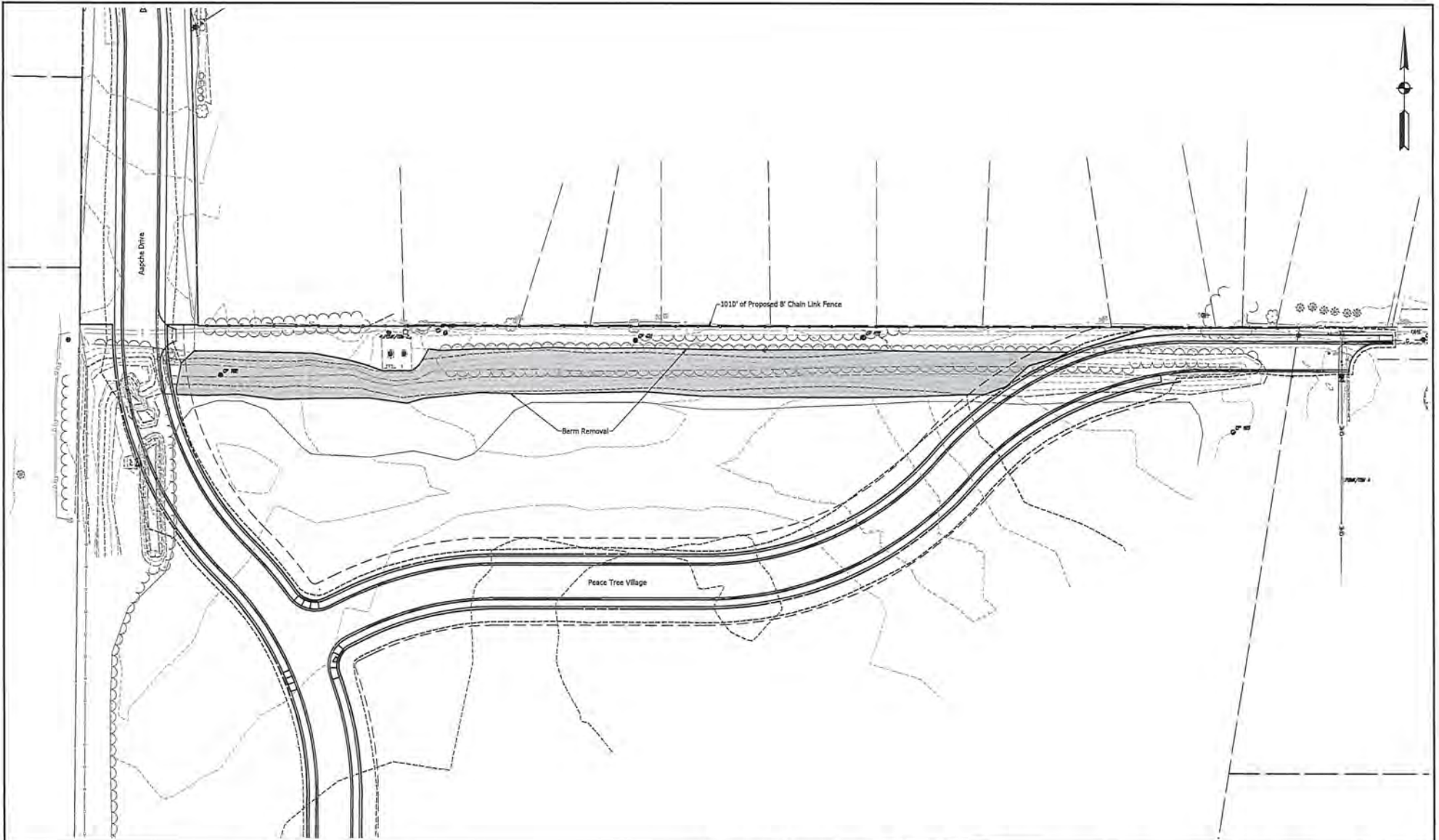


RECOMMENDED FOR APPROVAL: <i>Mitch L. Haverstick</i> 3-29-2023 DESIGN ENGINEER
DESIGNED: DAD DRAWING: DAD
CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER

CONSTRUCTION DETAILS
LINE "PE"

HORIZONTAL SCALE 1" = 20'	BRIDGE FILE
VERTICAL SCALE 1" = 20'	DESIGNATION M/A
SURVEY BOOK	SHEETS
CONTRACT	15 of 39
	PROJECT 2018-0130



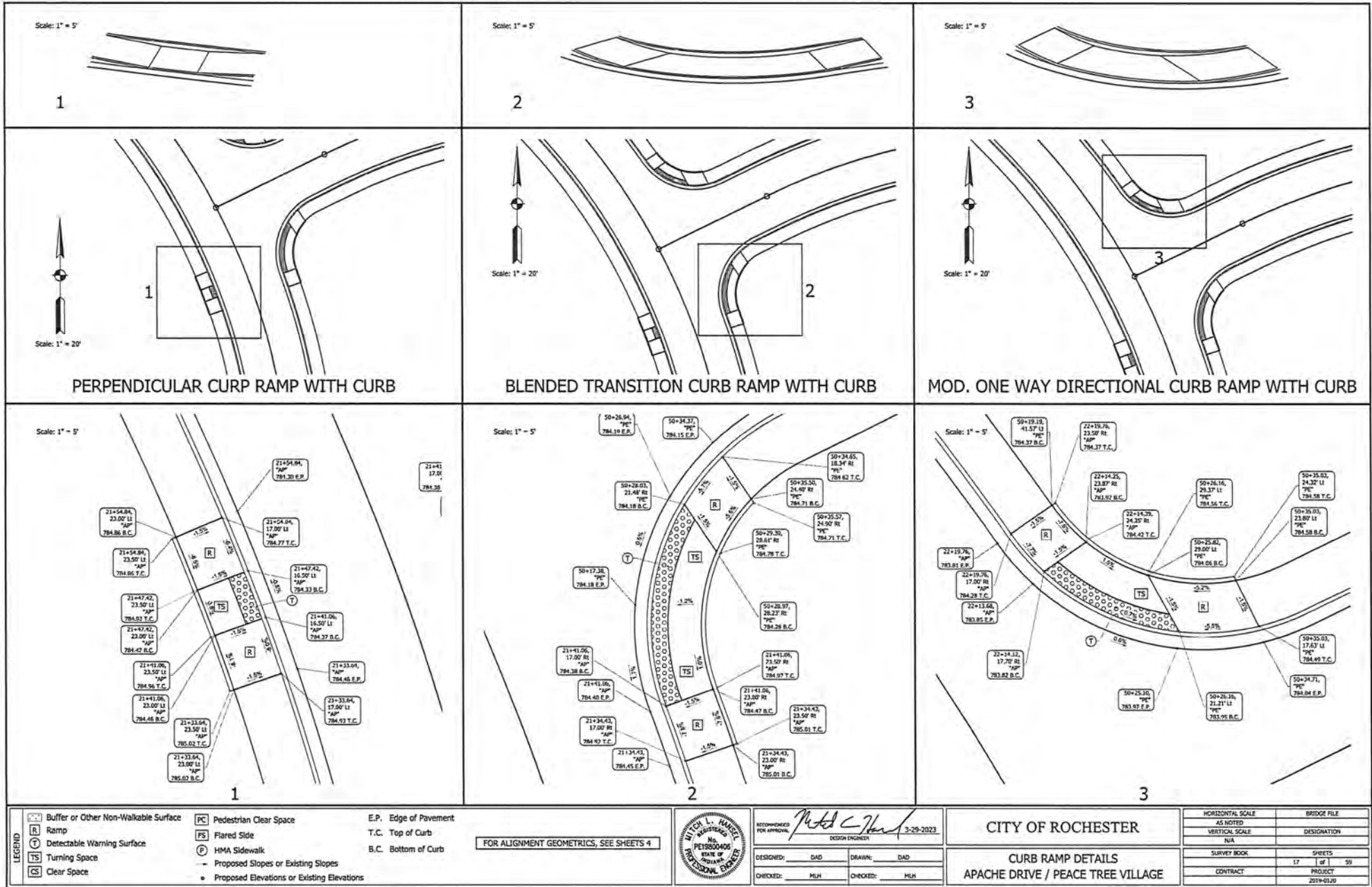
RECOMMENDED FOR APPROVAL: *Mitch L. Hanes* 3-29-2023
 DESIGN ENGINEER

DESIGNED: DAD DRAWN: DAD
 CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER
 BERM REMOVAL & FENCE
 APACHE DRIVE / PEACE TREE VILLAGE

HORIZONTAL SCALE	BRIDGE FILE
1" = 40'	
VERTICAL SCALE	DESIGNATION
N/A	
SURVEY BOOK	SHEETS
	15 of 59
CONTRACT	PROJECT
	2019-0170

10/20/2019 10:00 AM C:\Users\mhanes\OneDrive\Documents\Projects\2019\2019-0170\2019-0170.dwg (1/1)



PERPENDICULAR CURB RAMP WITH CURB

BLENDED TRANSITION CURB RAMP WITH CURB

MOD. ONE WAY DIRECTIONAL CURB RAMP WITH CURB

Buffer or Other Non-Walkable Surface	Pedestrian Clear Space	E.P. Edge of Pavement
Ramp	Flared Side	T.C. Top of Curb
Detectable Warning Surface	HMA Sidewalk	B.C. Bottom of Curb
Turning Space	Proposed Slopes or Existing Slopes	
Clear Space	Proposed Elevations or Existing Elevations	

FOR ALIGNMENT GEOMETRICS, SEE SHEETS 4

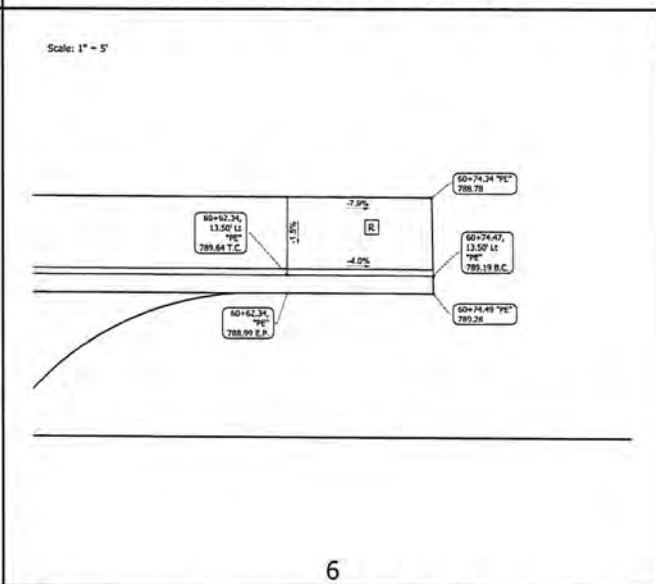
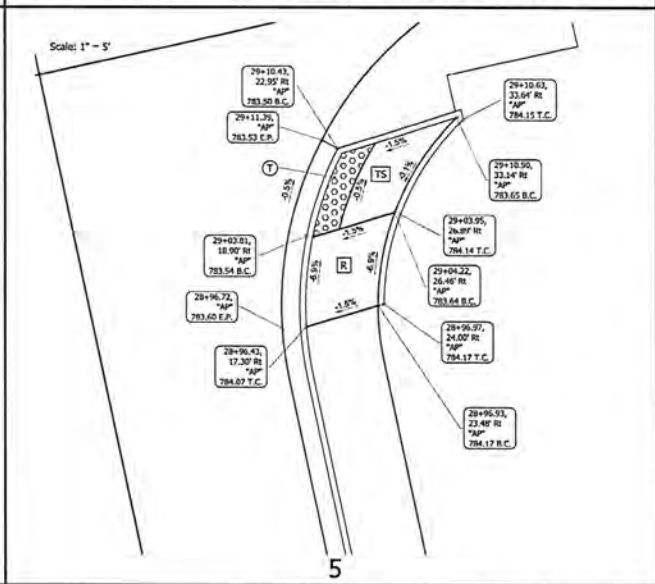
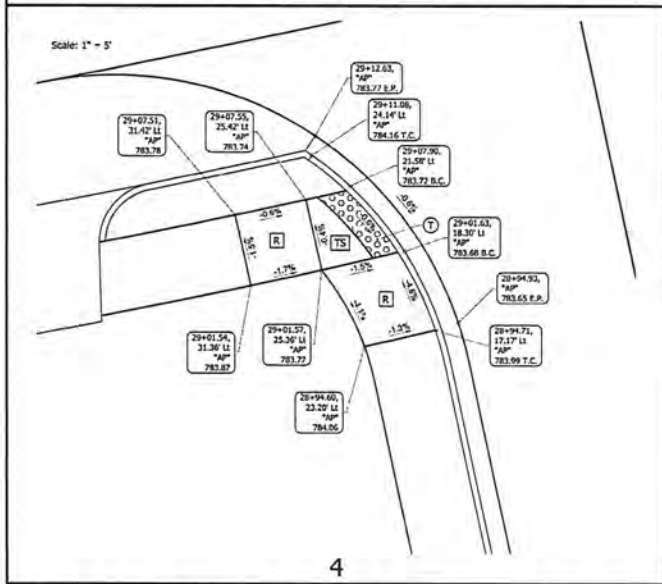
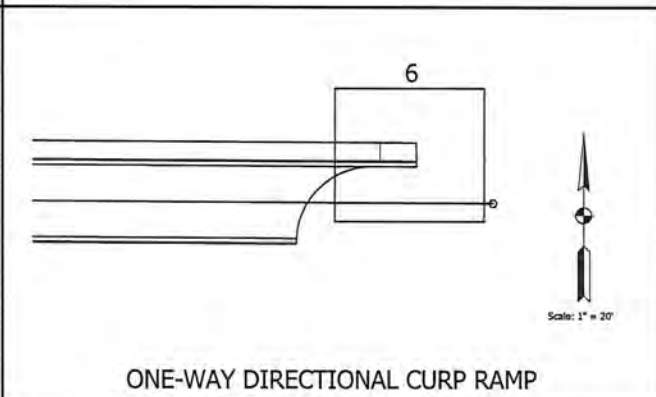
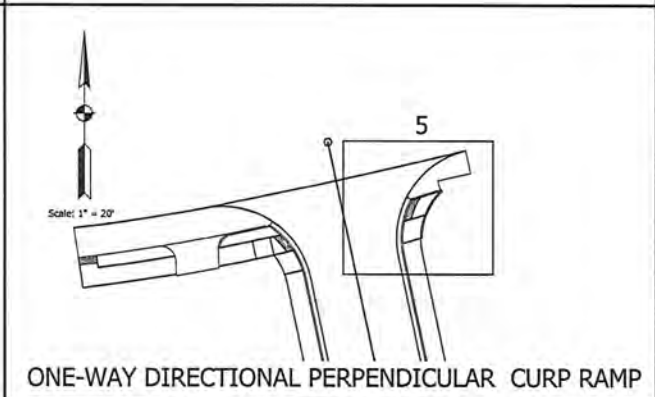
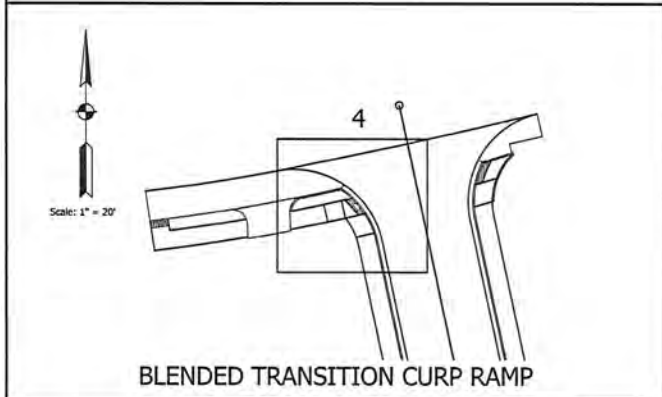
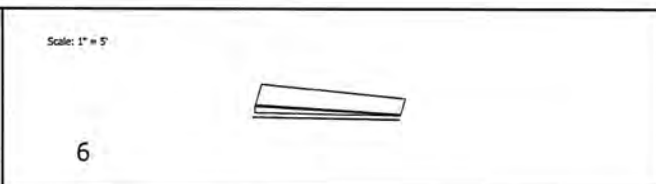
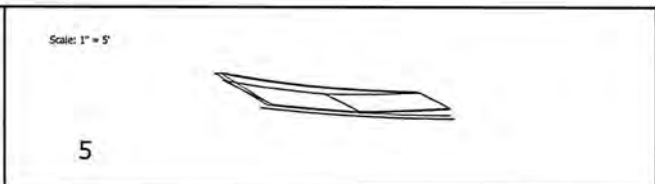
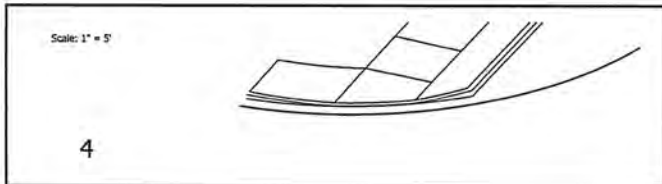


DESIGNED BY: DAD	DRAWN BY: DAD
CHECKED BY: MLH	CHECKED BY: MLH

CITY OF ROCHESTER
 CURB RAMP DETAILS
 APACHE DRIVE / PEACE TREE VILLAGE

HORIZONTAL SCALE	BRIDGE FILE
AS NOTED	
VERTICAL SCALE	DESIGNATION
N/A	
SURVEY BOOK	SHEETS
	17 of 59
CONTRACT	PROJECT
	2019-0120

1. Utility File: 1011010 City of Rochester, NY, and has been prepared by the City of Rochester, NY, and has been prepared by the City of Rochester, NY, and has been prepared by the City of Rochester, NY.



LEGEND

	Buffer or Other Non-Walkable Surface		Pedestrian Clear Space
	Ramp		Flared Side
	Detectable Warning Surface		HMA Sidewalk
	Turning Space		Proposed Slopes or Existing Slopes
	Clear Space		Proposed Elevations or Existing Elevations

FOR ALIGNMENT GEOMETRICS, SEE SHEETS 4

E.P.	Edge of Pavement
T.C.	Top of Curb
B.C.	Bottom of Curb



DESIGNED: DAD DRAWN: DAD

CHECKED: MLH CHECKED: MLH

APPROVED: *Michael C. Hanel* 3-29-2023
DESIGN ENGINEER

CITY OF ROCHESTER

CURB RAMP DETAILS
APACHE DRIVE / PEACE TREE VILLAGE

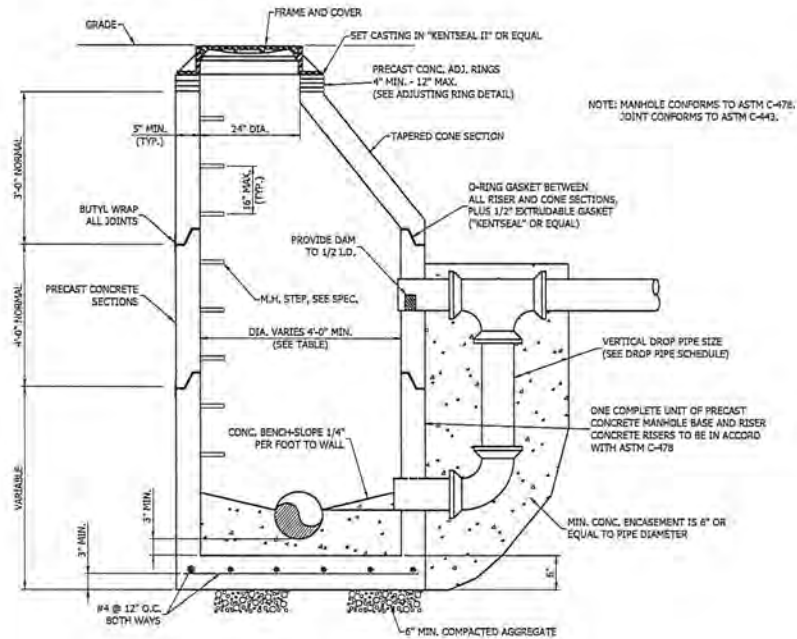
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AS NOTED	
VERTICAL SCALE	DESIGNATION
N/A	
SURVEY BOOK	SHEETS
	18 of 59
CONTRACT	PROJECT
	2019-0120

1511019-0120 City of Rochester, made by and for the Professional Engineer Victor L. Hanel, No. PE19800408, State of Michigan, on 03/29/2023.

DROP PIPE SCHEDULE			
DIA. MAIN	DIA. DROP	DIA. MAIN	DIA. DROP
8"	6"	18"	12"
10"	8"	24"	15"
12"	10"	24"	15"
15"	12"	30"	18"

NOTE: ABOVE DROP SIZES ARE (MIN.)

NOTE: MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL REINFORCING OR AN APPROVED NON-CORROSIVE FIBERGLASS MATERIAL. THE COPOLYMER POLYPROPYLENE SHALL MEET THE REQUIREMENTS OF ASTM D-1101 REINFORCED WITH DEFORMED 3/8" MINIMUM DIAMETER REINFORCING STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A-615 GRADE 60. NON-COATED CAST IRON STEPS ARE NOT ACCEPTABLE.

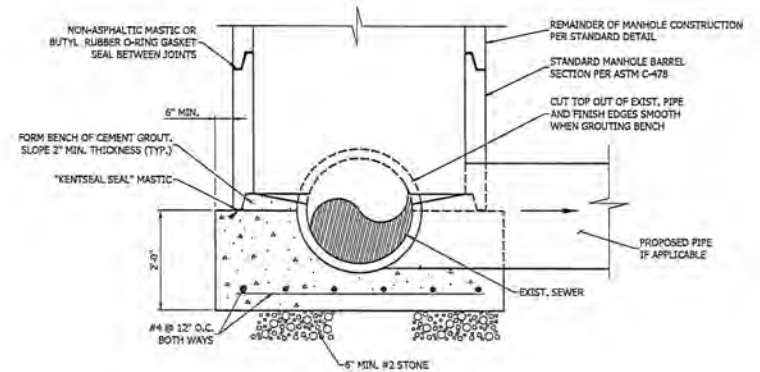
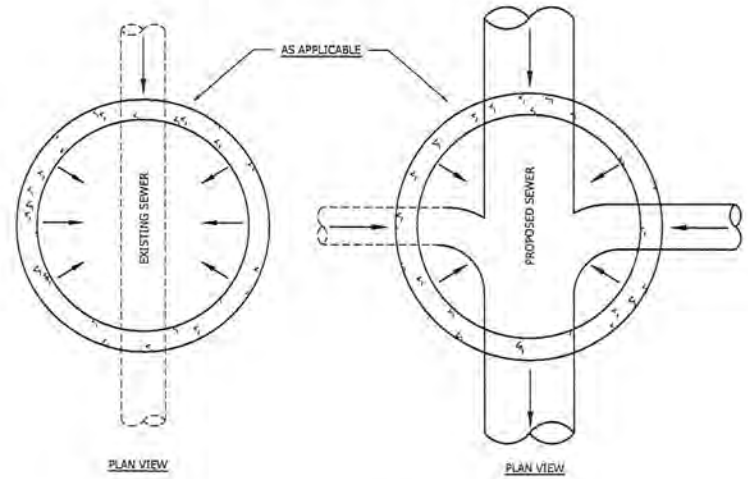


STANDARD PRECAST DROP MANHOLE
(NO SCALE)

NOTE: MANHOLE CONFORMS TO ASTM C-478. JOINT CONFORMS TO ASTM C-443.

NOTES:

1. CUT TOP OF PIPES OUT TO CONCRETE BASE ELEVATION.
2. FORM BENCH OF CEMENT GROUT & SLOPE 2" MIN. THICKNESS (TYP.).
3. CHANNELS TO BE CONSTRUCTED FOR SMOOTH, UNOBSTRUCTED FLOW.
4. CHANNEL WIDTH SHALL MATCH INCOMING AND OUTGOING PIPE DIA.



ELEVATION VIEW

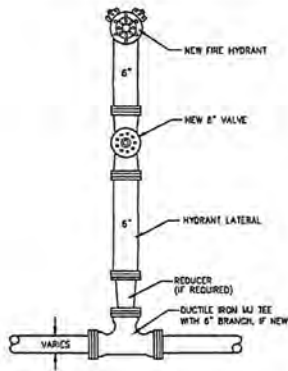
SPECIAL MANHOLE DETAIL
(NO SCALE)



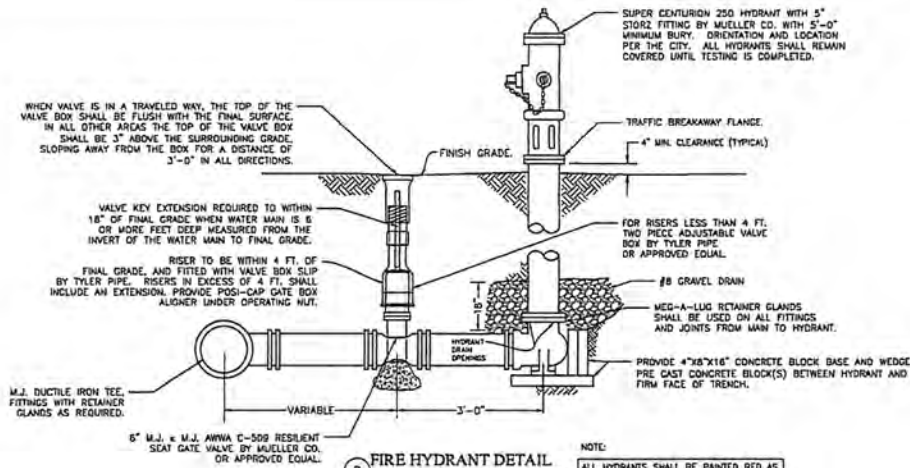
RECOMMENDED FOR APPROVAL: *Mitch L. Harker* 3-29-2023
LICENSED ENGINEER
DESIGNED BY: BDC DRAWN BY: BDC
CHECKED BY: JMH CHECKED BY: JMH

CITY OF ROCHESTER
MISCELLANEOUS SEWER DETAILS

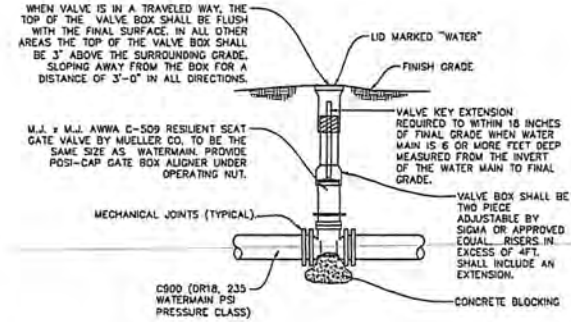
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VERTICAL SCALE	DESIGNATION
NOT TO SCALE	
SURVEY BOOK	SHEETS
CONTRACT	19 of 59
	PROJECT
	DRAWINGS



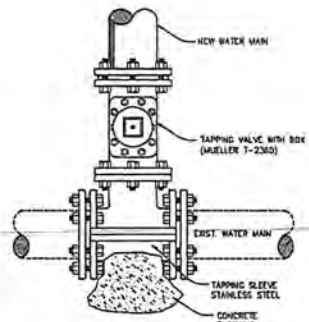
1 TYPICAL HYDRANT ASSEMBLY PLAN
NOT TO SCALE



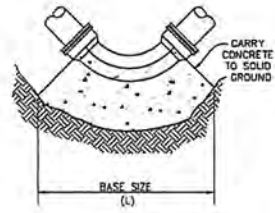
2 FIRE HYDRANT DETAIL
NOT TO SCALE



5 TYPICAL GATE VALVE DETAIL
NOT TO SCALE



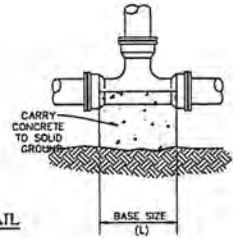
7 TAPPING VALVE & SLEEVE DETAIL
4\"/>



THRUST BLOCK BASE SIZE				
DIAM.	TEE	90°EL.	45°EL.	22.5°EL.
4\"/>				

NOTE:
THRUST BLOCK BASE AREA SIZE DETERMINED USING 200 P.S.I. PRESSURE RATING ON PIPE & 2000 P.S.I. BEARING STRENGTH OF THE SOIL.

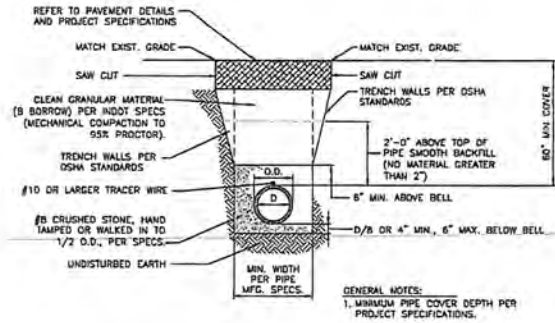
9 TYPICAL THRUST BLOCK DETAIL
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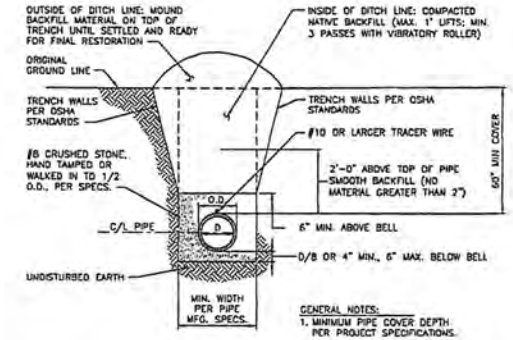
RECOMMENDED FOR APPROVAL: *Mitch L. Harker* 3-29-2023
DESIGN ENGINEER
DESIGNED: BDC DRAWN: BDC
CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER
MISCELLANEOUS WATER DETAILS

HORIZONTAL SCALE	BRIDGE FILE
NOT TO SCALE	
VERTICAL SCALE	DESIGNATION
NOT TO SCALE	
SURVEY BOOK	SHEETS
	20 of 50
CONTRACT	PROJECT
	2019-0126



7 TRENCH BACKFILL FLEXIBLE PIPE IN PAVED AREAS
NOT TO SCALE



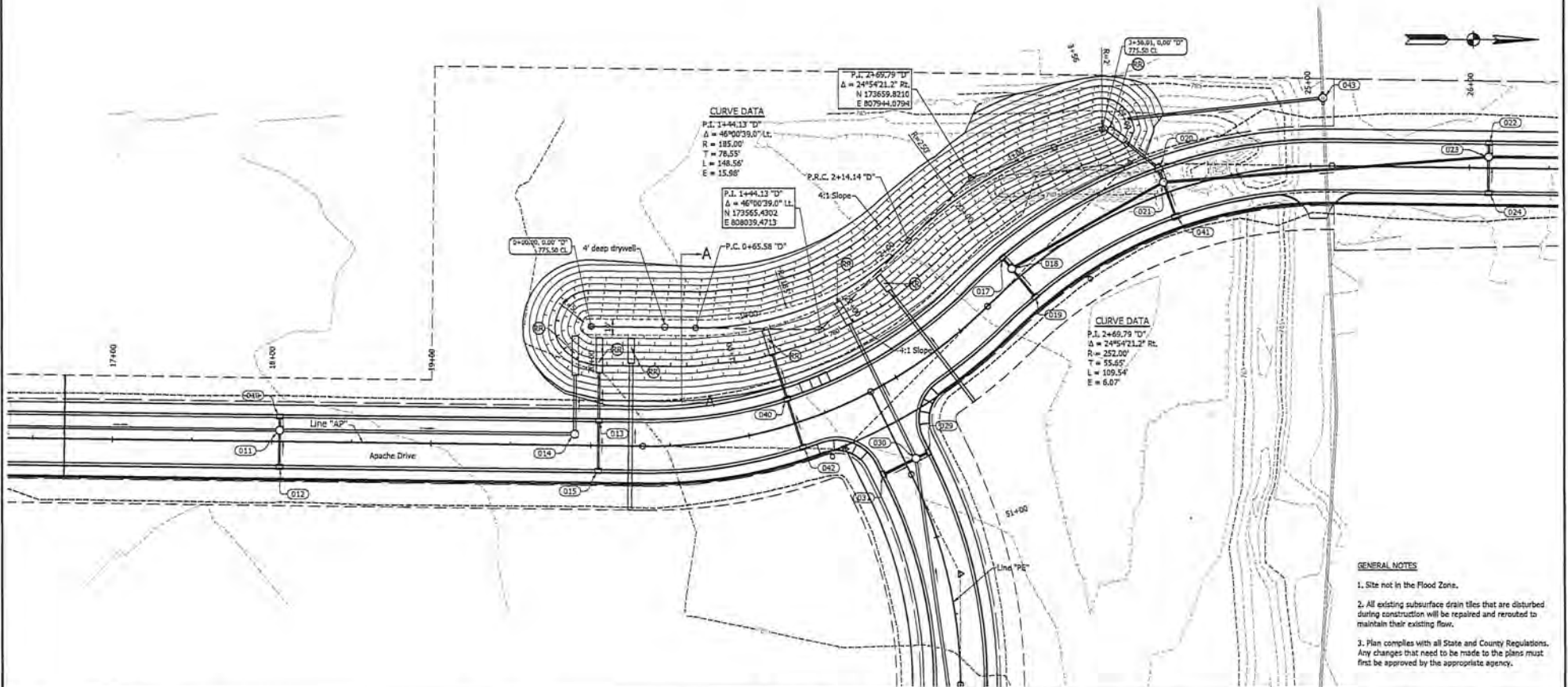
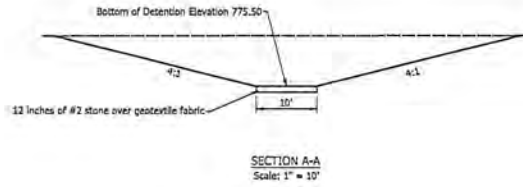
10 TRENCH BACKFILL FLEXIBLE PIPE IN NON-PAVED AREAS



RECOMMENDED FOR APPROVAL: *Mitch L. Hallett* 3-29-2023
SENIOR ENGINEER
DESIGNED: BDC DRAWN: BDC
CHECKED: MLH CHECKED: MLH

CITY OF ROCHESTER
MISCELLANEOUS WATER DETAILS

HORIZONTAL SCALE	BRIDGE FILE
NOT TO SCALE	
VERTICAL SCALE	DESIGNATION
NOT TO SCALE	
SURVEY BOOK	SHEETS
	21 of 59
CONTRACT	PROJECT
	2019-0120



LEGEND

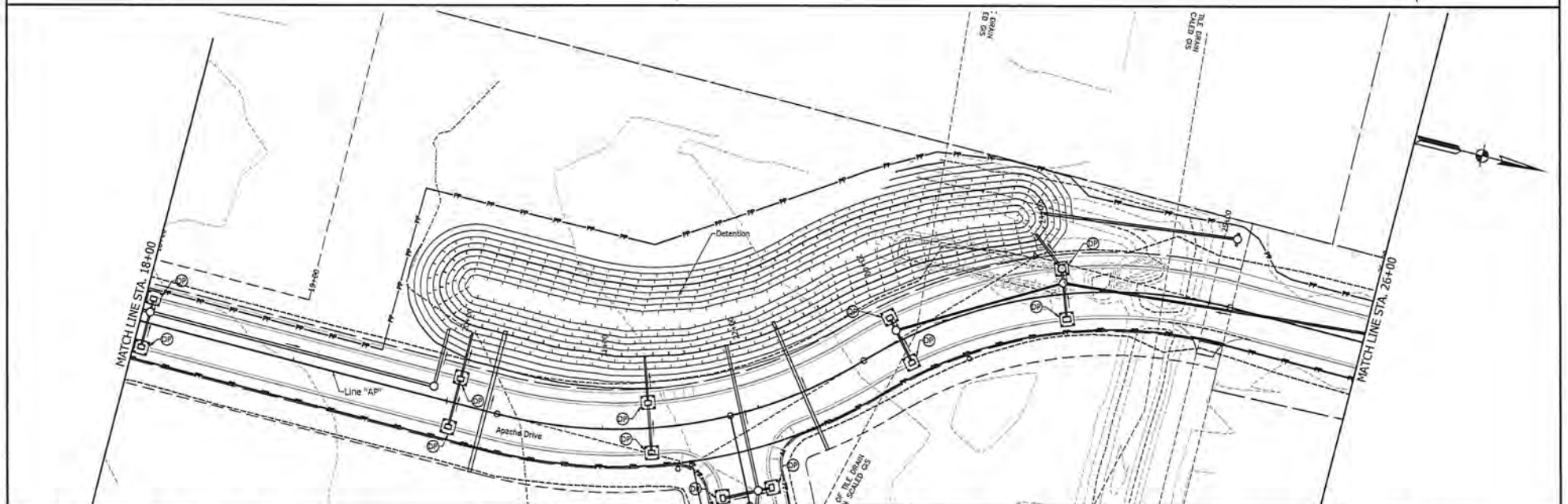
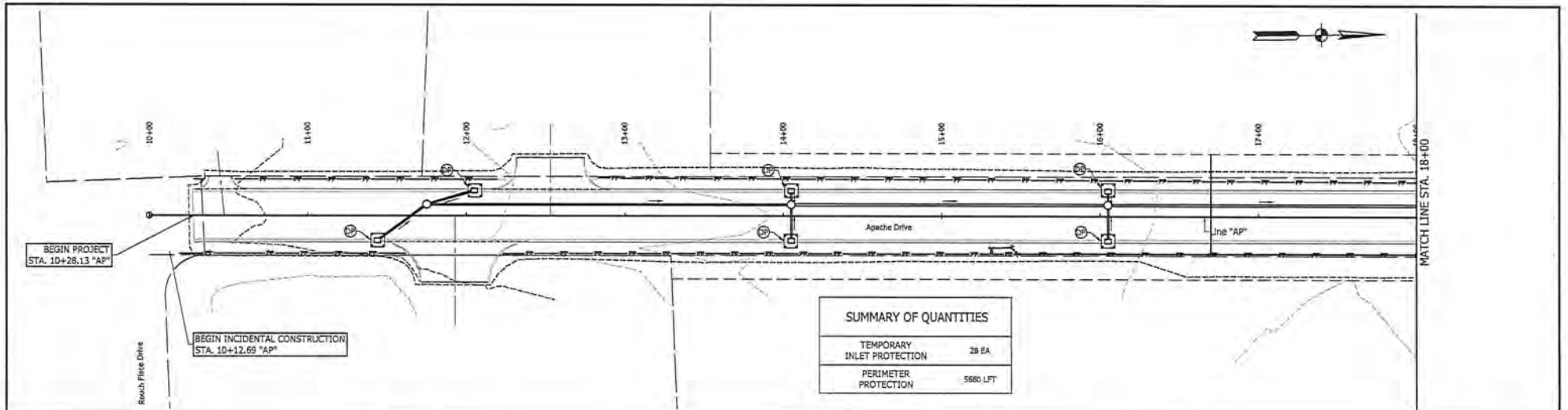
Ⓡ 4' wide and 18" deep riprap revetment over geotextile from pipe invert to bottom of detention pond






RECOMMENDED FOR APPROVAL: *Mitch L. Hance* 3-29-2023
DESIGNER: DAD DRAWN: DAD
CHECKED: MLH CHECKED: MLH

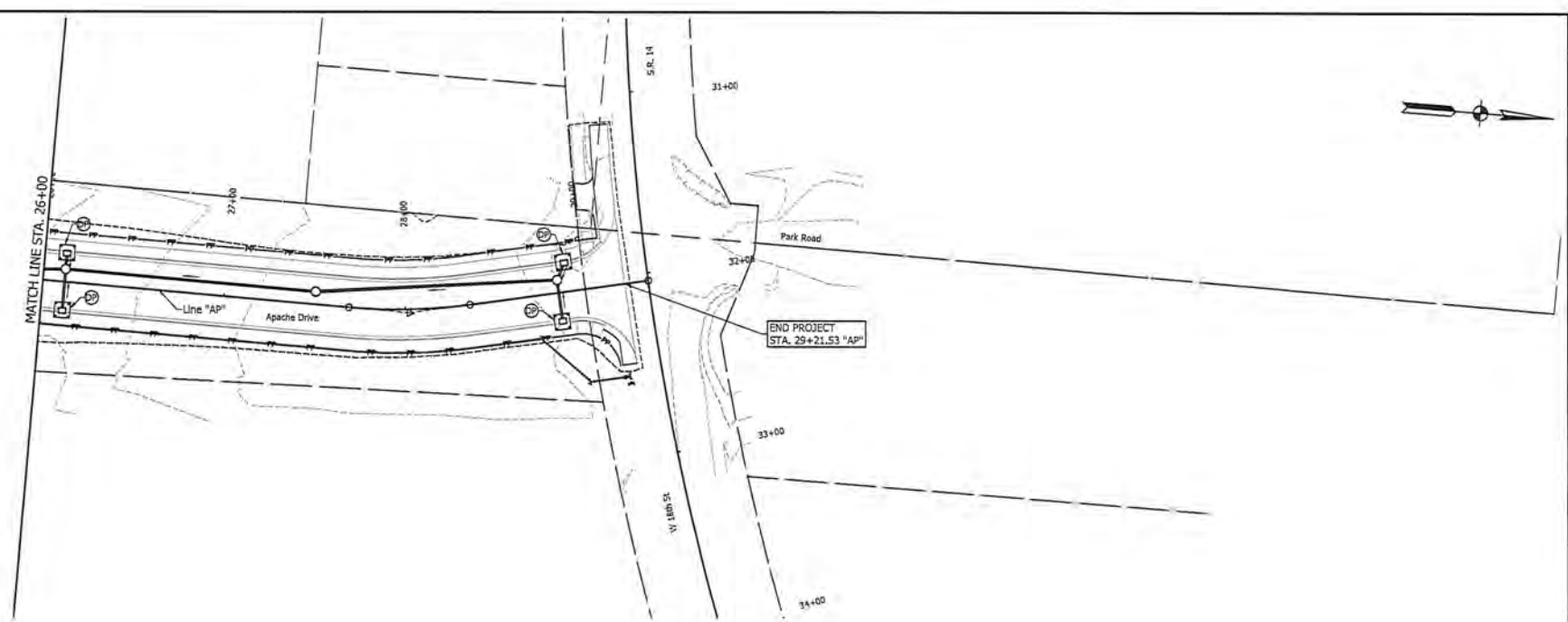
CITY OF ROCHESTER
DETENTION GRADING DETAILS
LINE "AP"

HORIZONTAL SCALE	BRIDGE FILE
1" = 30'	
VERTICAL SCALE	DESIGNATION
N/A	
SURVEY BOOK	SHEETS
	22 of 59
CONTRACT	PROJECT
	2019-0120



LEGEND  Perimeter Protection, Filter Sock  Temporary Inlet Protection	NOTES: The contractor will be responsible to submit a plan for protecting the waterway during construction activities. No construction debris shall enter the waterway. The contractor will maintain a clean workite throughout construction. Perimeter protection shall be installed prior to land disturbance activities. For Temporary Erosion Control Perimeter Construction Entrance, see Standard Dwg. EX205-TECP-01. Disturbed areas shall be stabilized within 14 days of inactivity. Disturbed areas shall be restored to their existing conditions prior to the completion of the project.		RECOMMENDED FOR APPROVAL: <i>Mitch L. Haver</i> 3-29-2023 DESIGN ENGINEER	CITY OF ROCHESTER	HORIZONTAL SCALE 1" = 30' VERTICAL SCALE 1" = 5'	BRIDGE FILE DESIGNATION
			DESIGNED: DAD DRAWING: DAD CHECKED: MLH CHECKED: MLH	EROSION CONTROL DETAILS LINE "AP"	SURVEY BOOK SHEETS 24 of 51 CONTRACT PROJECT 2019-0229	

C:\Users\mitch.l.haver\OneDrive\Documents\Projects\2019-0229\2019-0229-01.dwg



LEGEND		Perimeter Protection, Filter Sock
		Temporary Inlet Protection

NOTES:
 The contractor will be responsible to submit a plan for protecting the waterway during construction activities. No construction debris shall enter the waterway. The contractor will maintain a clean worksite throughout construction.

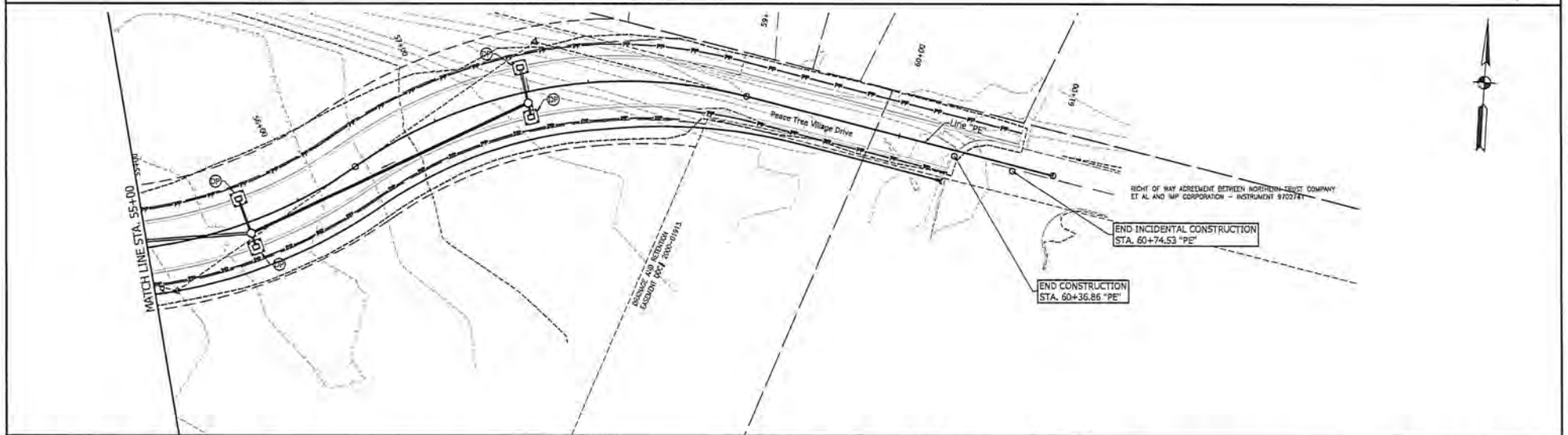
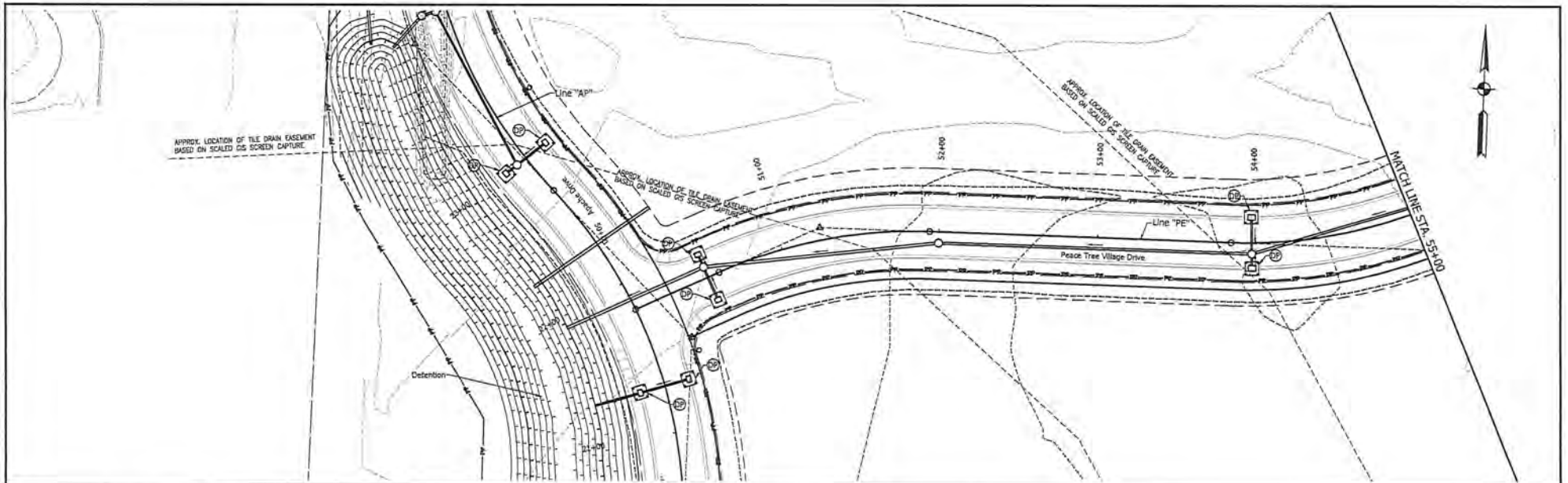
Perimeter protection shall be installed prior to land disturbance activities. For Temporary Erosion Control Perimeter Construction Entrance, see Standard Dwg. E205-TECP-01.
 Disturbed areas shall be stabilized within 14 days of inactivity. Disturbed areas shall be restored to their existing conditions prior to the completion of the project.



RECOMMENDED FOR APPROVAL		<i>Mitchell L. Haver</i>		3-20-2023	
DESIGNED: DAD		DRAWN: DAD		DESIGN ENGINEER	
CHECKED: MLH		CHECKED: MLH			

CITY OF ROCHESTER
 EROSION CONTROL DETAILS
 LINE "AP"

HORIZONTAL SCALE		BRIDGE FILE	
1" = 30'			
VERTICAL SCALE		DESIGNATION	
1" = 5'			
SURVEY BOOK		SHEETS	
		25	59
CONTRACT		PROJECT	
		2019-0120	



LEGEND

	Perimeter Protection, Filter Sock
	Temporary Inlet Protection

NOTES:
 The contractor will be responsible to submit a plan for protecting the waterway during construction activities. No construction debris shall enter the waterway. The contractor will maintain a clean worksite throughout construction.

Perimeter protection shall be installed prior to land disturbance activities. For Temporary Erosion Control Perimeter Construction Entrance, see Standard Dwg. E005-TECP-01.
 Disturbed areas shall be stabilized within 14 days of inactivity. Disturbed areas shall be restored to their existing conditions prior to the completion of the project.



RECOMMENDED FOR APPROVAL	<i>Mitch L. Hawley</i>	3-29-2023	DESIGN ENGINEER
DESIGNED BY	DAD	DRAWN BY	DAD
CHECKED BY	HLH	CHECKED BY	HLH

CITY OF ROCHESTER
EROSION CONTROL DETAILS
LINE "PE"

HORIZONTAL SCALE	1" = 30'	BADGE FILE	
VERTICAL SCALE	1" = 5'	DESIGNATION	
SURVEY BOOK	26	SHEETS	of 59
CONTRACT		PROJECT	2019-0125

SHEET SIGN AND POST SUMMARY

PLAN SHEET NO.	LINE	SIGN STATION	C/O	SIGN CODE	SIGN SIZE (in. x in.)	SHEET SIGN WITH LEGEND			DOUBLE FACED SHEET SIGN WITH LEGEND			TYPE 1 POST (2 1/4 in. x 2 1/4 in. x 12 Ga.)			TYPE 2 POST (2 in. x 2 in. x 12 Ga.)			TYPE 3 POST (2 1/2 in. x 2 1/2 in. x 12 Ga.)			REMARKS						
						METAL THICKNESS (IN.)			METAL THICKNESS (IN.)			REINFORCED POST LENGTH			UNREINFORCED POST LENGTH			REINFORCED POST LENGTH				UNREINFORCED POST LENGTH					
						0.080	0.100	0.125	0.080	0.100	0.125	1	2	TOTAL	1	2	TOTAL	1	2	TOTAL		1	2	TOTAL	1	2	TOTAL
						SFT	SFT	SFT	SFT	SFT	SFT	FT.	FT.	FT.	FT.	FT.	FT.	FT.	FT.	FT.		FT.	FT.	FT.	FT.	FT.	FT.
24	*AP	11+00	RT	R2-1(25)	24 x 30	5.00						10.00											Speed Limit (25 MPH)				
24	*AP	20+50	LT	R2-1(25)	24 x 30	5.00						10.00											Speed Limit (25 MPH)				
24	*AP	21+50	RT	D3-1(1) D3-1(2)	30 x 6 36 x 6				1.25	1.50		9.00											Street Name (Apache Dr) Street Name (Peace Tree VI)				
24	*AP	22+07	RT	R1-1	30 x 30	6.25						10.00											Stop				
24	*AP	22+75	RT	R2-1(25)	24 x 30	5.00						10.00											Speed Limit (25 MPH)				
25	*AP	19+43	LT	R2-1(25)	24 x 30	5.00						10.00											Speed Limit (25 MPH)				
25	*AP	29+68	RT	R1-1	30 x 30	6.25						10.00											Stop				
25	*AP	29+11	LT	D3-1(1) D3-1(2)	30 x 6 18 x 6				1.25	0.75		9.00 8.00												Street Name (Apache Dr) Street Name (SR 14)			
26	*PE	50+30	LT	R1-1	30 x 30	6.25						10.00											Stop				
26	*PE	51+37	RT	R2-1(25)	24 x 30	5.00						10.00											Speed Limit (25 MPH)				
26	*PE	57+96	LT	R2-1(25)	24 x 30	5.00						10.00											Speed Limit (25 MPH)				
TOTALS						48.75			3.25	1.50		116.00															

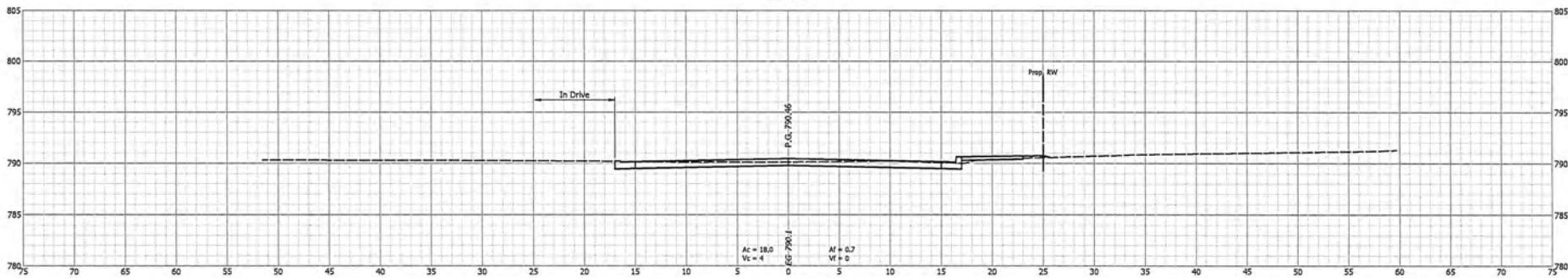


RECOMMENDED FOR APPROVAL: *[Signature]* 3-29-2023
 DESIGNER: DAD DRAWN: DAD
 CHECKED: MLH CHECKED: MLH

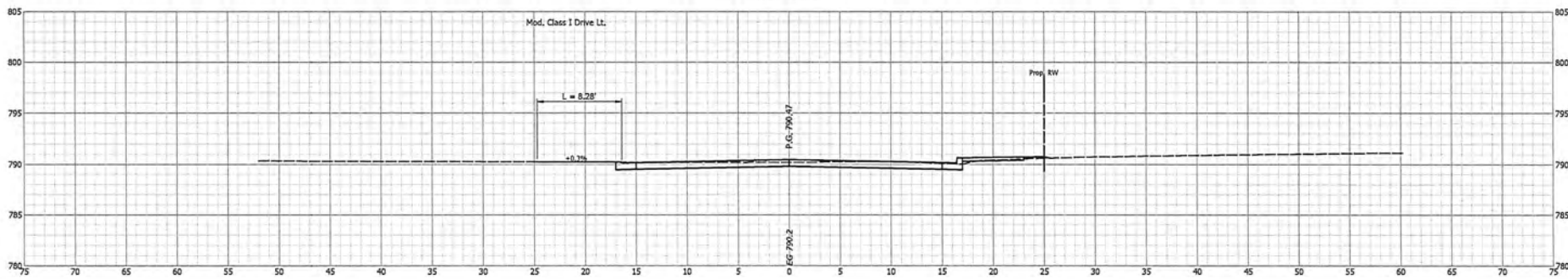
CITY OF ROCHESTER
 MISCELLANEOUS TABLES
 APACHE DRIVE / PEACE TREE VILLAGE

HORIZONTAL SCALE	BRIDGE FILE
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VERTICAL SCALE	DESIGNATION
N/A	N/A
SURVEY BOOK	SHEETS
	30 of 59
CONTRACT	PROJECT
	2019-0103

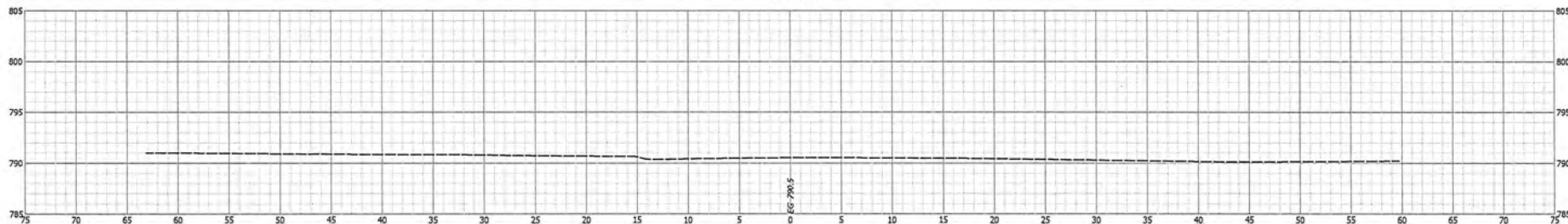
10+50



10+44.8



10+00



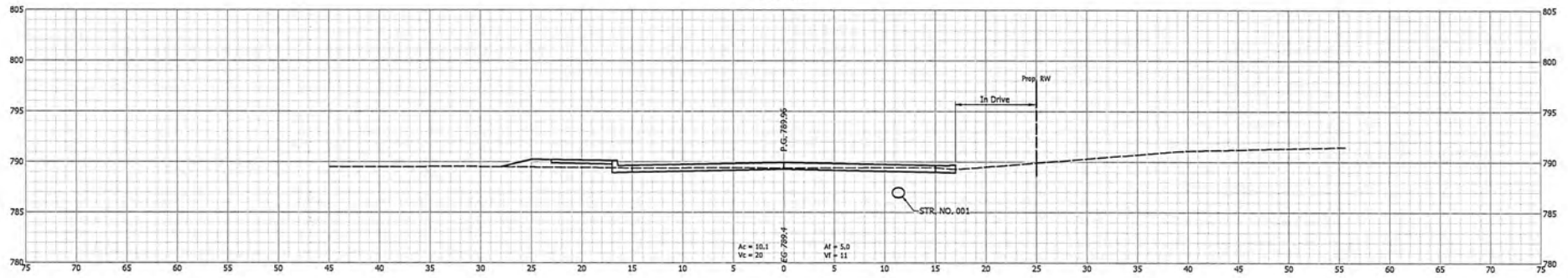
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 10+00.dwg

		CITY OF ROCHESTER		HORIZONTAL SCALE 1" = 5'	BRIDGE FILE
		CROSS SECTIONS LINE "AP"		VERTICAL SCALE 1" = 5'	DESIGNATION
DESIGNED: DAD	DRAWN: DAD			SURVEY BOOK	SHEETS
CHECKED: MLH	CHECKED: MLH			CONTRACT	34 of 39
				PROJECT	2019-0120

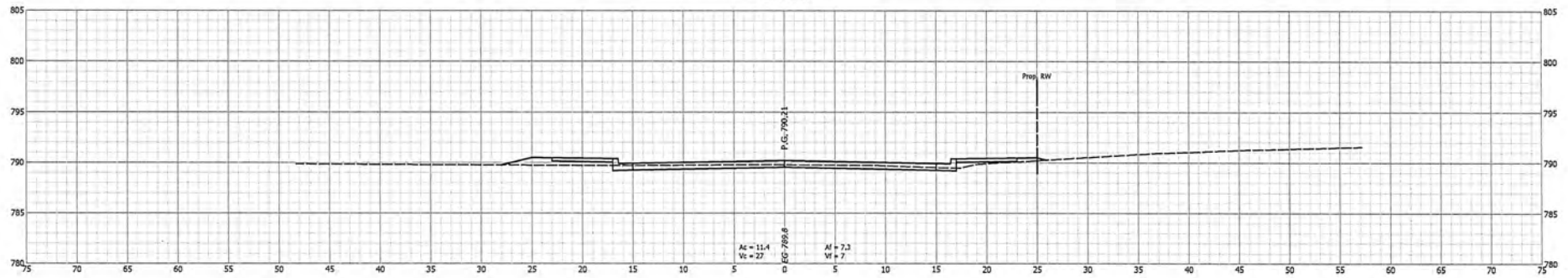
11+92.7



11+50



11+00



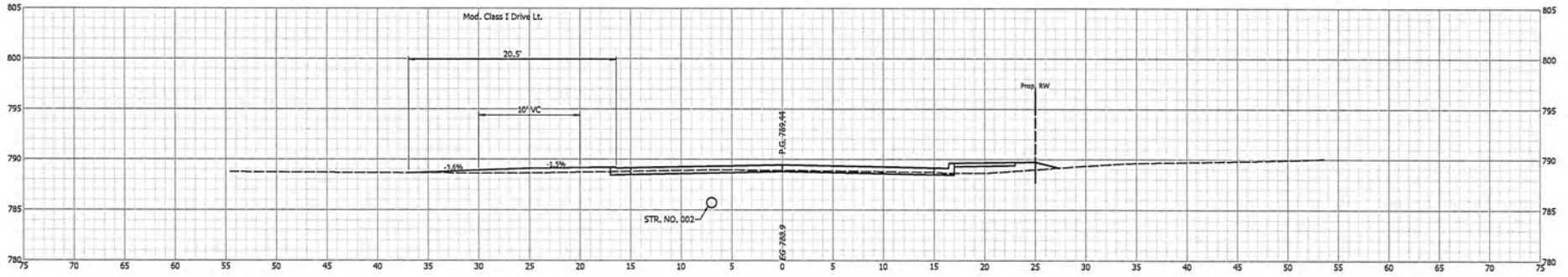
CITY OF ROCHESTER

DESIGNED: DAD DRAWING: DAD
CHECKED: MLH CHECKED: MLH

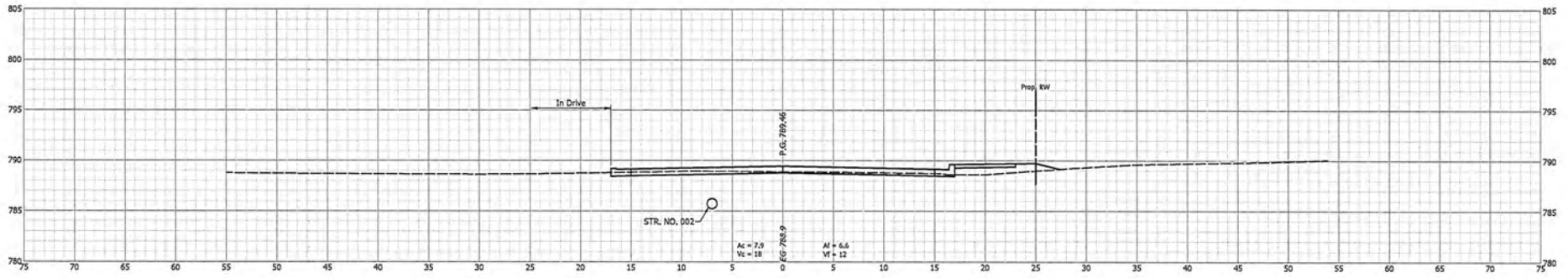
CROSS SECTIONS
LINE "AP"

HORIZONTAL SCALE	BRIDGE FILE
1" = 5'	
VERTICAL SCALE	DESIGNATION
1" = 5'	
SURVEY BOOK	SHEETS
	35 of 59
CONTRACT	PROJECT
	2019-0120

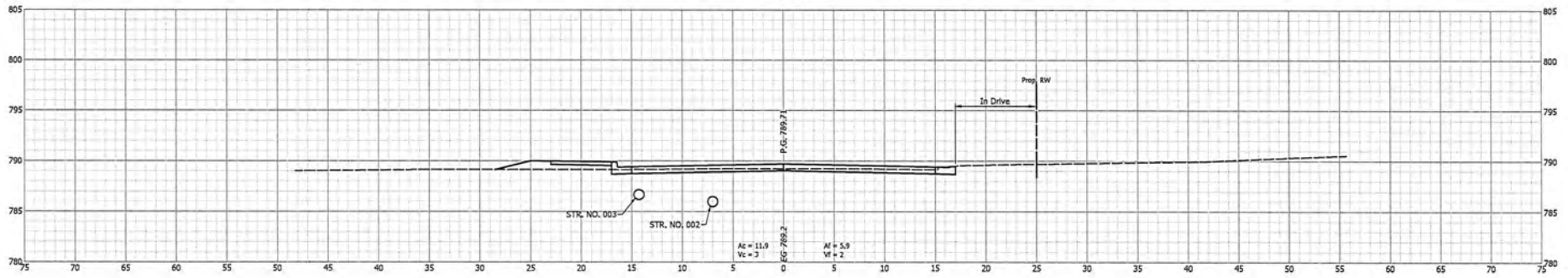
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12+50



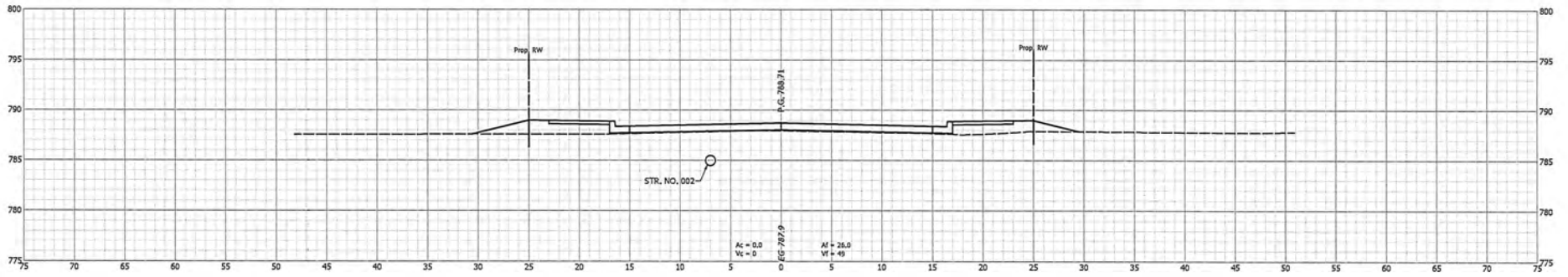
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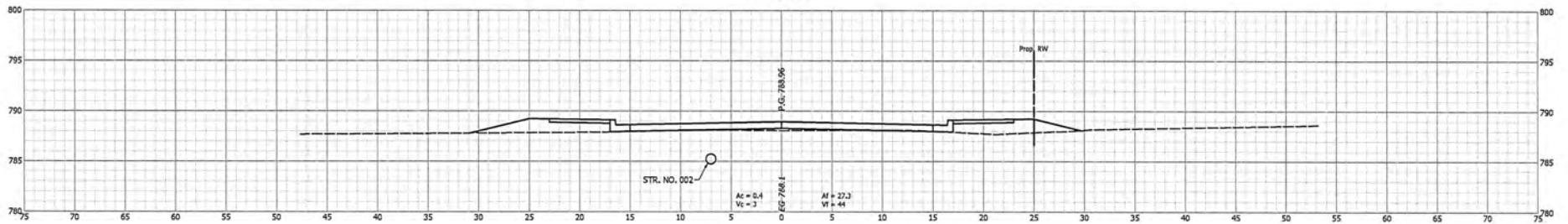
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<p>CITY OF ROCHESTER</p> <p>CROSS SECTIONS LINE "AP"</p>		<p>HORIZONTAL SCALE 1" = 5'</p> <p>VERTICAL SCALE 1" = 5'</p> <p>SURVEY BOOK CONTRACT</p>	<p>BRIDGE FILE DESIGNATION</p> <p>SHEETS 36 of 59 PROJECT 2019-0120</p>
<p>DESIGNED: DAD</p> <p>CHECKED: MLH</p>	<p>DRAWN: DAD</p> <p>CHECKED: MLH</p>		

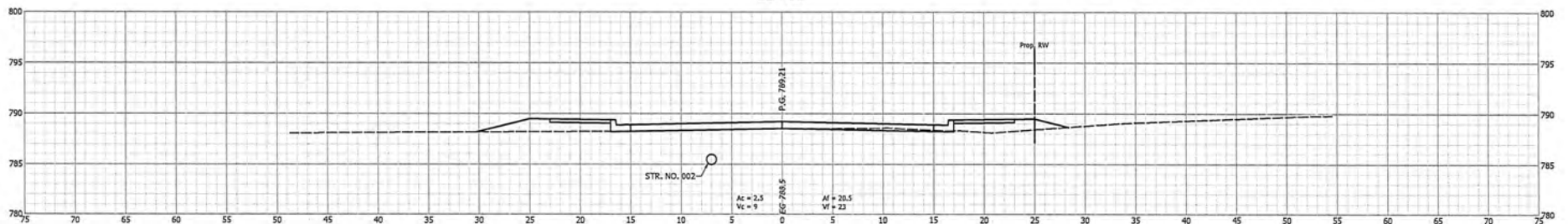
14+00



13+50

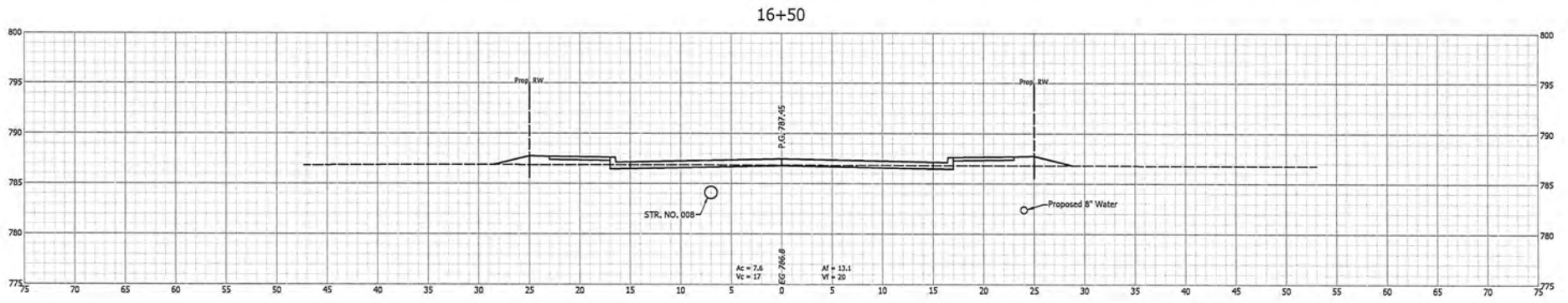
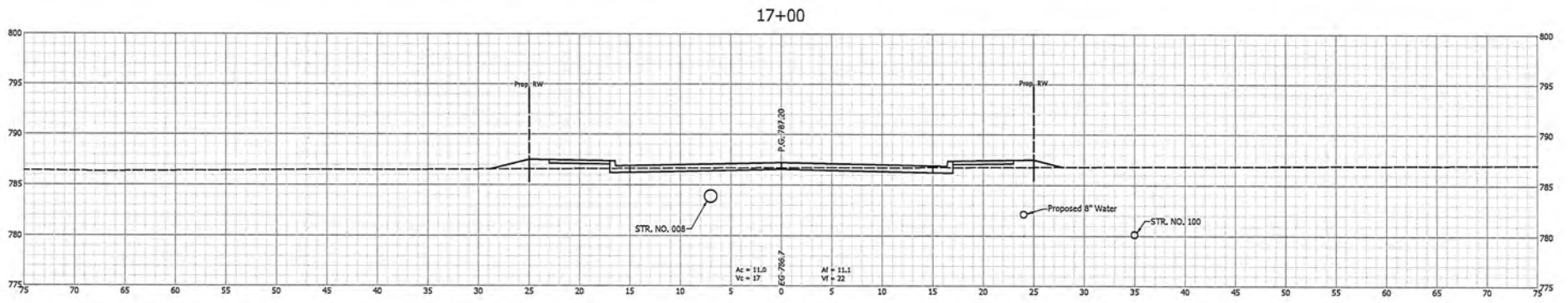
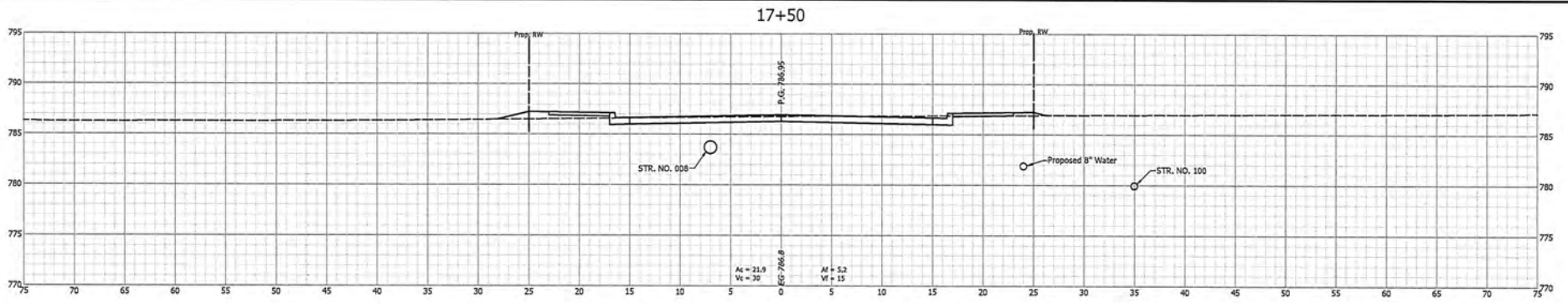


13+00



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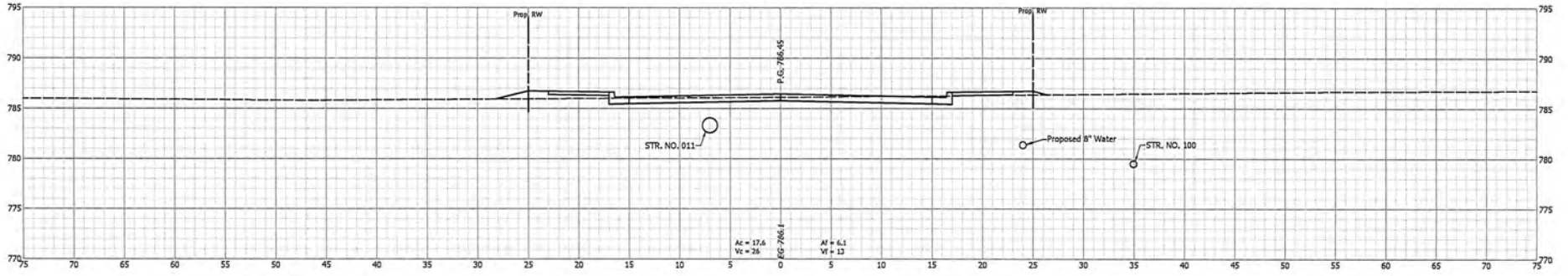
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DESIGNED: DAD	DRAWN: DAD			SHEETS 37 of 59	
CHECKED: MLH	CHECKED: MLH			PROJECT 2019-0120	



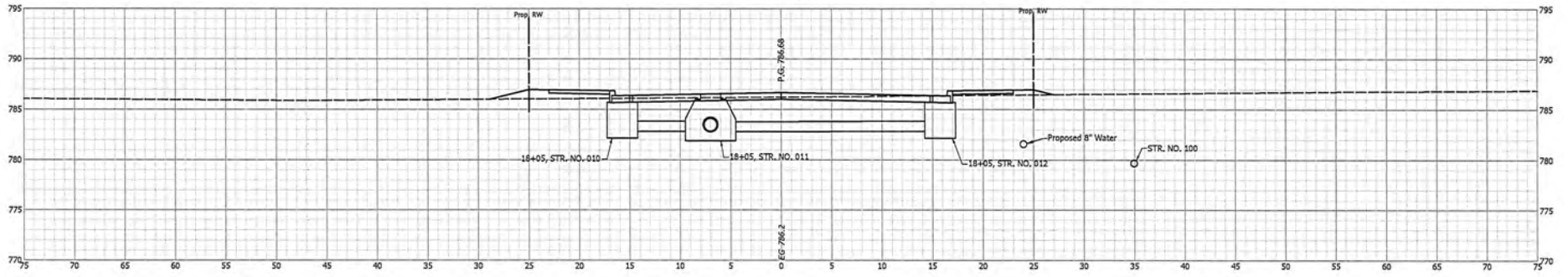
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		CITY OF ROCHESTER		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">HORIZONTAL SCALE</td> <td style="width: 50%;">BRIDGE FILE</td> </tr> <tr> <td style="text-align: center;">1" = 5'</td> <td></td> </tr> <tr> <td style="width: 50%;">VERTICAL SCALE</td> <td style="width: 50%;">DESIGNATION</td> </tr> <tr> <td style="text-align: center;">1" = 5'</td> <td></td> </tr> <tr> <td style="width: 50%;">SURVEY BOOK</td> <td style="width: 50%;">SHEETS</td> </tr> <tr> <td></td> <td style="text-align: center;">40 of 59</td> </tr> <tr> <td style="width: 50%;">CONTRACT</td> <td style="width: 50%;">PROJECT</td> </tr> <tr> <td></td> <td style="text-align: center;">2019-0120</td> </tr> </table>		HORIZONTAL SCALE	BRIDGE FILE	1" = 5'		VERTICAL SCALE	DESIGNATION	1" = 5'		SURVEY BOOK	SHEETS		40 of 59	CONTRACT	PROJECT		2019-0120
HORIZONTAL SCALE	BRIDGE FILE																				
1" = 5'																					
VERTICAL SCALE	DESIGNATION																				
1" = 5'																					
SURVEY BOOK	SHEETS																				
	40 of 59																				
CONTRACT	PROJECT																				
	2019-0120																				
		CROSS SECTIONS LINE "AP"																			
DESIGNED: DAD		DRAWN: DAD																			
CHECKED: MLH		CHECKED: MLH																			

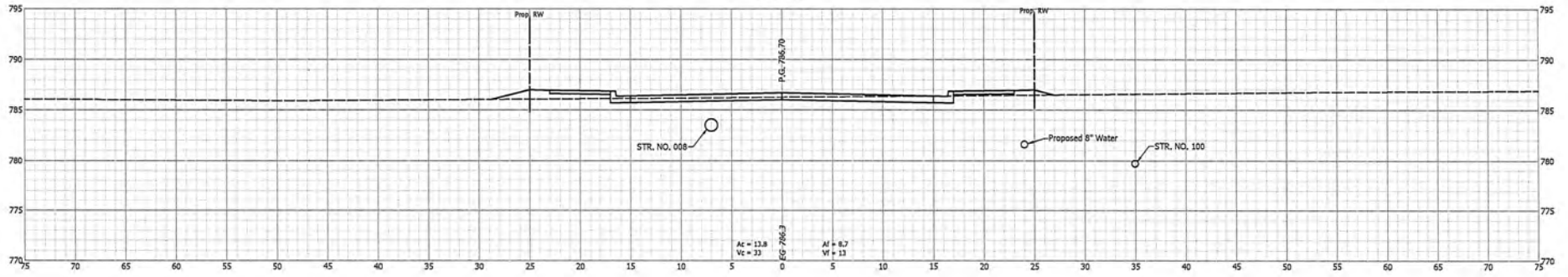
18+50



18+05



18+00



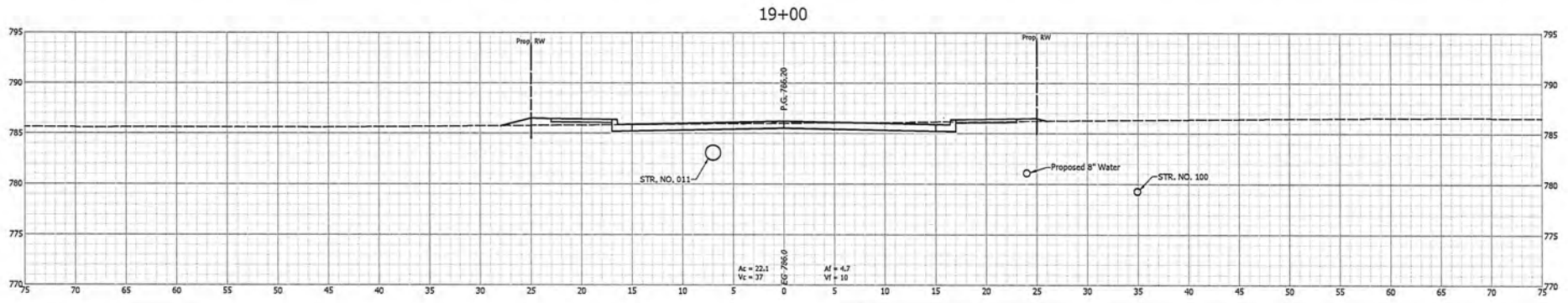
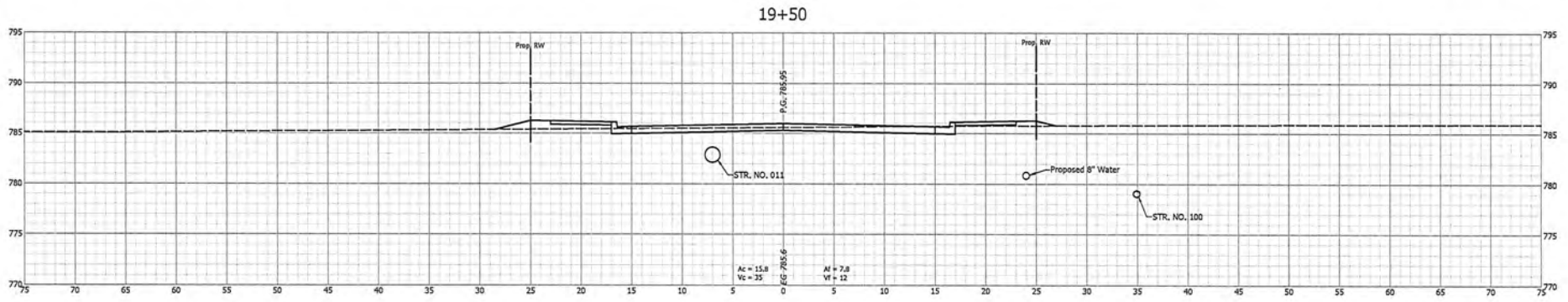
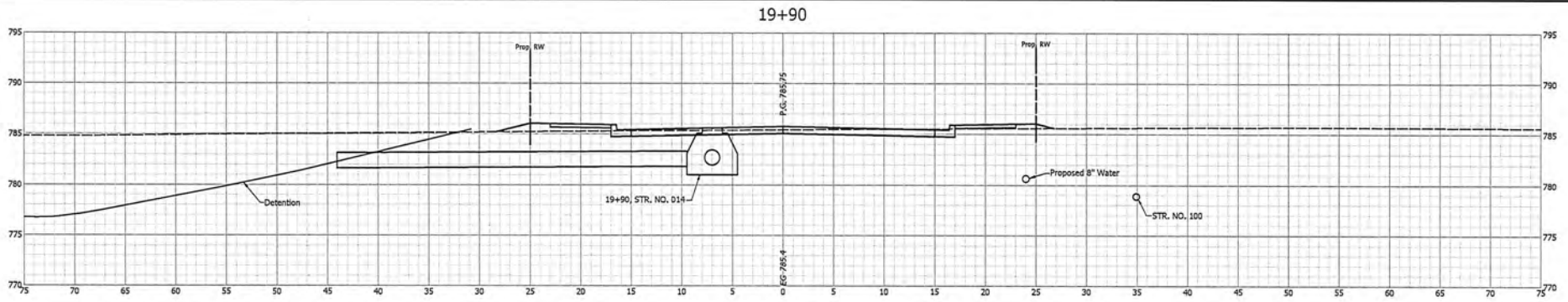
CITY OF ROCHESTER

CROSS SECTIONS
LINE "AP"

DESIGNED: DAD DRAWN: DAD
CHECKED: MLH CHECKED: MLH

HORIZONTAL SCALE	BRIDGE FILE
1" = 5'	
VERTICAL SCALE	DESIGNATION
1" = 5'	
SURVEY BOOK	SHEETS
	41 of 59
CONTRACT	PROJECT
	2019-0120

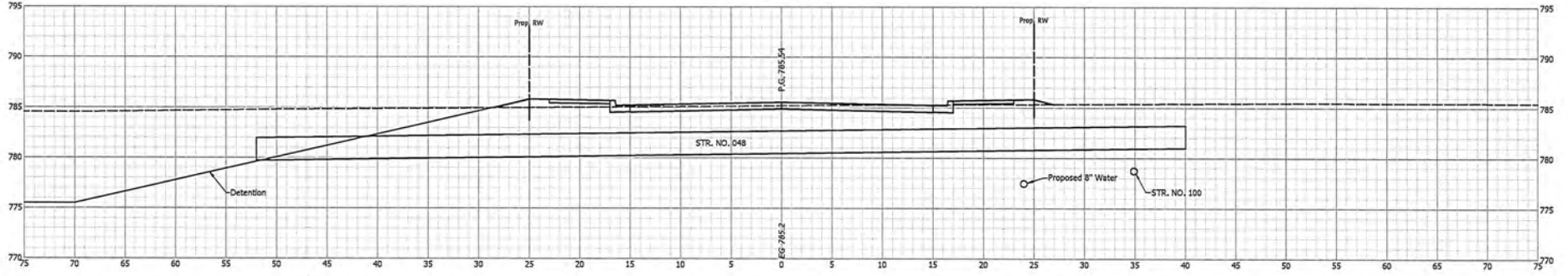
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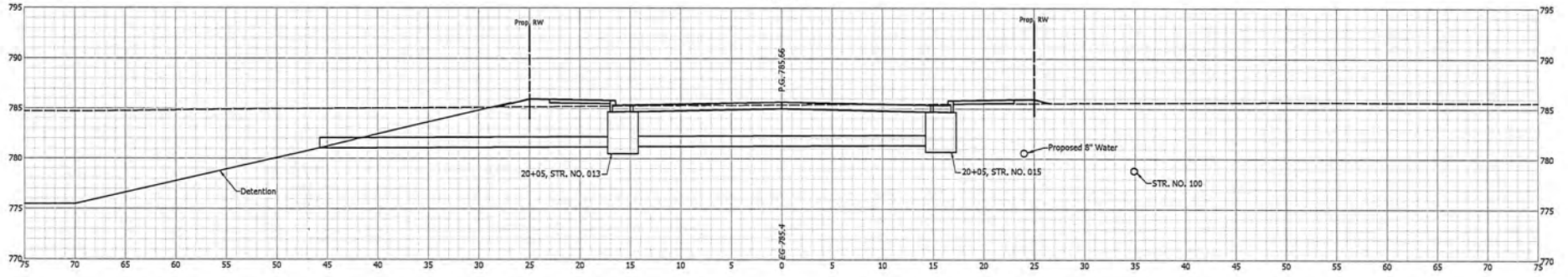
13/07/2019 10:58 AM, Station: 19+90, Elevation: 785.75, P.G.: 785.75, E.G.: 785.4, STR. NO.: 014

		CITY OF ROCHESTER	BRIDGE FILE		
		DESIGNED: DAD	DRAWN: DAD		
		CHECKED: MLJ	CHECKED: MLJ		
CROSS SECTIONS LINE "AP"					
		HORIZONTAL SCALE 1" = 5'		BRIDGE FILE	
		VERTICAL SCALE 1" = 5'		DESIGNATION	
		SURVEY BOOK		SHEETS	
		CONTRACT		42 of 59	
				PROJECT 2019-0128	

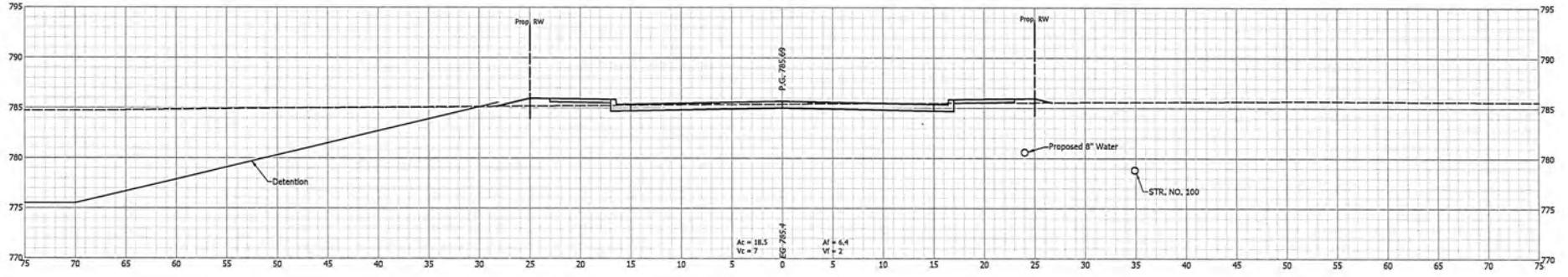
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EG 785.4
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 $Vc = 7$
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CITY OF ROCHESTER

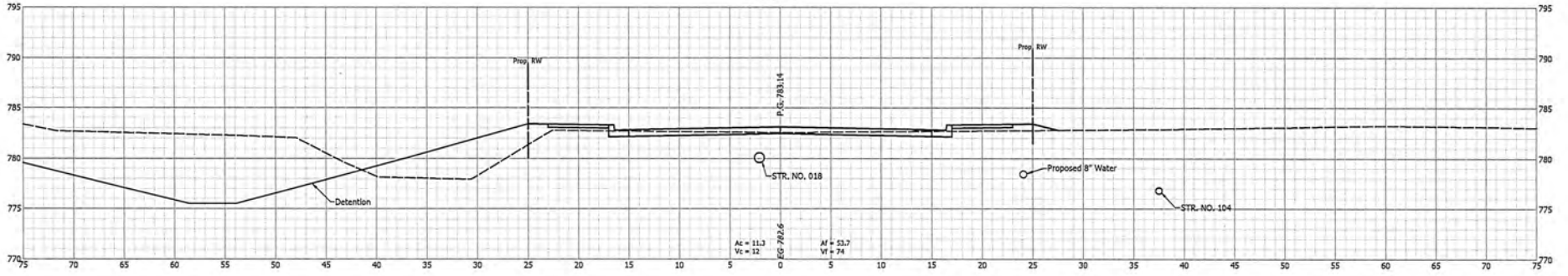
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 LINE "AP"

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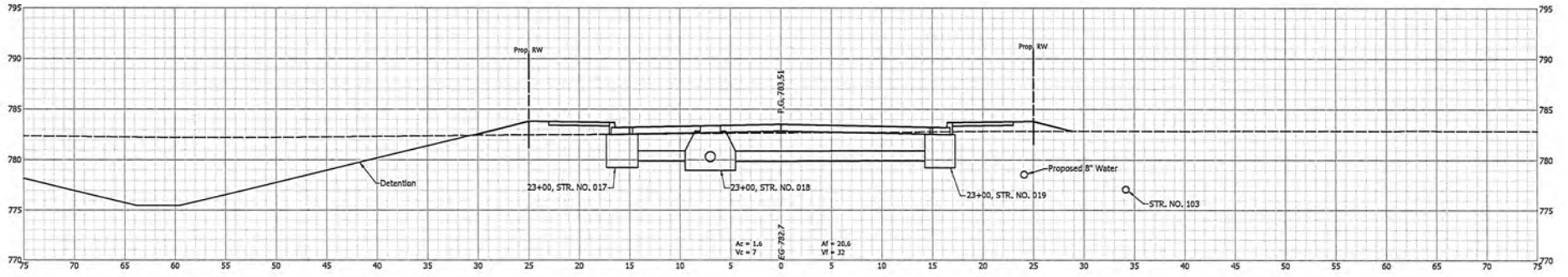
HORIZONTAL SCALE	BRIDGE FILE
1" = 5'	
VERTICAL SCALE	DESIGNATION
1" = 5'	
SURVEY BOOK	SHEETS
CONTRACT	43 of 59
	PROJECT
	2019-0120

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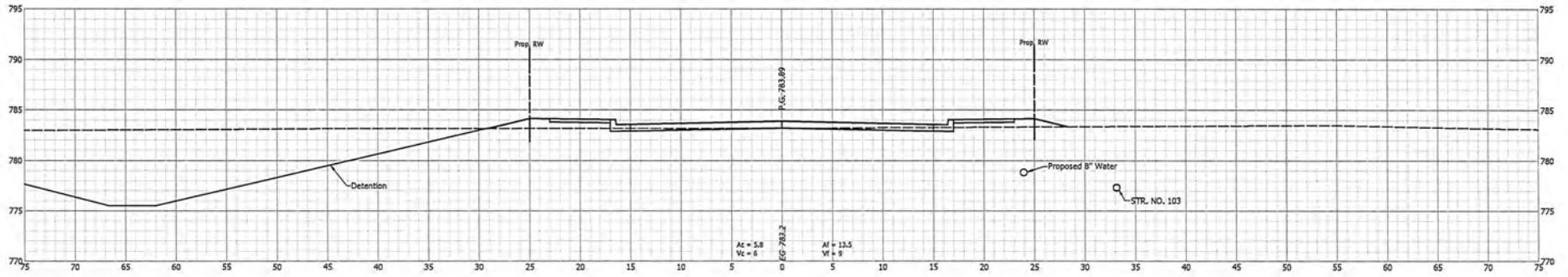
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23+00



22+50



CITY OF ROCHESTER

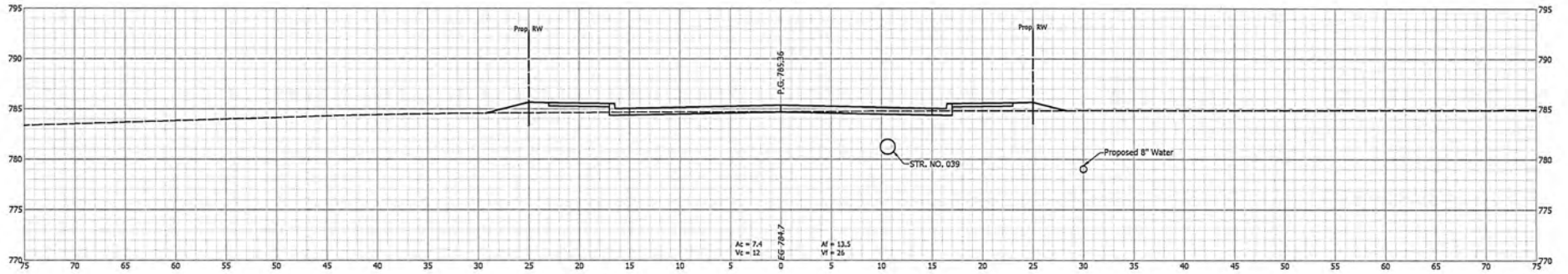
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 CHECKED: MLH CHECKED: MLH

CROSS SECTIONS
 LINE "AP"

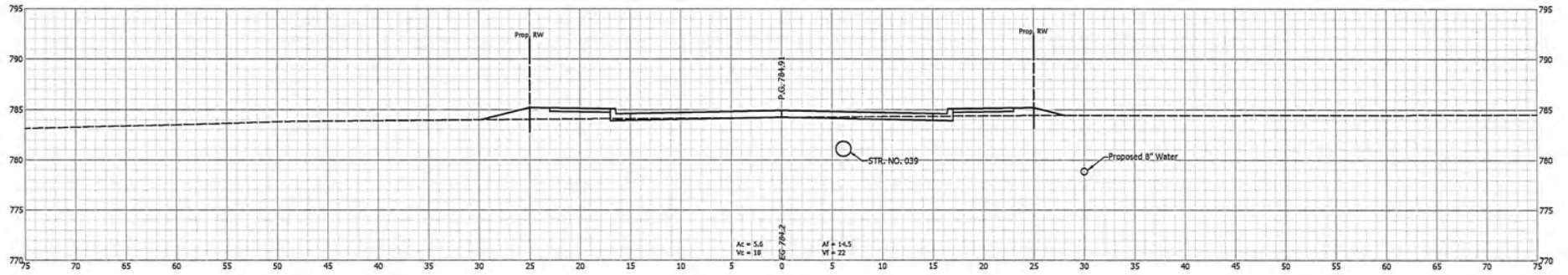
HORIZONTAL SCALE	BRIDGE FILE
1" = 5'	
VERTICAL SCALE	DESIGNATION
1" = 5'	
SURVEY BOOK	SHEETS
	46 of 59
CONTRACT	PROJECT
	2019-0120

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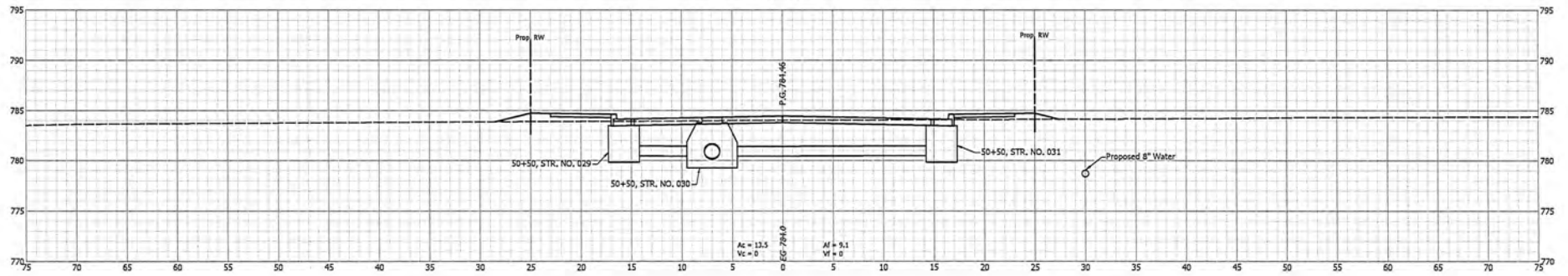
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51+00



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CITY OF ROCHESTER

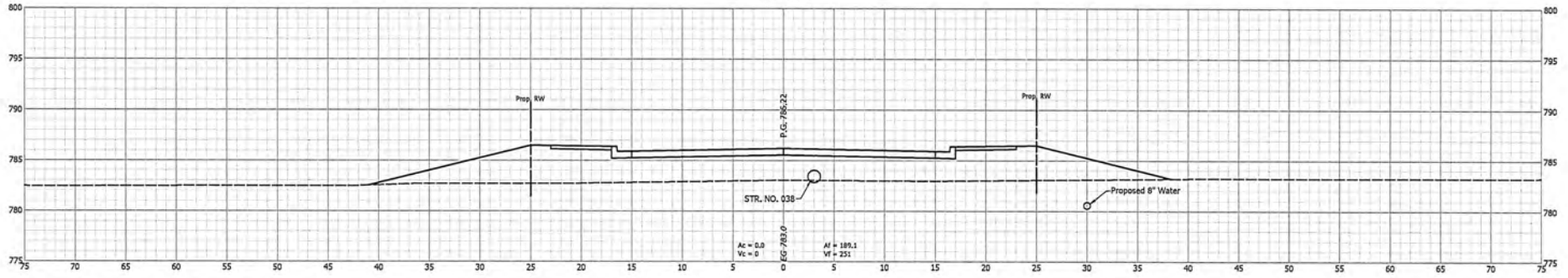
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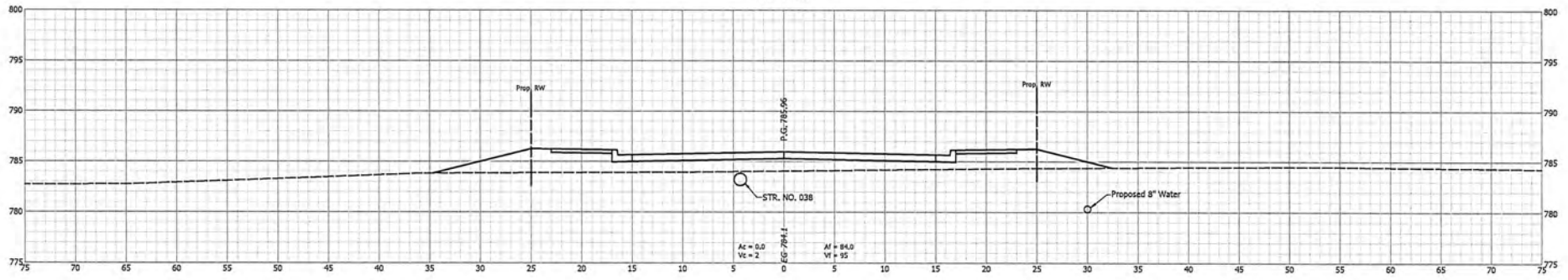
HORIZONTAL SCALE		BRIDGE FILE	
1" = 5'			
VERTICAL SCALE		DESIGNATION	
1" = 5'			
SURVEY BOOK		SHEETS	
		52	1 of 59
CONTRACT		PROJECT	
		2019-0120	

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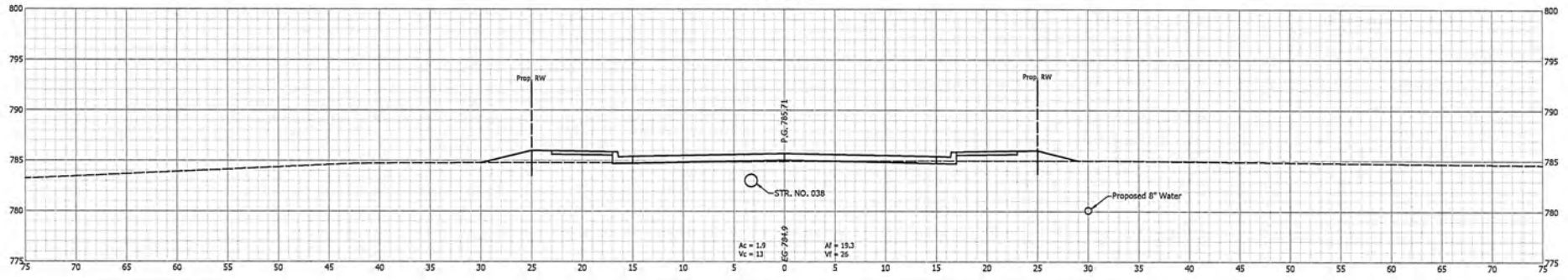
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54+50



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CITY OF ROCHESTER

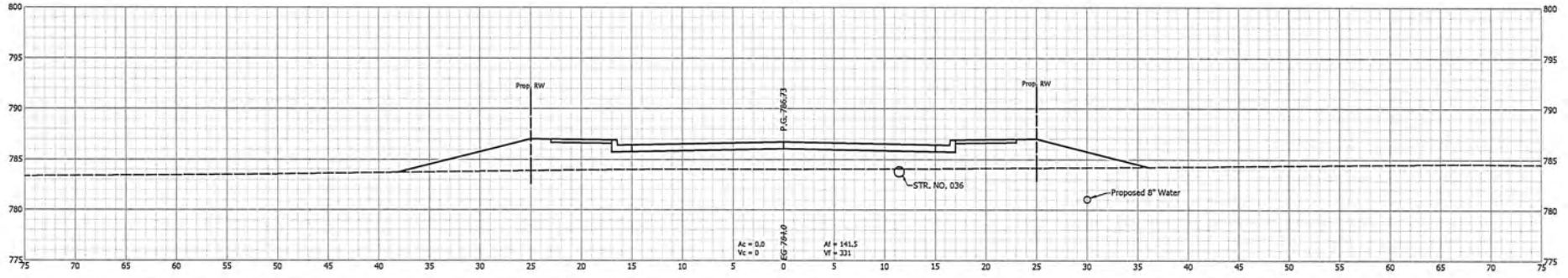
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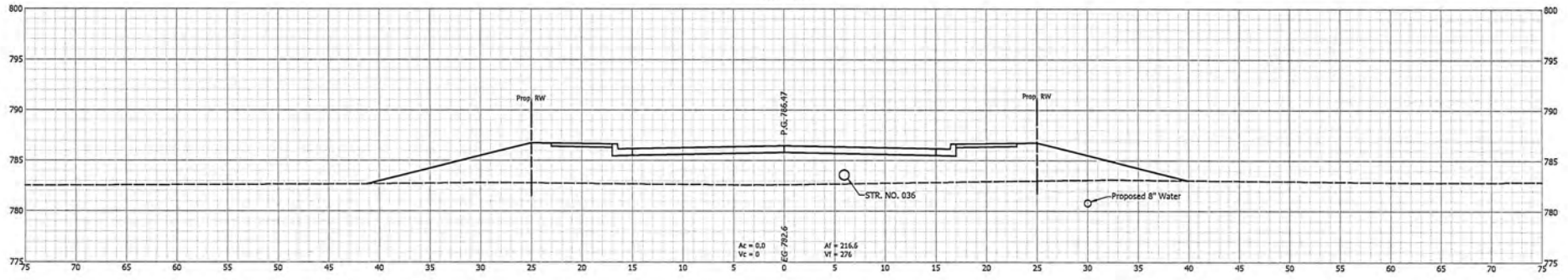
CROSS SECTIONS
LINE "PE"

HORIZONTAL SCALE	BRIDGE FILE
1" = 5'	
VERTICAL SCALE	DESIGNATION
1" = 5'	
SURVEY BOOK	SHEETS
	55 of 59
CONTRACT	PROJECT
	2019-0120

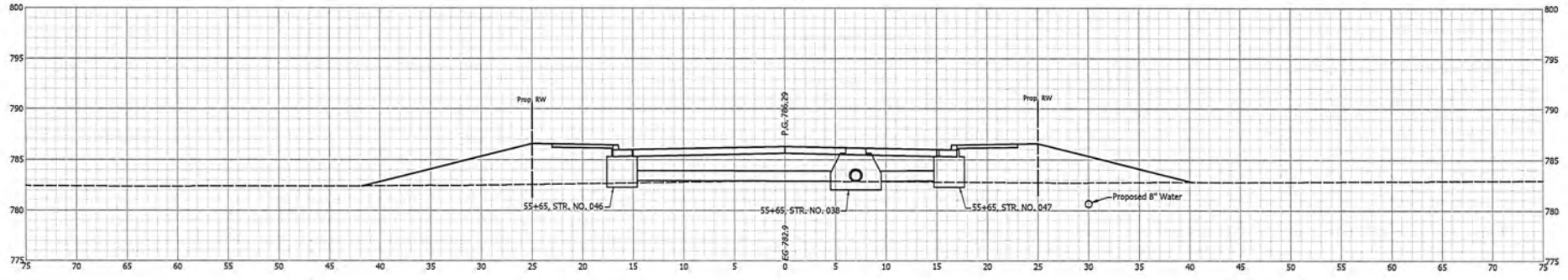
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55+65



CITY OF ROCHESTER

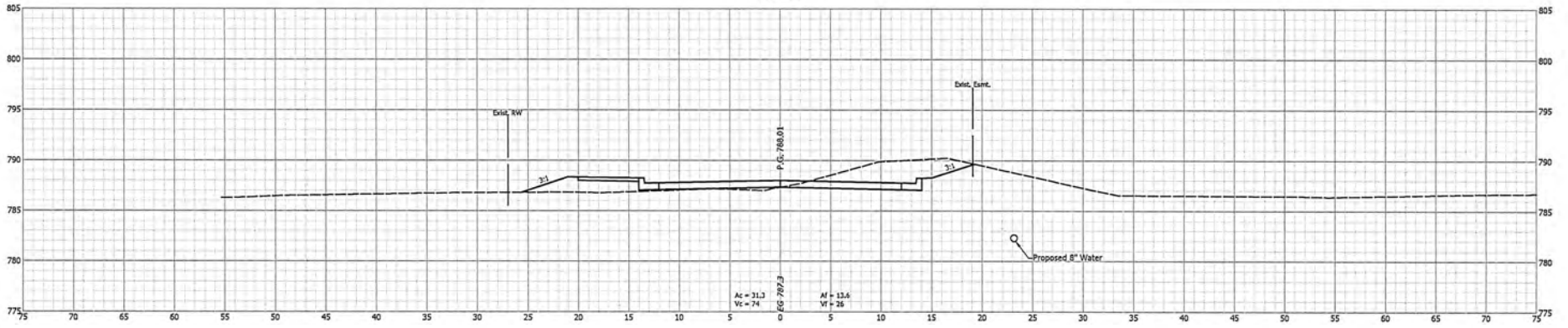
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LINE "PE"

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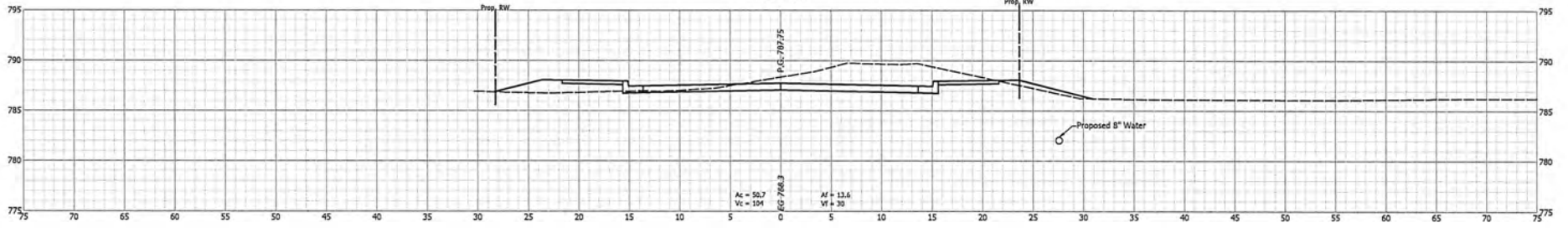
HORIZONTAL SCALE	BRIDGE FILE
1" = 5'	
VERTICAL SCALE	DESIGNATION
1" = 5'	
SURVEY BOOK	SHEETS
	56 of 59
CONTRACT	PROJECT
	2019-0120

1. THE CITY OF ROCHESTER ENGINEERING DEPARTMENT HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE CITY OF ROCHESTER STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION 2018.

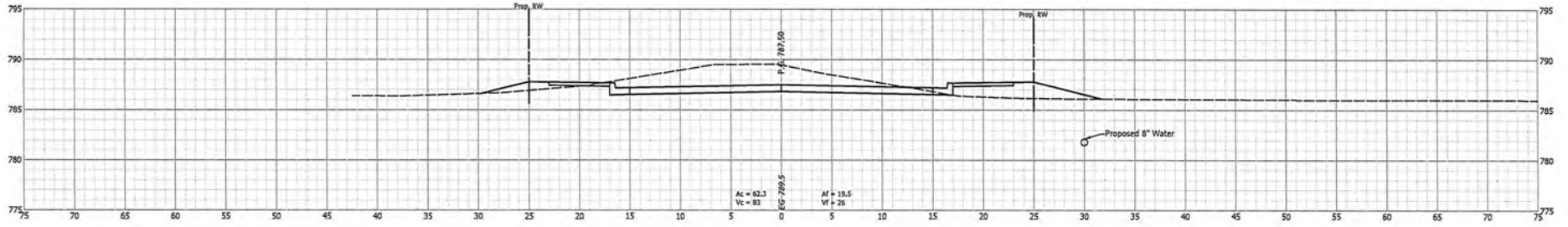
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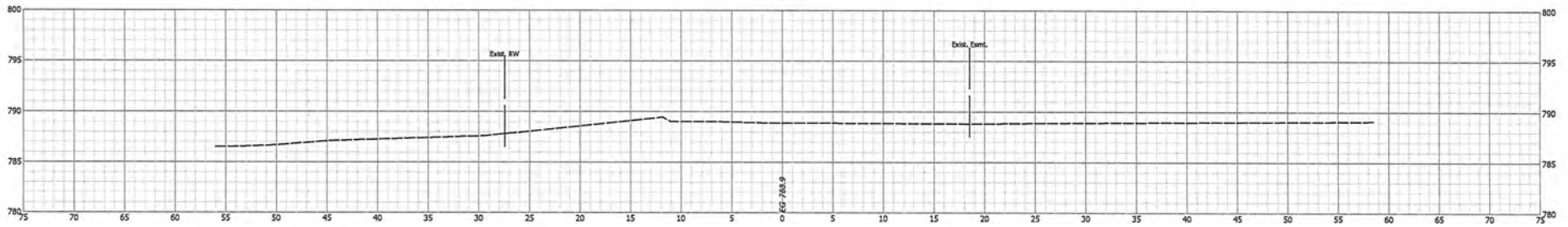
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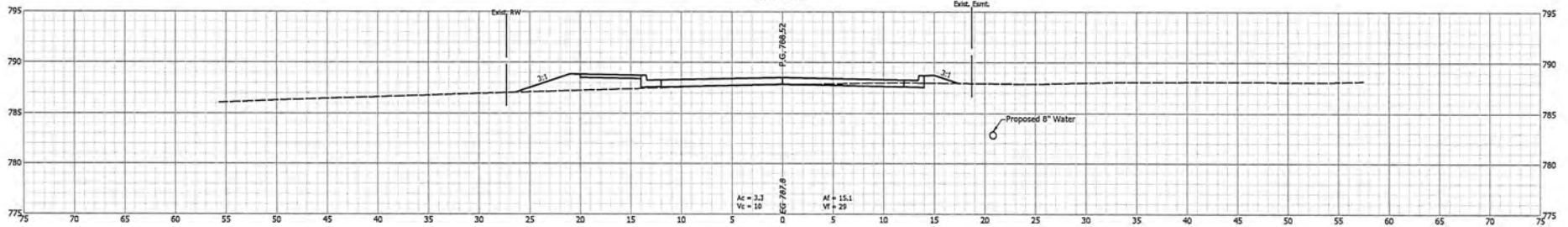
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CITY OF ROCHESTER CROSS SECTIONS LINE "PE"		HORIZONTAL SCALE 1" = 5' VERTICAL SCALE 1" = 5' SURVEY BOOK CONTRACT	BRIDGE FILE DESIGNATION SHEETS 58 of 59 PROJECT 2019-01-20
DESIGNED: DAD	DRAWN: DAD		
CHECKED: MLH	CHECKED: MLH		

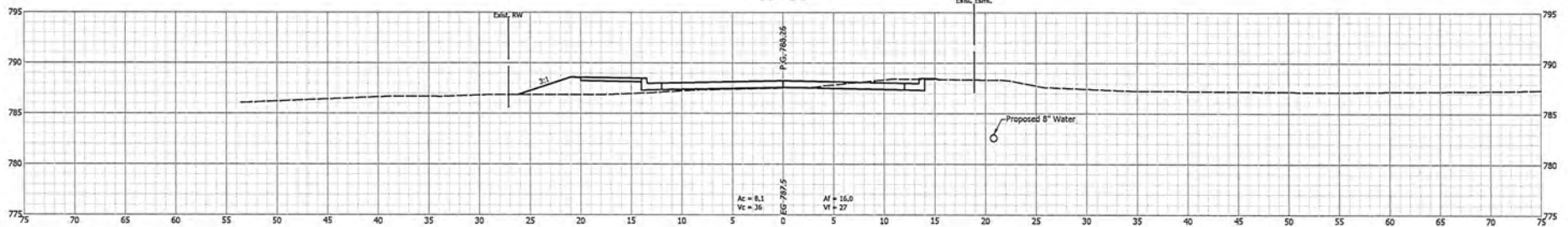
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				CROSS SECTIONS LINE "PE"		HORIZONTAL SCALE 1" = 5'	
						VERTICAL SCALE 1" = 5'	
						SURVEY BOOK	
						SHEETS 59 of 59	
						PROJECT 2019-0129	
						CONTRACT	

DESIGNED: DAD	DRAWN: DAD
CHECKED: MLH	CHECKED: MLH



Fee Summary Paid Totals

04/01/2023 - 04/30/2023

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
Group: 1001.20301.000.0036				
A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$912.60	16
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$339.08	14
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$80.00	2
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$160.00	1
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$137.50	1
A-3. County, Akron, & Town of Fulton Permit Renewal		1001.20301.000.0036	\$85.00	1
			\$1,714.18	35

Group Total: 6

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$236.56	16
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$691.50	16
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$20.00	1
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$384.10	5
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$260.00	5
			\$1,592.16	43

Group Total: 5

Group: 1001.20303.000.0036

BZA. Development Standard Variance		1001.20303.000.0036	\$1,050.00	6
BZA. Special Exception		1001.20303.000.0036	\$175.00	1
ZO. LIP		1001.20303.000.0036	\$1,550.00	31
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$660.74	4
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$350.00	2
ZO. Solar Array- Micro		1001.20303.000.0036	\$40.00	1
			\$3,825.74	45

Group Total: 6

			\$7,132.00	123
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Total Records: 17

5/15/2023

Page: 1 of 1