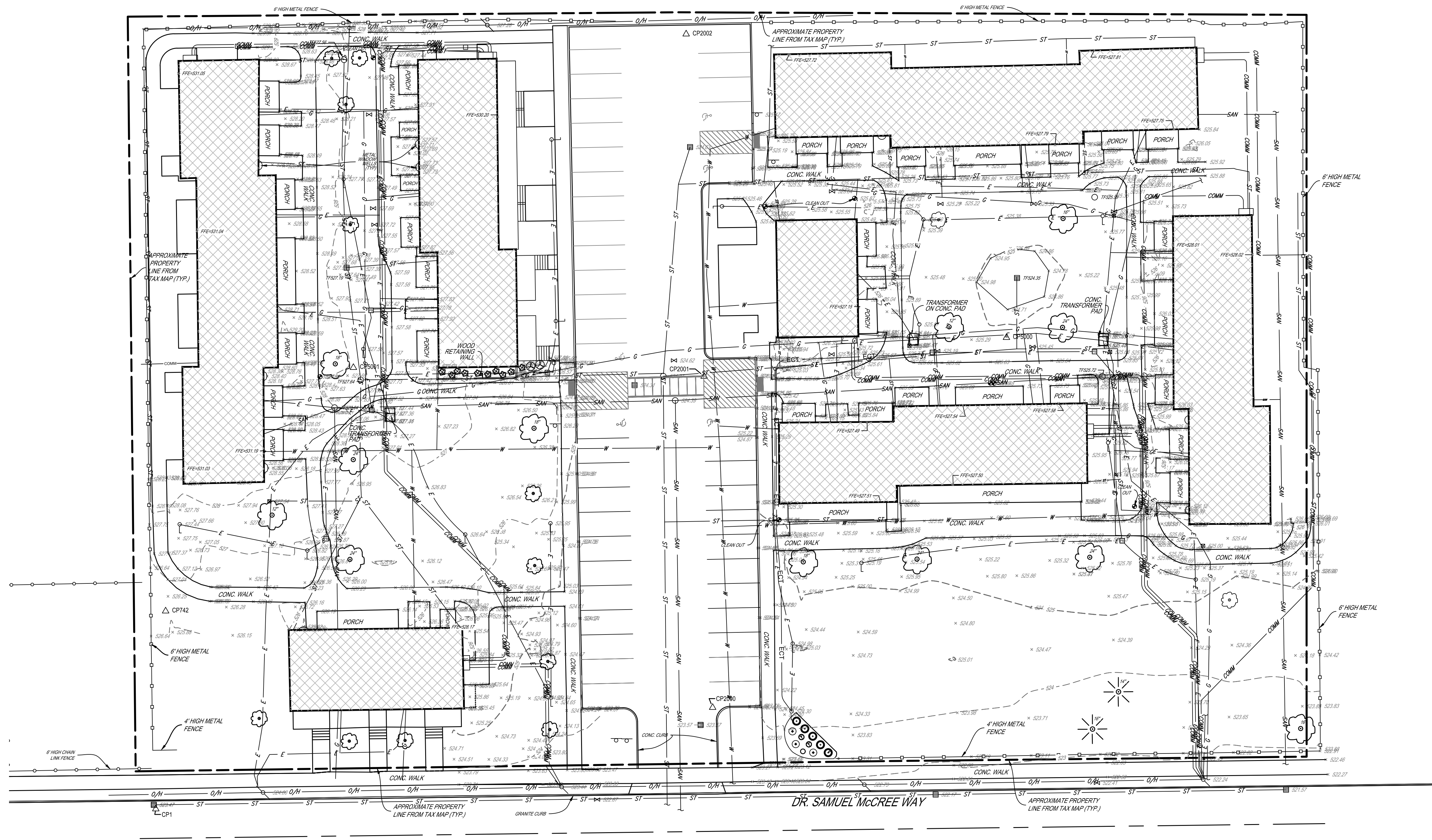




1 SITE EXISTING CONDITIONS PLAN
SCALE: 1" = 20'

LEGEND:

- CONCRETE MONUMENT
- EXISTING IRON PIN
- EXISTING IRON PIPE
- 5/8" REBAR WITH SURVEY CAP SET
- MANHOLE
- CATCH BASIN
- WATER OR GAS VALVE
- UTILITY POLE
- UTILITY POLE W/STREET LIGHT
- UTILITY POLE ANCHOR
- FIRE HYDRANT
- STREET SIGN
- BOLLARD
- BURIED CABLE MARKER
- TRAFFIC SIGNAL BOX
- DELINEATOR
- SURVEY CONTROL POINT
- SANITARY SEWER
- STORM SEWER
- GAS PIPELINE
- WATER PIPELINE
- BURIED TELEPHONE CABLE
- BURIED ELECTRIC CABLE
- OVERHEAD UTILITY LINES
- DECIDUOUS TREE
- CONIFEROUS TREE

HORIZONTAL/VERTICAL DATUM NOTE:

VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88/GEOD 12A).

HORIZONTAL CONTROL IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83/NA 2011).

UNDERGROUND UTILITIES NOTE:

UNDERGROUND UTILITIES SHOWN WERE MAPPED USING A COMBINATION OF FIELD LOCATED EVIDENCE AND EXISTING UTILITY MAPS. THE ACCURACY OF THESE UTILITY LOCATIONS CANNOT BE GUARANTEED. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BEFORE EXCAVATING. CALL DIG SAFELY NEW YORK 1-800-962-7862.

GENERAL NOTE:

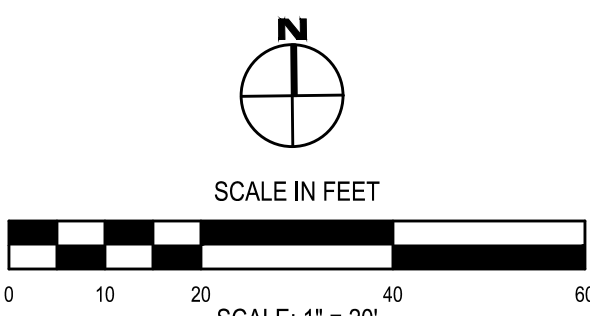
ALL PLANTINGS INSTALLED IN PHASE 2 ARE NOT SHOWN ON THIS TOPOGRAPHIC SURVEY. SOME PLANTINGS INSTALLED DURING PHASE 2 WITHIN THE PHASE 3 SCOPE AREAS MAY NOT BE EXACT LOCATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

SURVEY CONTROL POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1147984.6570	1404128.8370	523.36	CP-PK
742	1148053.4710	1404133.2400	526.31	CP-N
2000	1148020.0290	1404332.8780	523.50	CP-PK
2001	1148134.8580	1404319.9410	524.65	CP-PK
2002	1148253.5180	1404313.6980	525.59	CP-PK
5000	1148148.2880	1404424.7400	525.27	CP-N
5001	1148137.9000	1404198.3410	527.85	CP-N

GENERAL SITE NOTES:

- LOCATIONS, SIZES, AND DEPTHS OF SUBSURFACE UTILITIES ARE BASED ON OUTDATED BLUEPRINTS FROM 1981 AND FIELD SURVEY DATA FROM 2022. SOME UTILITIES HAVE BEEN LOCATED BY A SUBCONSULTANT GPRS UTILITY FINDINGS MAP, DATED 10/05/23. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES NOT OUTLINED IN THE SCOPE OF WORK.



SITE EXISTING CONDITIONS PLAN

BRONSON COURT SITE UPGRADE PROJECT - PHASE 3
ROCHESTER HOUSING AUTHORITY

90 SAMUEL MCCREE WAY, ROCHESTER, NY 14608

C0.1

PROJECT NO: 2285-054

HUNT ENGINEERS | ARCHITECTS | SURVEYORS

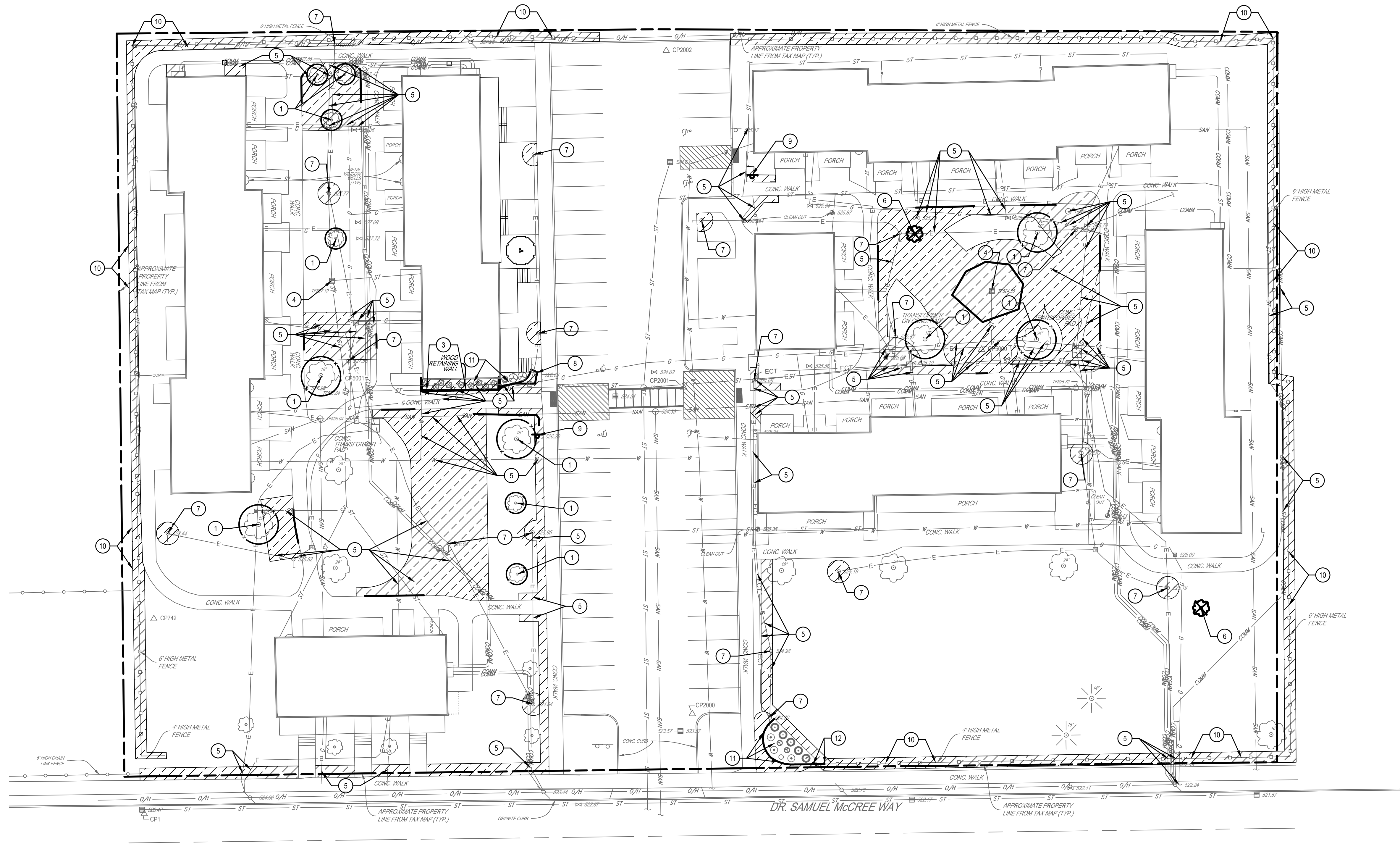
HORSEHEADS, NY 807-355-4000 ROCHESTER, NY 807-357-7860 TOWNAND, PA 570-265-4608
BINGHAMTON, NY 807-788-1881 ALBANY, NY 807-798-8881
WWW.HUNTEAS.COM

NY CERTIFICATE NO. 0016220 PA CERTIFICATE NO. TSC220313464-1

DESCRIPTION OF REVISION

DATE

DRAWN BY: JLM
CHECKED BY: JLM
DATE: 09/05/2025
AS SHOWN



1 SITE DEMOLITION PLAN
SCALE: 1" = 20'

GENERAL DEMOLITION NOTES:

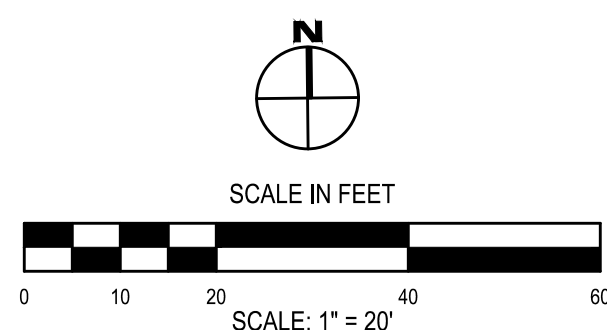
- LOCATIONS, SIZES, AND DEPTHS OF SUBSURFACE UTILITIES ARE BASED ON OUTDATED BLUEPRINTS FROM 1967. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES NOT OUTLINED IN THE SCOPE OF WORK.
- SEE SPECIFICATIONS, GENERAL NOTES FOR ADDITIONAL INFORMATION.
- COORDINATE DEMOLITION WITH ALL OTHER DEMO SHEETS WITHIN THIS SET. PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
- ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR SHALL NOTIFY ALL ADJACENT PROPERTIES OF UTILITY INTERRUPTION AT LEAST THREE (3) DAYS IN ADVANCE OF SCHEDULED WORK.
- LIMIT DISTURBANCE WHERE POSSIBLE. PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM CONTRACTOR'S OPERATIONS OR NEGLIGENCE.
- KEEP ADJACENT SURFACES CLEAR OF CONSTRUCTION EQUIPMENT AND DEBRIS AT ALL TIMES. PROVIDE TRAFFIC CONTROL MEASURES AS NEEDED FOR PUBLIC SAFETY.
- EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION. UTILIZE INLET PROTECTION AT ALL STORM INLET STRUCTURES. SEE DRAWING C4.1.
- CONTRACTOR SHALL FOLLOW THE CITY OF ROCHESTER TRAFFIC CONTROL GUIDELINES.

2 SITE DEMOLITION NOTES:

- PROTECT EXISTING TREES TO REMAIN, TYP. SEE TREE PROTECTION DETAIL 6/C6.1. PROTECT PLANTING BED AREA FOR NEWLY PLANTED TREES.
- PROTECT EXISTING ADJACENT SIDEWALK TO REMAIN.
- REMOVE TIMBER WOOD RETAINING WALL AND BLACK LANDSCAPING BED EDGE. PREPARE SUBGRADE FOR NEW PLANTINGS, TYP. SEE GRADING PLAN FOR ELEVATIONS, LEGALLY AND PROPERLY DISPOSE OF MATERIALS, RECYCLING MATERIALS WHERE POSSIBLE.
- PROTECT EXISTING CATCH BASINS TO REMAIN, TYP. ADJUST RIM TO NEW GRADE ELEVATION. SEE SITE GRADING AND UTILITY PLAN.
- PROTECT EXISTING UTILITIES (PIPE AND/OR STRUCTURE) TO REMAIN, TYP.
- TRANSPORT EXISTING TREE USING MECHANICAL SPADE AS SPECIFIED. FOR TREE IN THE NORTHERN COURTYARD, HAND DIG THE EXISTING ELECTRIC SERVICE TO CONFIRM ITS LOCATION BEFORE REMOVING TREE. REPLANT AT LOCATIONS INDICATED ON THE SITE LANDSCAPING PLANS (CONFIRM FINAL LOCATION WITH OWNER BEFORE TRANSPLANTING).
- PROTECT EXISTING LIGHT POLE TO REMAIN.
- PROTECT EXISTING SIGN TO REMAIN.
- REMOVE EXISTING SIGN, POST, AND CONCRETE BASE (IF APPLICABLE). SALVAGE SIGN FOR REUSE.
- PROTECT EXISTING DECORATIVE FENCE TO REMAIN.
- PROTECT EXISTING PLANTING BED AND PLANTS TO REMAIN.
- REMOVE DECORATIVE FENCE TO LIMITS SHOWN.

DEMOLITION LEGEND

- REMOVE VEGETATION OR LAWN/GRASS AND PREPARE SUBGRADE, TYP. -SEE NOTES, SPECIFICATIONS.
- TREE PROTECTION FENCING, TYP. -SEE NOTES.



SITE DEMOLITION PLAN

BRONSON COURT SITE UPGRADE PROJECT - PHASE 3
ROCHESTER HOUSING AUTHORITY

90 SAMUEL McCREEDY WAY, ROCHESTER, NY 14608

C1.1

PROJECT NO: 2285-054

HUNT ENGINEERS | ARCHITECTS | SURVEYORS

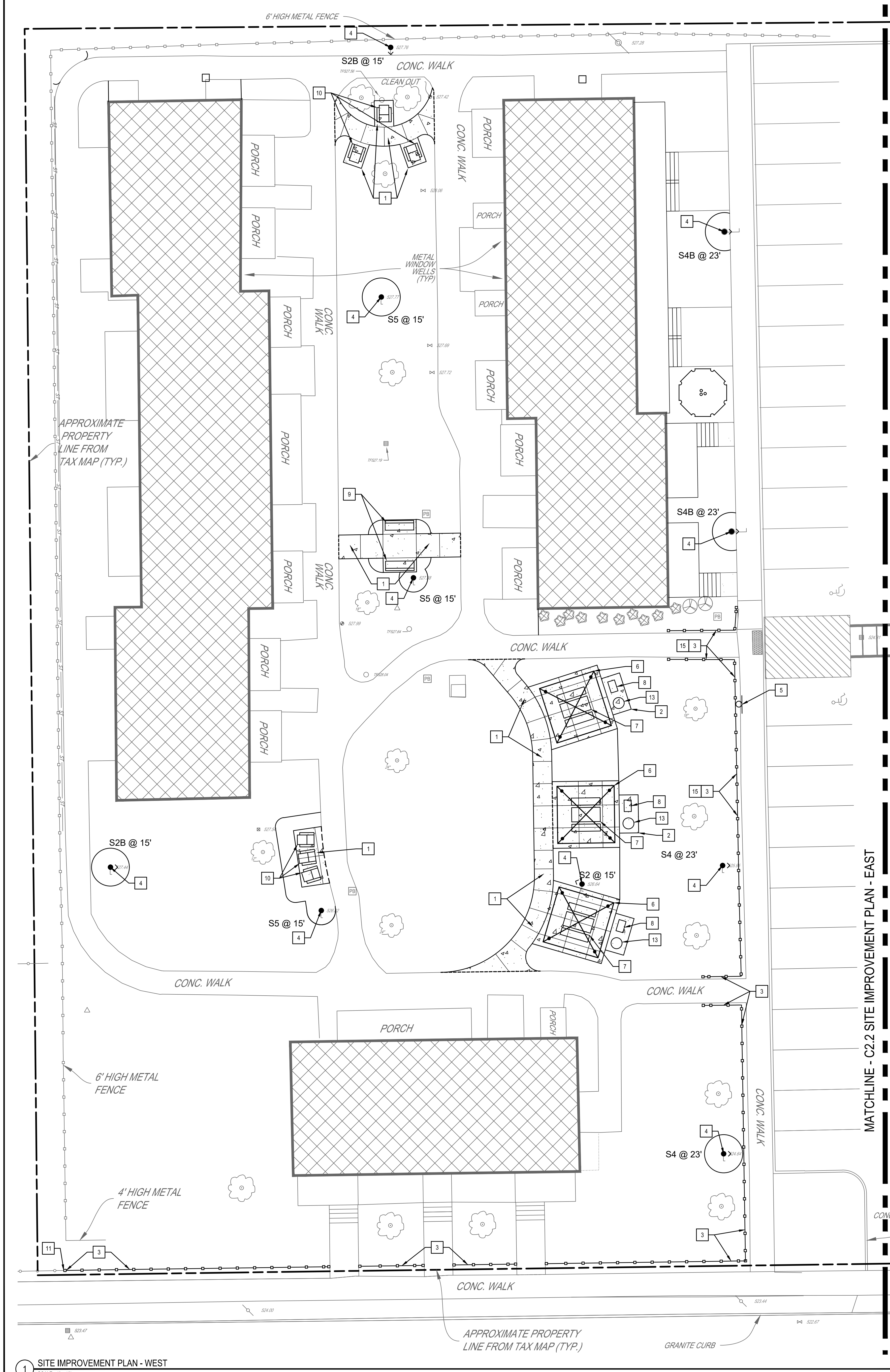
HORSEHEADS, NY 807-365-4000 ROCHESTER, NY 866-397-7860 TOWNAND, PA 570-265-4688
BINGHAMTON, NY 807-788-1881 ALBANY, NY 807-788-8881
WWW.HUNTEAS.COM

NY CERTIFICATE NO. 0016220 PA CERTIFICATE NO. TSC220313464-1

DESCRIPTION OF REVISION

DATE

DRAWN BY: JLM
CHECKED BY: JLM
DATE: 09/05/2025
AS SHOWN



1 SITE IMPROVEMENT PLAN - WEST
SCALE: 1" = 10'

LEGEND:

- CONCRETE SIDEWALK
- SCORE JOINT
- EXPANSION JOINT
- BENCH
- PICNIC TABLE
- CHAIR
- GARAGE CAN
- GRILL
- 12' x 12' PERGOLA
- FENCE LINE
- SIGN
- EXISTING LIGHT POLE BASE

GENERAL SITE NOTES:

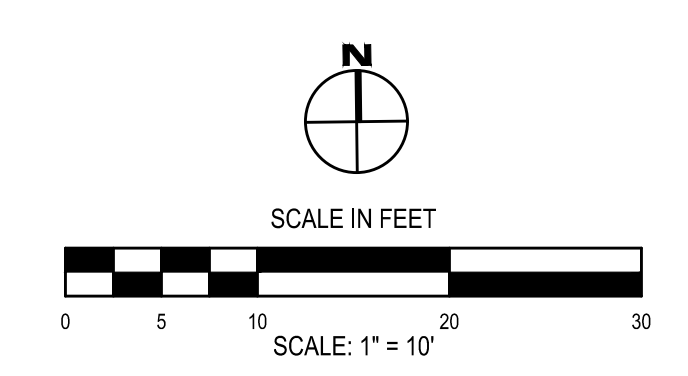
- SEE SITE LANDSCAPING PLANS FOR ALL PROPOSED PLANTINGS (NOT SHOWN HERE).
- LOCATIONS, SIZES, AND DEPTHS OF SUBSURFACE UTILITIES ARE BASED ON OUTDATED BLUEPRINTS FROM 1967. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES NOT OUTLINED IN THE SCOPE OF WORK.

SITE IMPROVEMENT NOTES:

- PROVIDE 5 INCH THICK CONCRETE SIDEWALK AND SUBBASE. SEE DETAIL 1 / C6.1.
- PROVIDE CONCRETE PAD AND SUBBASE. SEE DETAIL 2 / C6.1.
- PROVIDE 4 FEET HIGH ORNAMENTAL ALUMINUM FENCE WITH CONCRETE FOOTINGS. SEE SPECIFICATIONS. MATCH EXISTING CONDITIONS FOR FENCE STYLE AND TYPE. REUSE SALVAGED FENCE SECTIONS FROM PHASE 2 CONSTRUCTION AND OWNER.
- PROVIDE LIGHT POLE AND FIXTURE ON EXISTING CONCRETE LIGHT POLE BASE AT MOUNTING HEIGHTS INDICATED. SEE LIGHTING SCHEDULE THIS SHEET AND DETAIL 8 / C6.1.
- PROVIDE SALVAGED ACCESSIBLE SPACE SIGNAGE AND POST. SEE DETAIL 7 / C6.1.
- PROVIDE 12 FEET BY 12 FEET SQUARE METAL SHADE STRUCTURE BY CREATIVE RECREATIONAL SYSTEMS, INC. (OR APPROVED EQUAL). SEE SPECIFICATIONS.
- PROVIDE PICNIC TABLE AS SPECIFIED. SEE SPECIFICATIONS.
- PROVIDE GRILL AS SPECIFIED. MOUNT TO PROPOSED CONCRETE PAD / WALK PER MANUFACTURER'S REQUIREMENTS. SEE SPECIFICATIONS.
- PROVIDE BENCH AS SPECIFIED. SEE SPECIFICATIONS.
- PROVIDE EXTERIOR CHAIR AS SPECIFIED. SEE SPECIFICATIONS.
- PROPOSED DECORATIVE FENCE END POST SHALL BE IMMEDIATELY ADJACENT TO CHAIN LINK FENCE POST. MAXIMUM GAP BETWEEN POSTS SHALL BE 3 INCHES.
- PROVIDE MAIN ENTRANCE SIGN WITH BRICK PILLARS AND FOUNDATIONS. SEE DETAIL 9 / C6.1. SIGN FOUNDATIONS TO BE DESIGNED BY SIGN MANUFACTURER / PROVIDER. CITY ZONING SIGNAGE REQUIREMENTS SHALL BE MET WITH NEW SIGN. DETERMINATION WILL BE MADE IF ANY VARIANCES OR SPECIAL SITE PLAN APPROVALS ARE REQUIRED. SIGN MUST NOT BE MANUFACTURED OR INSTALLED UNTIL ARCHITECT HAS CONFIRMED A CERTIFICATE OF ZONING COMPLIANCE OR OTHER REQUIRED APPROVALS HAVE BEEN OBTAINED. CONTRACTOR TO CONFIRM WITH ARCHITECT PRIOR TO ANY SCOPE BEING INITIATED.
- PROVIDE GARBAGE BIN AS SPECIFIED. SEE SPECIFICATIONS.
- FOR FENCE POST NEAR PORCH CORNER, HAND DIG TO LOCATE EXISTING 18 INCH CONCRETE FOOTING AND PLACE FENCE POST CONCRETE BASE AS CLOSE AS POSSIBLE TO THE EXISTING BASE WITHOUT DISTURBING IT.
- HAND DIG TO LOCATE EXISTING UTILITY LOCATIONS IN VICINITY OF PROPOSED FENCE. CORRECT FENCE LOCATION BASED ON EXISTING CONDITIONS AND PER OWNER'S FINAL APPROVAL.

CITY OF ROCHESTER REGULATIONS			
SITE ZONING: R-1 / LOW DENSITY RESIDENTIAL			
ZONING CODE		REQUIRED:	PROVIDED:
120-165	DUMPSTERS AND REFUSE COLLECTION AREAS REFUSE COLLECTION CONTAINERS SHALL BE SCREENED FROM VIEW OF RESIDENCES AND/OR PUBLIC STREET	YES	YES
120-167	FENCES AND WALLS WITHIN RESIDENTIAL DISTRICTS NO FENCING IN A FRONT YARD SHALL EXCEED 4'-0" IN HEIGHT WITHIN RESIDENTIAL DISTRICTS NO FENCING SHALL BE MORE THAN 60% SOLID	4'-0" HEIGHT ≥60%	4'-0" HEIGHT YES
120-169	LANDSCAPING, BUFFERS, SCREENING 5'-0" LANDSCAPE AREA SHALL BE REQUIRED ALONG PUBLIC STREETS AND SIDEWALKS SHRUBS QTY WITHIN LANDSCAPED AREAS WILL BE A MIN. 1 SHRUB PER 15' OF PERIMETER. 50' LF PERIMETER / 15' = 3.33 = 34 SHRUBS TREE QTY WITHIN LANDSCAPED AREAS WILL BE A MIN. 1 TREE PER 40' OF PERIMETER. 50' PERIMETER / 40' = 1.25 = 13 TREES - 11 EXISTING TREES = 2 NEW TREES	34 SHRUBS 2 NEW TREES	37 SHRUBS 2 TREES

LIGHTING SCHEDULE								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number Lamps	Lumens Per Lamp
	S5	7	Sternberg Lighting	SL660-12L40T5-MDL018-CA	Medium size Post Top Mount fixture, T5, Clear Acrylic Flat	SL660-12L40T5-MDL018-CA.IES	1	5781
	S2	3	Sternberg Lighting	SL660-12L40T2-MDL014-CA	Medium size Post Top Mount fixture, T2, Clear Acrylic Flat	SL660-12L40T2-MDL014-CA.IES	1	4837
	S2B	2	Sternberg Lighting	SL660-12L40T2-MDL014-CA-BLOC	Medium size Post Top Mount fixture, T2, Clear Acrylic Flat-Rear Light Blocking	SL660-12L40T2-MDL014-CA-BLOC.IES	1	3558
	S4	5	Sternberg Lighting	SL660-12L40T4-MDL014-CA	Medium size Post Top Mount fixture, T4, Clear Acrylic Flat	SL660-12L40T4-MDL014-CA.IES	1	4660
	S4B	3	Sternberg Lighting	SL660-12L40T4-MDL014-CA-BLOC	Medium size Solana Arm Mount fixture, T4, CA - Rear Light Blocking	SL660-12L40T4-MDL014-CA-BLOC.IES	1	3027



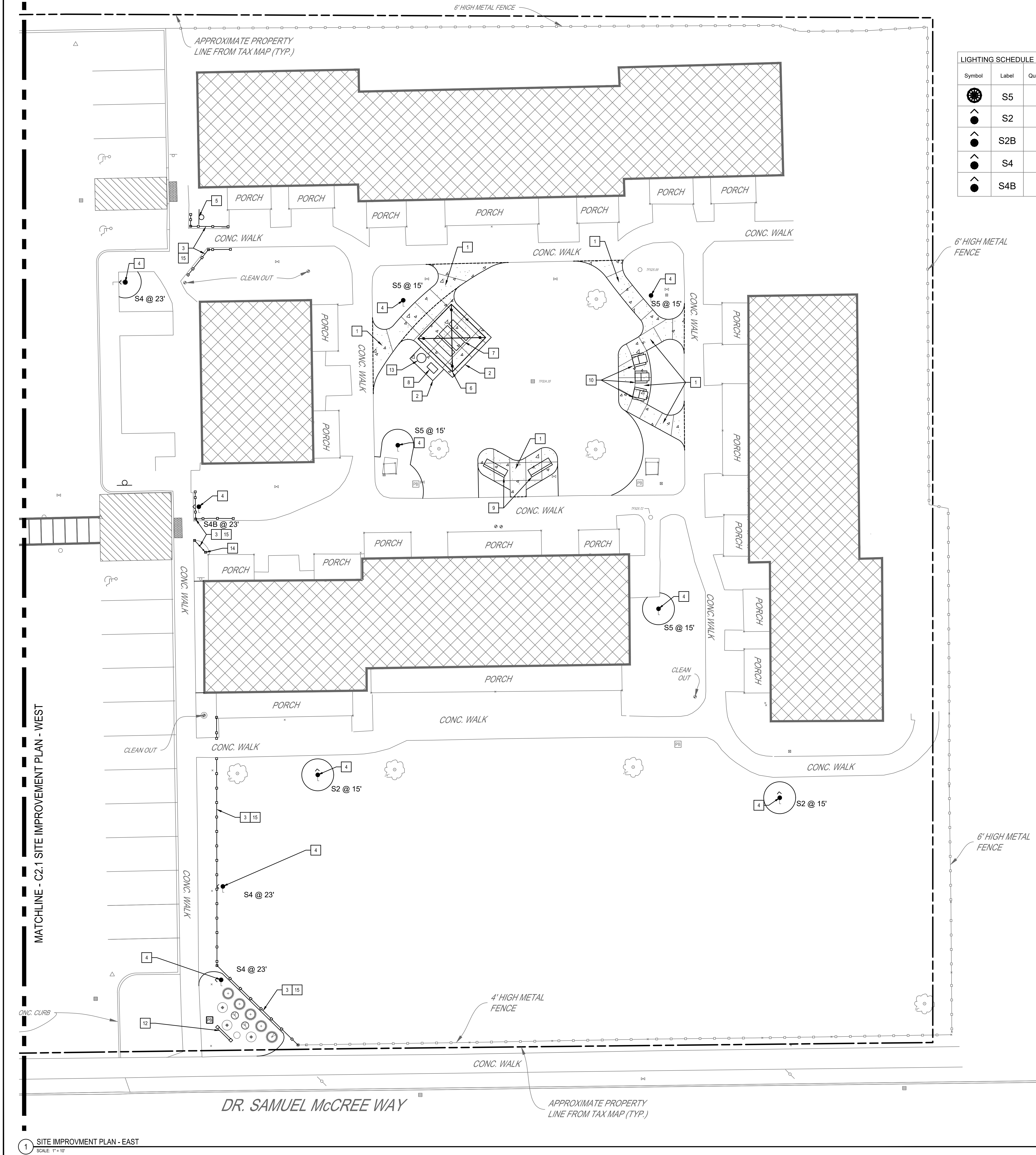
DRAWN BY:
CHECKED BY:
DATE: 09/05/2025
AS SHOWN

DESCRIPTION OF REVISION:
DATE

HUNT ENGINEERS | ARCHITECTS | SURVEYORS
HORSEHEADS, NY 147-355-8000 ROCHESTER, NY 585-397-7840 TOWNAND, PA 570-265-4688
BINGHAMTON, NY 807-788-1881 ALBANY, NY 887-788-8881
WWW.HUNTEAS.COM
NY CERTIFICATE NO. 0016220 PA CERTIFICATE NO. TSC220313464-1

SITE IMPROVEMENT PLAN - WEST
BRONSON COURT SITE UPGRADE PROJECT - PHASE 3
ROCHESTER HOUSING AUTHORITY
90 SAMUEL MCCREE WAY, ROCHESTER, NY 14608

C2.1
PROJECT NO: 2285-054



LIGHTING SCHEDULE										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	S5	7	Sternberg Lighting	SL660-12L40T5-MDL018-CA	Medium size Post Top Mount fixture, T5, Clear Acrylic Flat	SL660-12L40T5-MDL018-CA.IES	1	5781	0.9	60.4
	S2	3	Sternberg Lighting	SL660-12L40T2-MDL014-CA	Medium size Post Top Mount fixture, T2, Clear Acrylic Flat	SL660-12L40T2-MDL014-CA.IES	1	4837	0.9	46.3
	S2B	2	Sternberg Lighting	SL660-12L40T2-MDL014-CA-BLOC	Medium size Post Top Mount fixture, T2, Clear Acrylic Flat-Rear Light Blocking	SL660-12L40T2-MDL014-CA-BLOC.IES	1	3558	1	45.6
	S4	5	Sternberg Lighting	SL660-12L40T4-MDL014-CA	Medium size Post Top Mount fixture, T4, Clear Acrylic Flat	SL660-12L40T4-MDL014-CA.IES	1	4660	1	46.1
	S4B	3	Sternberg Lighting	SL660-12L40T4-MDL014-CA-BLOC	Medium size Solana Arm Mount fixture, T4, CA - Rear Light Blocking	SL660-12L40T4-MDL014-CA-BLOC.IES	1	3027	1	45.6

LEGEND:

- CONCRETE SIDEWALK
- SCORE JOINT
- EXPANSION JOINT
- BENCH
- PICNIC TABLE
- CHAIR
- GARAGE CAN
- GRILL
- 12' x 12' PERGOLA
- FENCE LINE
- SIGN
- EXISTING LIGHT POLE BASE

GENERAL SITE NOTES:

- SEE SITE LANDSCAPING PLANS FOR ALL PROPOSED PLANTINGS (NOT SHOWN HERE).
- LOCATIONS, SIZES, AND DEPTHS OF SUBSURFACE UTILITIES ARE BASED ON OUTDATED BLUEPRINTS FROM 1967. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES NOT OUTLINED IN THE SCOPE OF WORK.

SITE IMPROVEMENT NOTES:

- PROVIDE 5 INCH THICK CONCRETE SIDEWALK AND SUBBASE. SEE DETAIL 1 / C6.1.
- PROVIDE CONCRETE PAD AND SUBBASE. SEE DETAIL 2 / C6.1.
- PROVIDE 4 FEET HIGH ORNAMENTAL ALUMINUM FENCE WITH CONCRETE FOOTINGS. SEE SPECIFICATIONS. MATCH EXISTING CONDITIONS FOR FENCE STYLE AND TYPE. REUSE SALVAGED FENCE SECTIONS FROM PHASE 2 CONSTRUCTION AND OWNER.
- PROVIDE LIGHT POLE AND FIXTURE ON EXISTING CONCRETE LIGHT POLE BASE AT MOUNTING HEIGHTS INDICATED. SEE LIGHTING SCHEDULE THIS SHEET AND DETAIL 8 / C6.1.
- PROVIDE SALVAGED ACCESSIBLE SPACE SIGNAGE AND POST. SEE DETAIL 7 / C6.1.
- PROVIDE 12 FEET BY 12 FEET SQUARE METAL SHADE STRUCTURE BY CREATIVE RECREATIONAL SYSTEMS, INC. (OR APPROVED EQUAL). SEE SPECIFICATIONS.
- PROVIDE PICNIC TABLE AS SPECIFIED. SEE SPECIFICATIONS.
- PROVIDE GRILL AS SPECIFIED. MOUNT TO PROPOSED CONCRETE PAD / WALK PER MANUFACTURER'S REQUIREMENTS. SEE SPECIFICATIONS.
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- HAND DIG TO LOCATE EXISTING UTILITY LOCATIONS IN VICINITY OF PROPOSED FENCE. CORRECT FENCE LOCATION BASED ON EXISTING CONDITIONS AND PER OWNER'S FINAL APPROVAL.

CITY OF ROCHESTER REGULATIONS		
SITE ZONING: R-1.1 LOW DENSITY RESIDENTIAL		
	ZONING CODE	
120-165	DUMPSTERS AND REFUSE COLLECTION AREAS REFUSE COLLECTION CONTAINERS SHALL BE SCREENED FROM VIEW OF RESIDENCES AND/OR PUBLIC STREET	REQUIRED: YES PROVIDED: YES
120-167	FENCES AND WALLS WITHIN RESIDENTIAL DISTRICTS NO FENCING IN A FRONT YARD SHALL EXCEED 4'-0" IN HEIGHT WITHIN RESIDENTIAL DISTRICTS NO FENCING SHALL BE MORE THAN 80% SOLID	REQUIRED: 4'-0" HEIGHT PROVIDED: 4'-0" HEIGHT YES
120-169	LANDSCAPING, BUFFERS, SCREENING 5'-0" LANDSCAPE AREA SHALL BE REQUIRED ALONG PUBLIC STREETS AND SIDEWALKS. SHRUBS QTY WITHIN LANDSCAPED AREAS WILL BE A MIN. 1 SHRUB PER 15' OF PERIMETER. 50' LF PERIMETER / 15' = 3.33 = 34 SHRUBS TREE QTY WITHIN LANDSCAPED AREAS WILL BE A MIN. 1 TREE PER 40' OF PERIMETER. 50' PERIMETER / 40' = 1.25 = 13 TREES - 11 EXISTING TREES = 2 NEW TREES	REQUIRED: 34 SHRUBS PROVIDED: 37 SHRUBS 2 NEW TREES 2 TREES

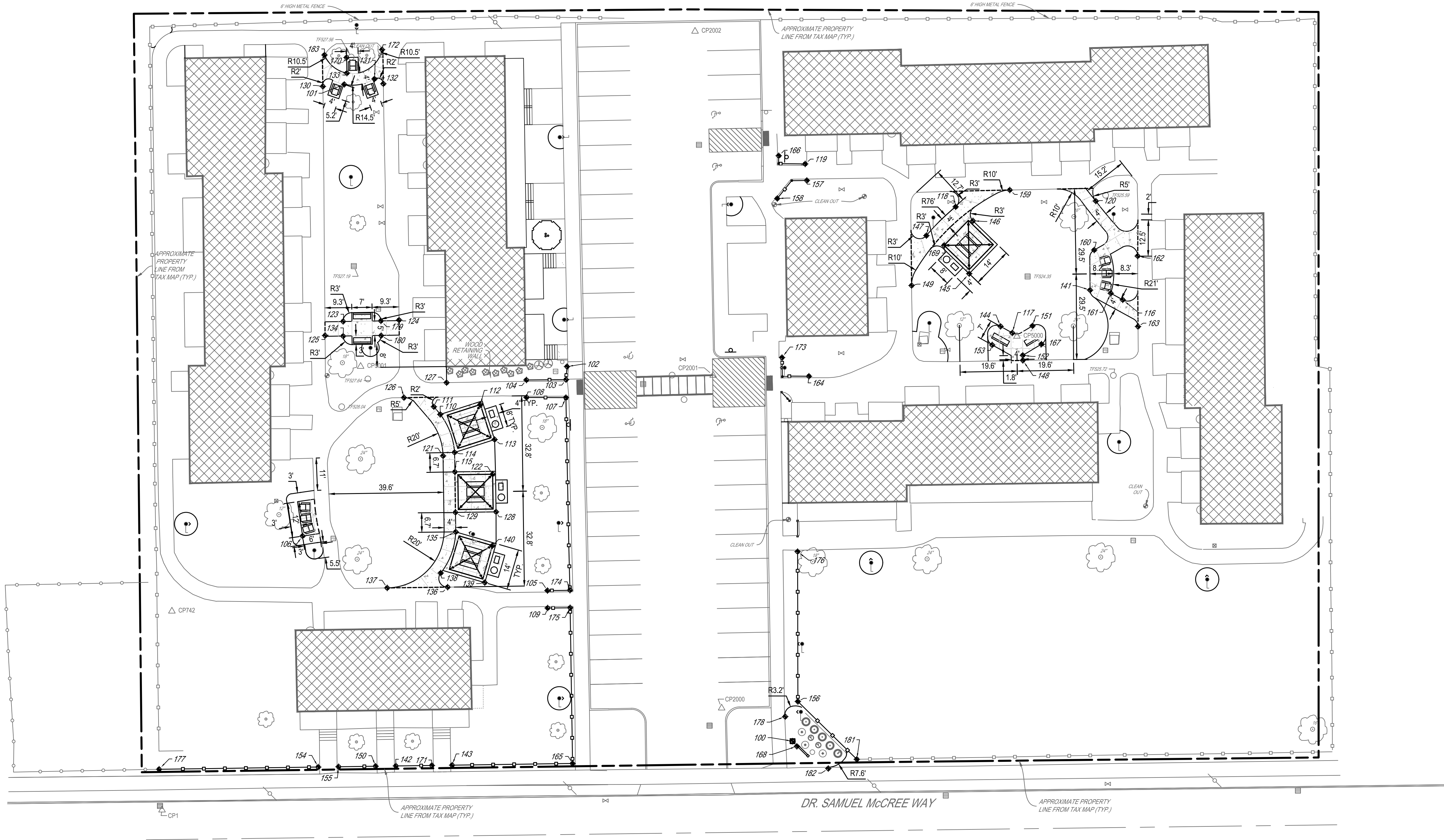
DRAWN BY: JLM
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DESCRIPTION OF REVISION:
DATE

HUNT ENGINEERS | ARCHITECTS | SURVEYORS
HORSEHEADS, NY 807-365-8000 ROCHESTER, NY 866-397-7840 TOWNAND, PA 570-265-4668
BINGHAMTON, NY 807-788-1881 ALBANY, NY 807-798-8081
WWW.HUNTEAS.COM
NY CERTIFICATE NO. 0016220 PA CERTIFICATE NO. TSC220313464-1

SITE IMPROVEMENT PLAN - EAST
BRONSON COURT SITE UPGRADE PROJECT - PHASE 3
ROCHESTER HOUSING AUTHORITY
90 SAMUEL MCCREE WAY, ROCHESTER, NY 14608

C2.2
PROJECT NO: 2285-054



1 SITE LAYOUT PLAN
SCALE: 1" = 20'

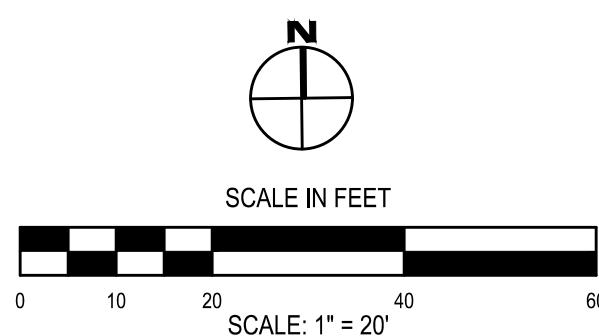
GENERAL LAYOUT NOTE:
A. ALL FILLETED EDGES ARE 3' RADIUS UNLESS OTHERWISE NOTED.

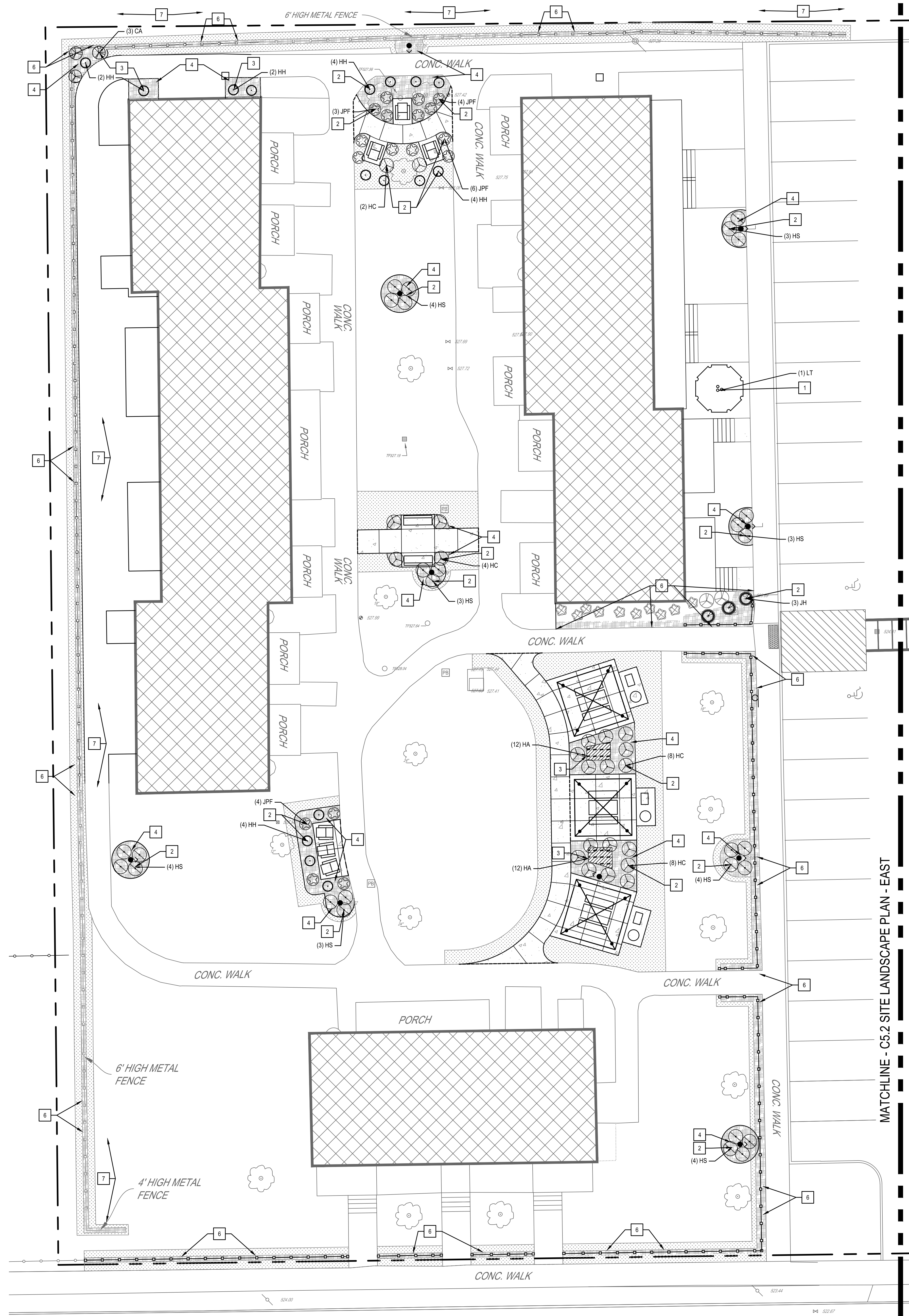
POINT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
100	1148008.60	1404347.34	PULL BOX
101	1148235.18	1404192.70	EDGE CONC
102	1148137.83	1404269.54	LANDSCAPE EDGE
103	1148133.32	1404269.19	FENCE
104	1148133.22	1404255.54	FENCE
105	1148060.56	1404262.80	FENCE
106	1148079.36	1404178.33	EDGE CONC
107	1148127.13	1404269.16	FENCE
108	1148127.19	1404255.59	FENCE
109	1148054.55	1404262.87	FENCE
110	1148121.35	1404225.82	EDGE CONC
111	1148123.98	1404223.62	RADIUS PC
112	1148124.73	1404239.64	OH STRUCTURE
113	1148112.86	1404244.57	EDGE CONC
114	1148108.22	1404230.74	EDGE CONC
115	1148101.51	1404239.86	EDGE CONC
116	1148160.86	1404461.24	RADIUS PC
117	1148149.45	1404423.14	RADIUS PC
118	1148192.94	1404403.61	RADIUS PC
119	1148207.74	1404351.70	FENCE
120	1148194.92	1404451.95	RADIUS PC
121	1148107.03	1404226.79	RADIUS PC
122	1148100.70	1404243.88	OH STRUCTURE
123	1148153.42	1404192.32	RADIUS PC
124	1148153.89	1404211.62	EDGE CONC

POINT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
125	1148148.53	1404186.09	EDGE CONC
126	1148127.12	1404213.30	RADIUS PC
127	1148132.29	1404228.00	LANDSCAPE EDGE
128	1148087.71	1404245.06	EDGE CONC
129	1148087.51	1404231.06	EDGE CONC
130	1148234.49	1404185.32	RADIUS PC
131	1148237.07	1404203.13	RADIUS PC
132	1148235.40	1404206.19	EDGE CONC
133	1148239.08	1404193.62	EDGE CONC
134	1148148.35	1404192.31	RADIUS PC
135	1148080.80	1404231.16	EDGE CONC
136	1148061.75	1404228.37	EDGE CONC
137	1148061.49	1404207.52	EDGE CONC
138	1148066.61	1404225.98	RADIUS PC
139	1148063.32	1404241.18	EDGE CONC
140	1148076.08	1404243.84	OH STRUCTURE
141	1148164.22	1404449.98	RADIUS PC
142	1148000.06	1404210.52	FENCE
143	1148000.33	1404229.92	FENCE
144	1148151.70	1404419.11	RADIUS PC
145	1148169.89	1404408.28	EDGE CONC
146	1148188.12	1404409.57	RADIUS PC
147	1148183.02	1404393.51	RADIUS PC
148	1148139.97	1404426.80	EDGE CONC
149	1148165.80	1404388.41	RADIUS PC

POINT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
150	1147999.96	1404203.51	FENCE
151	1148151.88	1404430.10	RADIUS PC
152	1148141.72	1404426.77	EDGE CONC
153	1148145.30	1404416.21	RADIUS PC
154	1147999.69	1404183.72	FENCE
155	1147999.78	1404190.75	FENCE
156	1148022.29	1404349.18	FENCE
157	1148202.04	1404352.29	FENCE
158	1148195.82	1404342.08	FENCE
159	1148198.75	1404422.27	RADIUS PC
160	1148178.04	1404451.40	RADIUS PC
161	1148163.13	1404457.11	RADIUS PC
162	1148175.96	1404466.41	RADIUS PC
163	1148151.65	1404466.52	RADIUS PC
164	1148134.50	1404353.00	FENCE
165	1148000.92	1404271.45	FENCE
166	1148210.57	1404342.58	FENCE
167	1148145.58	1404433.21	RADIUS PC
168	1148006.83	1404348.83	MAIN SIGN
169	1148179.64	1404399.63	OH STRUCTURE
170	1148244.46	1404193.51	EDGE CONC
171	1148000.24	1404222.93	FENCE
172	1148247.16	1404205.75	RADIUS PC
173	1148140.94	1404343.71	FENCE
174	1148060.70	1404270.56	FENCE

POINT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
175	1148054.63	1404270.62	FENCE
176	1148074.00	1404349.08	FENCE
177	1147998.92	1404128.84	FENCE
178	1148017.08	1404344.82	RADIUS PC
179	1148153.59	1404205.35	RADIUS PC
180	1148148.52	1404205.43	RADIUS PC
181	1148002.37	1404369.51	CORNER FENCE
182	1147999.16	1404359.65	RADIUS PC
183	1148245.32	1404185.88	RADIUS PC





1 LANDSCAPE PLAN - WEST
SCALE: 1" = 10'

LEGEND:

- SEED, TYP.
-SEE NOTES AND SPECIFICATIONS
- PLANTING BED, TYP.
-SEE NOTES AND SPECIFICATIONS
- PLANTING BED EDGING, TYP.
- PLANTINGS - SEE PLANT
SCHEDULE, TYP.

GENERAL PLANTING NOTES:

- A. CONTRACTOR TO EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
- B. SEE ALL DEMO SHEETS FOR LANDSCAPE TO BE REMOVED AND TO REMAIN.
- C. SEE SPECIFICATIONS FOR ALL LANDSCAPING MAINTENANCE AND TOPSOIL REQUIREMENTS.
- D. AMEND TOPSOIL IN PLANTING BEDS AS SPECIFIED.
- E. COORDINATE STOCKPILING AND PLACEMENT OF REQUIRED IMPORTED TOPSOIL TO ACHIEVE FINISH GRADE. AFTER INCORPORATION OF SUPPLEMENTAL SOIL AMENDMENT PRODUCTS, FINISH GRADE ALL PLANTING AREAS SMOOTH (FREE OF PEAKS OR DEPRESSIONS) PRIOR TO PLACEMENT OF PLANTING MATERIAL AND MULCH.
- F. PLACE TOPSOIL AND RE-GRADE ALL DISTURBED BY CONTRACTOR'S OPERATIONS AS PER PLANS AND SPECIFIED. DISTURBED AREAS SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING, PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUND COVER OR GRADE. PROVIDE SMOOTH CLEAN TRANSITION FROM EXISTING TO DISTURBED AREA.
- G. PROVIDE LANDSCAPE FABRIC UNDER ALL MULCH.
- H. PROVIDE RESTORATION AND SEED FOR ALL DISTURBED AREAS AS SPECIFIED.
- I. SEE SPECIFICATIONS FOR MORE INFORMATION ON PLANTING AND PLANTS.
- J. PROVIDE SOIL TEST AND AMEND EXISTING TOPSOIL TO MEET SOIL VIABILITY REQUIREMENTS - SEE PLANTS SPECIFICATION.
- K. PROVIDE ORGANIC MULCH OVER FABRIC AS SPECIFIED AT ALL PLANTING AREAS, TYP.

PLANTING PLAN NOTES:

1. PROVIDE (NEW) DECIDUOUS TREE PLANTING. SEE DETAIL 5 / C6.1.
2. PROVIDE SHRUB PLANTING. SEE DETAIL 3 / C6.1.
3. PROVIDE PERENNIAL PLANTING. SEE DETAIL 4 / C6.1.
4. PROVIDE LANDSCAPE EDGING AS SPECIFIED. ANY BEDS WITHOUT PHYSICAL EDGING SHALL BE INSTALLED PER DETAIL 10 / C6.1. AT TRANSITION BETWEEN LAWN AND LANDSCAPE BED. PROVIDE SHOVELED BED EDGE PER DETAIL 9 / C6.1. BEDS AROUND LIGHT POLES ARE 8 FEET IN DIAMETER (AROUND 2 FEET DIAMETER BASES; THEREFORE, ACTUAL BED WIDTH IS 3 FEET).
5. PROVIDE (SALVAGED) DECIDUOUS TREE PLANTING. SEE DETAIL 5 / C6.1. SECOND SALVAGED TREE LOCATION NOT SHOWN AND SHOULD BE CONFIRMED WITH OWNER PRIOR TO REPLANTING.
6. PROVIDE 1 FEET WIDE MULCHED MOW STRIP UNDER EXISTING AND PROPOSED FENCE. PORTIONS OF MOW STRIP ARE SHOWN ON ADJACENT PROPERTIES. OWNER SHALL OBTAIN APPROPRIATE APPROVAL FROM ALL APPLICABLE PROPERTY OWNERS FOR SCOPE ON OTHER PROPERTIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONFIRM WITH OWNER THAT APPROVAL HAS BEEN OBTAINED PRIOR TO CONSTRUCTION. SEE DETAIL 9 / C6.1. SECTIONS OF FENCE ALONG SIDEWALK SHALL BE WIDE ENOUGH TO ENSURE MULCH IS EDGED ALONG WALK AND NO GRASS STRIPS ARE PROVIDED IN BETWEEN MULCH AND WALK.
7. TRIM ALL EXISTING MATURE TREES THAT EXTEND INTO THE PROPERTY FROM ADJACENT PROPERTIES INCLUDING, BUT NOT LIMITED TO, BRANCHES THAT INTERFERE WITH BUILDING ROOFS OR WALLS, DEAD BRANCHES, OR AS DIRECTED BY OWNER (TYP.). SEE SPECIFICATIONS. OWNER SHALL PROVIDE APPROPRIATE NOTIFICATION TO ADJACENT OWNERS THAT TRIMMING OF THEIR TREES ON RHA PROPERTY WILL BE COMPLETED. CONTRACTOR TO CONFIRM OWNER HAS DONE SO PRIOR TO CONSTRUCTION.

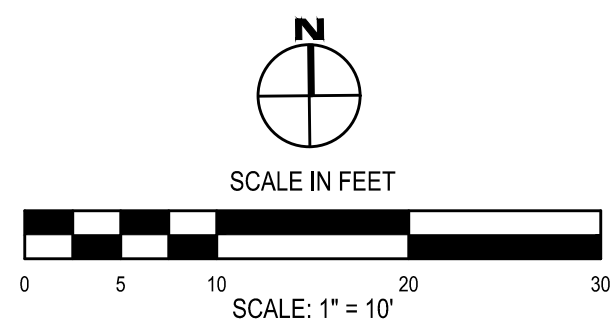
PLANTING SCHEDULE

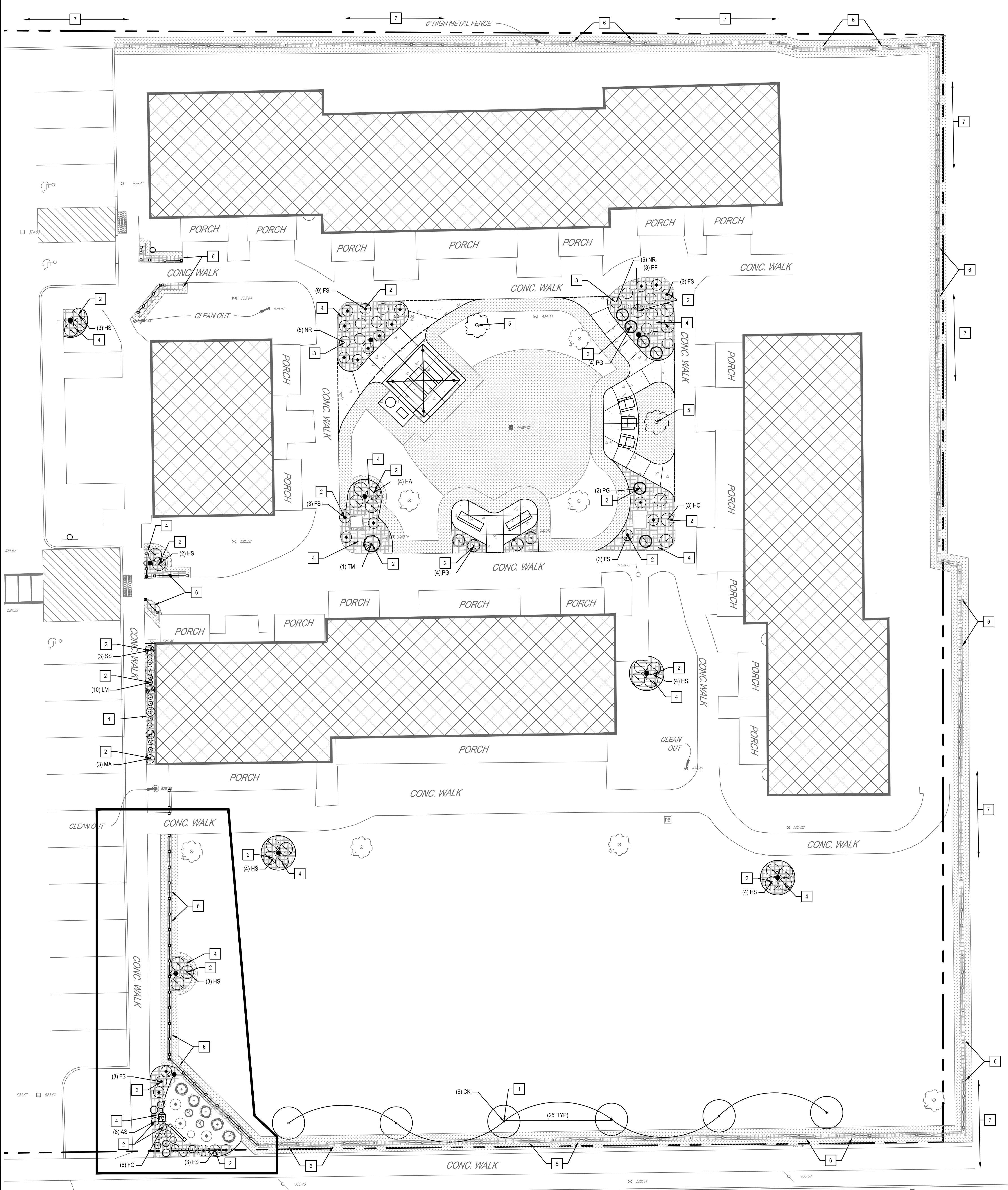
Rochester, NY USDA Zones: 6a: -10°F to -5°F

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	HEIGHT	WIDTH	COMMENTS
1	LT	Lagerstroemia 'Tonto'	CRABE MYRTLE 'TONT'	5 GAL	CTN	10'	8"	SPECIMEN-ORNAMENTAL TREE FORM
6	CK	Cornus Rugosa	CONSTELLATION DOGWOOD	2.5" GAL	B&B	15'-20'	12'-18"	SPECIMEN-ORNAMENTAL TREE FORM
SHRUBS								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	HEIGHT	WIDTH	COMMENTS
24	FS	Forsythia 'Showoff Sugar Baby'	SHOW OFF SUGAR BABY FORSYTHIA	5 GAL	CTN	30"	36"	FULL
3	HQ	Hydrangea quercifolia 'Munchin'	MUNCHKIN HYDRANGEA	5 GAL	CTN	3'-4'	3'-4.5'	FULL
22	HC	Heuchera villosa 'Caramel'	CORAL BELLS	1 GAL	CTN	16-18"	16-18"	SPACING 16" O.C.
10	PG	Picea pungens 'Glauca Globosa'	GLAUCA GLOBOSA COLORADO SPRUCE	5 GAL	CTN	3'-5'	4'-6"	FULL
3	PF	Potentilla fruticosa 'Goldfinger'	YELLOW POTENTILLA	5 GAL	CTN	2'-3"	2'-4"	FULL
1	TM	Taxus x media 'Densiformis'	DENSE SPREADING YEW	1 GAL	CTN	3'-4'	7"	TRIMMED
PERENNIALS								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	HEIGHT	WIDTH	COMMENTS
11	NR	Nepeta racemosa 'Walker's Low'	WALKER'S LOW CATMINT	1 GAL	CTN	2'-2.5'	2'-3.3'	SPACING 36" O.C.
6	FO	Festuca glauca 'Boulder Blue'	BOULDER BLUE FESCUE	1 GAL	CTN	12"	12"	SPACING 10" O.C.
3	CA	Carex appalachiana	APPALACHIAN SEDGE	1 GAL	CTN	6-8"	12-18"	SPACING 16" O.C.
16	HH	Hosta 'Halcyon'	PLANTAIN LILY	1 GAL	CTN	18-24"	30-36"	SPACING 24" O.C.
6	AS	Aurinia saxatilis	BASKET OF GOLD	1 GAL	CTN	6-12"	12-18"	SPACING 18" O.C.
48	HS	Heliochtroch sempervirens	BLUE OAT GRASS	1 GAL	CTN	2-3"	2-3"	SPACING 24" O.C.
3	SS	Schizachyrium scoparium 'The Blues'	THE BLUE LITTLE BLUESTEM	1 GAL	CTN	2-4"	1.5-2"	SPACING 24" O.C.
10	LM	Liriope muscari	MONKEY GRASS	1 GAL	CTN	12-18"	12-18"	SPACING 18" O.C.
3	MA	Melica alissima 'Red Spire'	RED SPIRE GRASS	1 GAL	CTN	3-4"	2-3"	SPACING 24" O.C.
24	HA	Hakonechloa macra 'Aureola'	JAPANESE FOREST GRASS	1 GAL	CTN	1-2"	2-4"	SPACING 18" O.C.
GROUND COVER AND FERN								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	HEIGHT	WIDTH	COMMENTS
3	JH	Juniperus horizontalis 'Wiltonii'	BLUE RUG CREEPING JUNIPER	5 GAL	CTN	4-6"	4-6"	SPACING 5" O.C.
17	JPF	Athyrium niponicum	JAPANESE PAINTED FERN	1 GAL	CTN	12-18"	18-24"	SPACING 12" O.C.

GENERAL SITE NOTES:

1. LOCATIONS, SIZES, AND DEPTHS OF SUBSURFACE UTILITIES ARE BASED ON OUTDATED BLUEPRINTS FROM 1987. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES NOT OUTLINED IN THE SCOPE OF WORK.





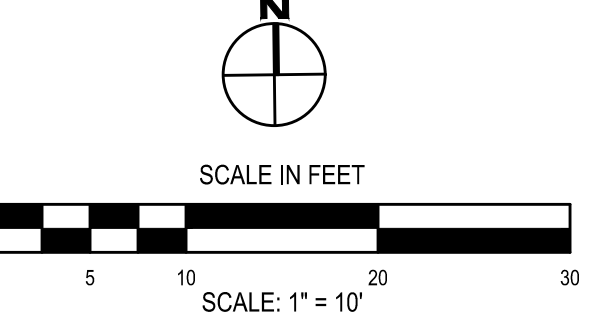
LEGEND:	
	SEED, TYP. -SEE NOTES AND SPECIFICATIONS
	PLANTING BED, TYP. -SEE NOTES AND SPECIFICATIONS
	PLANTING BED EDGING, TYP.
	PLANTINGS - SEE PLANT SCHEDULE, TYP.

- GENERAL PLANTING NOTES:
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PLANTING SCHEDULE									
Rochester, NY USDA Zones: 6a - 10°F to -5°F									
TREES									
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	HEIGHT	WIDTH	COMMENTS	
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QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	HEIGHT	WIDTH	COMMENTS	
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6	AS	Auninia saxabilis	BASKET OF GOLD	1 GAL	CTN	6-12"	12-18"	SPACING 18" O.C.	
48	HS	Helictotrichon sempervirens	BLUE OAT GRASS	1 GAL	CTN	2'-3"	2'-3"	SPACING 24" O.C.	
3	SS	Schizachyrium scoparium 'The Blues'	THE BLUE LITTLE BLUESTEM	1 GAL	CTN	2'-4"	1.5-2'	SPACING 24" O.C.	
10	LM	Linope muscari	MONKEY GRASS	1 GAL	CTN	12-18"	12-18"	SPACING 18" O.C.	
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DRAWN BY: JLM
CHECKED BY: JLM
DATE: 09/05/2025
AS SHOWN

DESCRIPTION OF REVISION:
N DATE: 1

LANDSCAPE PLAN - EAST
BRONSON COURT SITE UPGRADE PROJECT - PHASE 3
ROCHESTER HOUSING AUTHORITY
90 SAMUEL McCREE WAY, ROCHESTER, NY 14608

HUNT

ENGINEERS | ARCHITECTS | SURVEYORS
HORSEHEADS, NY 807-365-4800 ROCHESTER, NY 866-597-7840 TOWNAND, PA 570-265-4808
BINGHAMTON, NY 807-788-1881 ALBANY, NY 807-788-8081
WWW.HUNTEAS.COM
NY CERTIFICATE NO. 0016220 PA CERTIFICATE NO. TSC220313464-1

C5.2
PROJECT NO: 2285-054

11 ELECTRIC CONDUIT TRENCH DETAIL
SCALE: N.T.S.

NOTES:

1. ALL MULCHED PLANTING BEDS THAT MEET SOD, OR TURF (GRASS), MUST BE EDGED.
2. ALL WOOD OR STONE MULCHED BEDS ARE REQUIRED TO HAVE A NONWOVEN GEOTEXTILE FABRIC FOR A WEED BARRIER.

10 SHOVELED BED EDGE DETAIL
SCALE: N.T.S.

NOT TO SCALE

9 MAIN MONUMENT SIGN DETAIL
SCALE: 1/2" = 1'-0"

- NOTES:**
1. BASES OF DESIGN: CLASSIC LIGHT POLE BASE.COM
1.MAX EPA FOR LIGHT FIXTURES = 3.8 SQ. FT.
 2. CONCRETE BASES AR ALREADY INSTALLED. THIS DETAIL IS FOR INSTALLATION OF NEW POLES AND FIXTURES ON EXISTING BASES AS PART OF THIS PROJECT SCOPE.

PRODUCT SECTION VIEW INSTALLED PRODUCT VIEW

8 UNIVERSAL FEATURES ROUND LIGHT POLE BASE DETAIL
SCALE: 1" = 10'

** SIGN CHARACTERISTICS TO MATCH EXISTING ACCESSIBLE SIGNAGE ON SITE AND IS MEANT TO REPLACE SIGN (IN KIND) THAT HAS TO BE REMOVED TO INSTALL FENCE.

7 SIGN POST DETAIL
SCALE: N.T.S.

- NOTES:**
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 2. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. SEE SITE IMPROVEMENT PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

6 TREE PROTECTION DETAIL
SCALE: N.T.S.

5 DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.

4 GROUNDcover PERENNIAL PLANTING DETAIL
SCALE: N.T.S.

3 DECIDUOUS SHRUB PLANTING DETAIL
SCALE: N.T.S.

2 CONCRETE PAD DETAIL
SCALE: NTS

- NOTE:
1. SIDEWALK TO BE SCORED IN A 5' X 5' SQUARE PATTERN OR AS SHOWN ON PLAN.
2. CONCRETE TO BE SCORED VIA BEVELED SAW CUT THROUGHOUT SITE, UNLESS SPECIAL RESTRICTIONS REQUIRE TOOLING. VERIFY IN FIELD

1 CONCRETE SIDEWALK DETAIL
SCALE: N.T.S.

DRAWN BY:	JLM
CHECKED BY:	JLM
DATE:	09/05/2025
AS SHOWN	
#	DATE
DESCRIPTION OF REVISION:	