

#### EXISTING CONDITIONS NOTES:

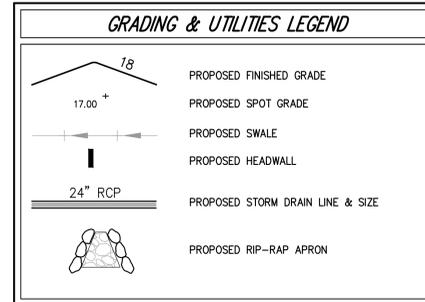
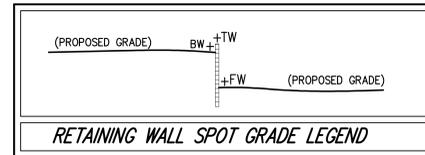
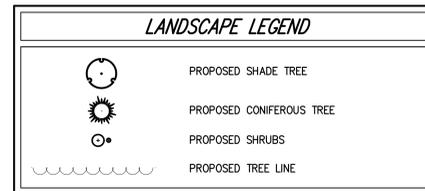
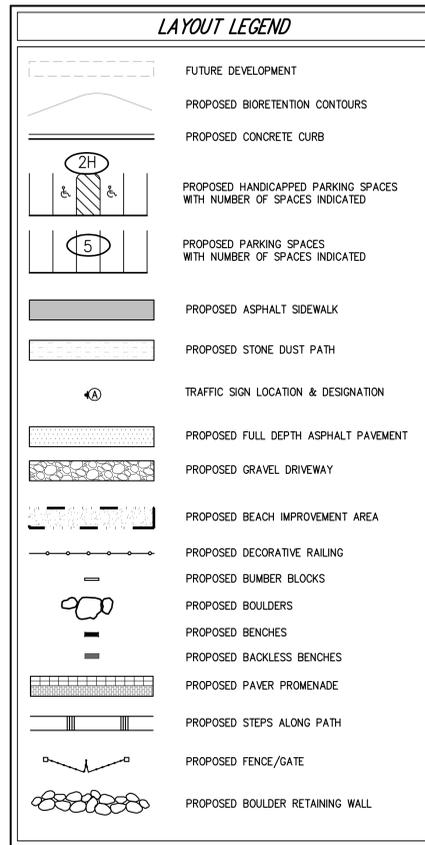
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM THE HUDSON LANDING WATERFRONT PROMENADE PHASE 1 IMPROVEMENT PLAN PREPARED BY SIMONE DESIGN GROUP, DATED 06/24/2013.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL INFORMATION PROVIDED BY GENERAL BORINGS, INC.

#### LANDSCAPING NOTES:

- ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
- ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDED HARDWOOD.
- PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
- ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
- ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
- PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED, BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
- ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

#### GRADING & UTILITY NOTES:

- UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS IV, WITH ELASTOMERIC GASKET JOINTS IN ACCORDANCE WITH ASTM C-76 AND C-443.



#### ACCESSIBILITY NOTES:

##### GENERAL NOTES:

- SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE FAIR HOUSING ACCESSIBILITY GUIDELINES AND THE BUILDING CODE OF NEW YORK STATE (BCNYS), AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS.
- IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THE NOTES AND DETAILS WITHIN THESE DRAWINGS ARE TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS WHEN THEY ARE BIDDING THE PROJECT. IN ADDITION, THE NOTES AND DETAILS WITHIN THESE DRAWINGS, PROVIDE SLOPES/GRADES AND DIMENSIONS THAT COMPLY WITH THE ADAAG, BCNYS AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS. IF THESE SLOPES/GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK.
- THE CONTRACTOR SHALL NOTIFY JMC IMMEDIATELY OF ANY CONFLICT BETWEEN THE NOTES AND DETAILS WITHIN THESE DRAWINGS AND OTHER PROJECT DRAWINGS, WHETHER BY JMC OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).
- THE ACCESSIBILITY NOTES AND DETAILS WITHIN THESE DRAWINGS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

##### ACCESSIBLE ROUTE NOTES:

- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES/PUBLIC STREETS OR SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
- WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
- ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB RAMPS.
- TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL).
- FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-TWO (32) INCHES FOR A ROUTE SEGMENT LENGTH LESS THAN TWENTY-FOUR (24) INCHES. CONSECUTIVE SEGMENTS OF THIRTY-TWO (32) INCHES IN WIDTH MUST BE SEPARATED BY A ROUTE SEGMENT FORTY-EIGHT (48) INCHES MINIMUM IN LENGTH AND THIRTY-SIX (36) INCHES MINIMUM IN WIDTH.
- THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-SIX (36) INCHES FOR A ROUTE SEGMENT LENGTH GREATER THAN TWENTY-FOUR (24) INCHES.
- WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN WIDTH, CLEAR WIDTH SHALL BE FORTY-TWO (42) INCHES MINIMUM APPROACHING THE TURN, FORTY-EIGHT (48) INCHES MINIMUM DURING THE TURN, AND FORTY-TWO (42) INCHES MINIMUM LEAVING THE TURN. THE CLEAR WIDTH APPROACHING AND LEAVING THE TURN MAY BE THIRTY-SIX (36) INCHES MINIMUM WHEN THE CLEAR WIDTH AT THE TURN IS SIXTY (60) INCHES MINIMUM.
- AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF TWO HUNDRED (200) FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SIXTY (60) INCH MINIMUM BY SIXTY (60) INCH MINIMUM SPACE; OR AN INTERSECTION OF TWO (2) WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE, PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND FORTY-EIGHT (48) INCHES MINIMUM BEYOND THE INTERSECTION.

##### RAMP NOTES:

- ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP.
- THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
- THE CLEAR WIDTH OF A RAMP RUN SHALL BE THIRTY-SIX (36) INCHES MINIMUM. WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS.
- THE RISE FOR ANY RAMP RUN SHALL BE THIRTY (30) INCHES MAXIMUM.
- LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY (60) INCHES BY SIXTY (60) INCHES MINIMUM.
- RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES OR A HORIZONTAL PROJECTION GREATER THAN SEVENTY-TWO (72) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES COMPLYING WITH ADAAG AND BCNYS REQUIREMENTS.
- FLOOR SURFACES OF RAMPS AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- EDGE PROTECTION COMPLYING WITH ADAAG AND BCNYS REQUIREMENTS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.

##### CURB RAMP NOTES:

- THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
- COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
- THE CLEAR WIDTH OF A CURB RAMP SHALL BE 36 INCHES MINIMUM, EXCLUSIVE OF FLARED SIDES, IF PROVIDED.
- LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.

- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.
- WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10%. IF THE CLEAR LENGTH OF THE LANDING IS LESS THAN FORTY-EIGHT (48) INCHES THAN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 8.33%.
- CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
- CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
- CURB RAMPS SHALL HAVE A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING COMPLYING WITH ADAAG, EXTENDING THE FULL WIDTH OF THE RAMP. REFER TO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT, ORIENTATION AND NOTES.
- FLOOR SURFACES OF CURB RAMPS SHALL BE DEEP GROOVED, 1/4 INCH WIDE BY 1/4 INCH DEEP, ONE (1) INCH CENTERS TRANSVERSE TO THE RAMP.
- WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB RAMP.
- WHERE PROVIDED, PEDESTRIAN ACTIVATED SIGNALS SHALL BE LOCATED ADJACENT TO THE SIDEWALK AND NOT ON THE SIDEWALK.
- CURB RAMP TYPE AND LOCATION ARE PER PLAN.

##### PARKING SPACE NOTES:

- ACCESS AISLES - NY STATE ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE AT LEAST NINETY-SIX (96) INCHES WIDE. WHERE PARKING SPACES AND ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM CENTERLINE OF THE MARKINGS. WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLES, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.
- PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FOR ACCESSIBLE ROUTES. MARKED CROSSINGS SHALL BE PROVIDED WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR TRAFFIC LANES. WHERE POSSIBLE, IT IS PREFERABLE THAT THE ACCESSIBLE ROUTE NOT PASS BEHIND PARKED VEHICLES.
- TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.
- ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.
- ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
- ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
- FLOOR SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
- PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
- PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF NINETY-EIGHT (98) INCHES MINIMUM.
- EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. EACH ACCESS AISLE SHALL BE PROVIDED WITH SIGNAGE READING "NO PARKING ANYTIME". SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN SIXTY (60) INCHES AND EIGHTY-FOUR (84) INCHES ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED WITH BOLLARD PROTECTION.
- ACCESSIBLE PARKING SPACE, ACCESS AISLE STRIPING, AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED BLUE.

##### PASSENGER LOADING ZONE NOTES:

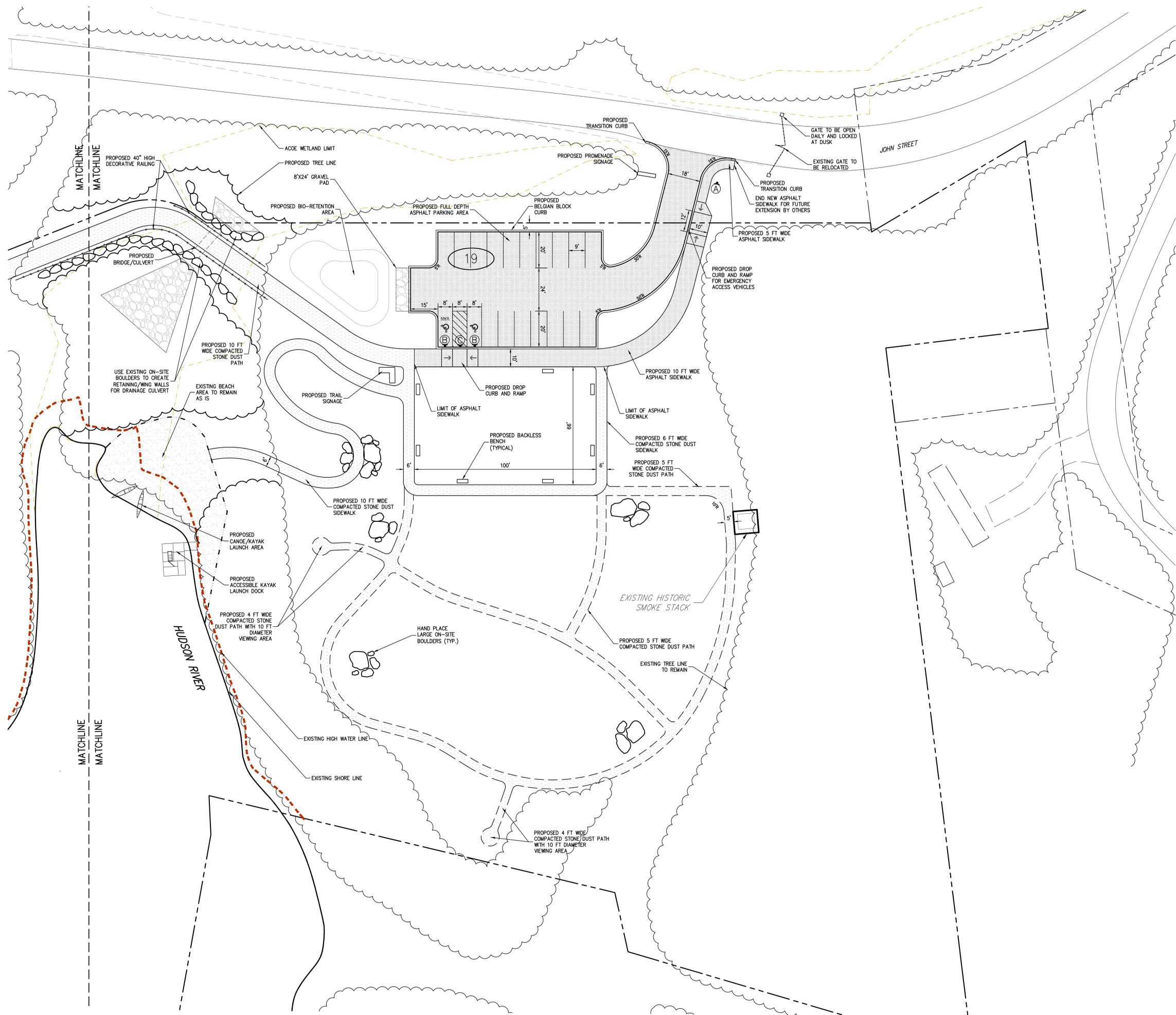
- PASSENGER LOADING ZONES SHALL PROVIDE VEHICULAR PULL-UP SPACE NINETY-SIX (96) INCHES WIDE MINIMUM AND TWENTY (20) FEET LONG MINIMUM.
- PASSENGER LOADING ZONES SHALL PROVIDE A CLEARLY MARKED ACCESS AISLE THAT IS SIXTY (60) INCHES WIDE MINIMUM AND EXTENDS THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE.
- ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY.
- VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE LEVEL WITH SURFACE SLOPES NO EXCEEDING 2.0% IN ALL DIRECTIONS. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
- FLOOR SURFACES OF VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING THEM, SHALL PROVIDE A VERTICAL CLEARANCE OF ONE HUNDRED FOURTEEN (114) INCHES MINIMUM.

#### SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MONUMENT TYPE	MONUMENT HEIGHT	REGULATORY	REFLECTORIZED
A		30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C		12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	R7-1 (MODIFIED)	X

DATE: 10/24/2014  
 REVISION: REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE  
 NO. 1.  
 PROJECT: CITY OF KINGSTON, 420 BROADWAY, CITY OF KINGSTON, NY 12401  
 TOWN OF ULSTER, 1 TOWN HALL DRIVE, LAKE KATRIE, NY 12449  
 JMC Planning, Engineering, Landscape Architecture & Land Surveys, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD • ARMOINK, NY 0804  
 voice 914.373.9235 • fax 914.373.2192  
 www.jmcplic.com  
 NOTES AND LEGENDS PLAN  
 HUDSON LANDING PROMENADE  
 NORTH STREET  
 CITY OF KINGSTON, NY  
 SCALE: N/S  
 DATE: 07/16/2014  
 PLOT NO: 12100  
 SHEET NO: 14  
 NOTES: PL-2  
 DRAWING NO: PL-2  
 APPROVED: RR  
 DESIGNED: MS

NOT FOR CONSTRUCTION



MATCHLINE  
MATCHLINE

MATCHLINE  
MATCHLINE

DATE	REVISION
10/24/2014	REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE
M2	1.

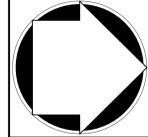
CITY OF KINGSTON  
420 BROADWAY  
CITY OF KINGSTON, NY 12401  
TOWN OF ULSTER  
1 TOWN HALL DRIVE  
LAKE KATRINE, NY 12449

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voice 914.273.3225 • fax 914.273.2102  
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LAYOUT PLAN

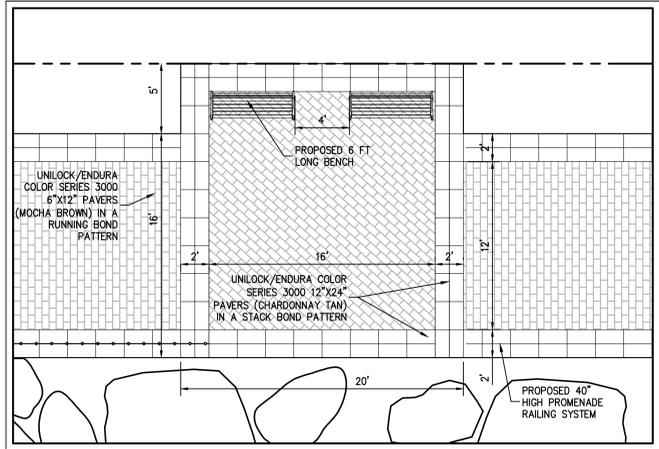
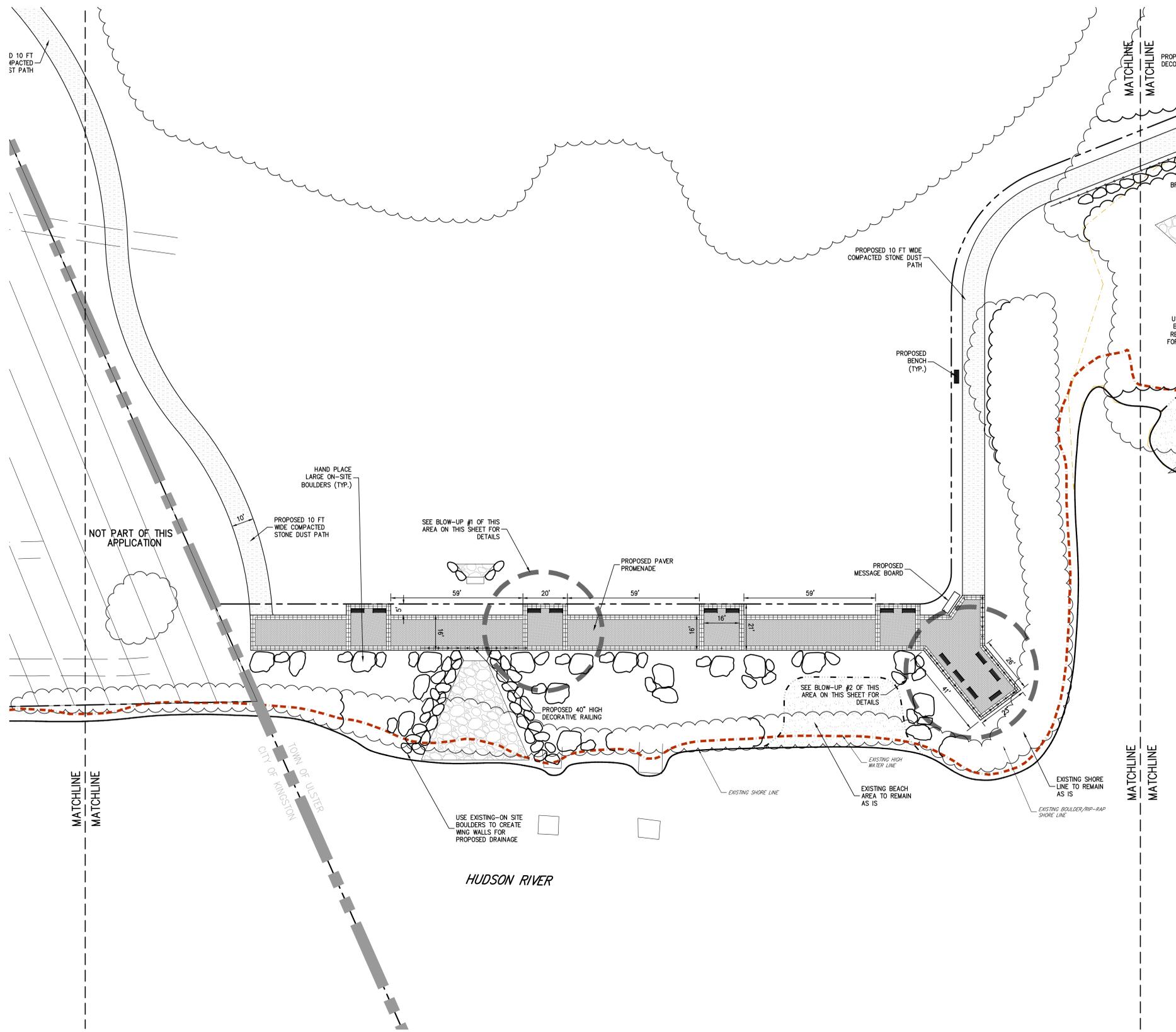
HUDSON LANDING PROMENADE  
NORTH STREET  
CITY OF KINGSTON, NY



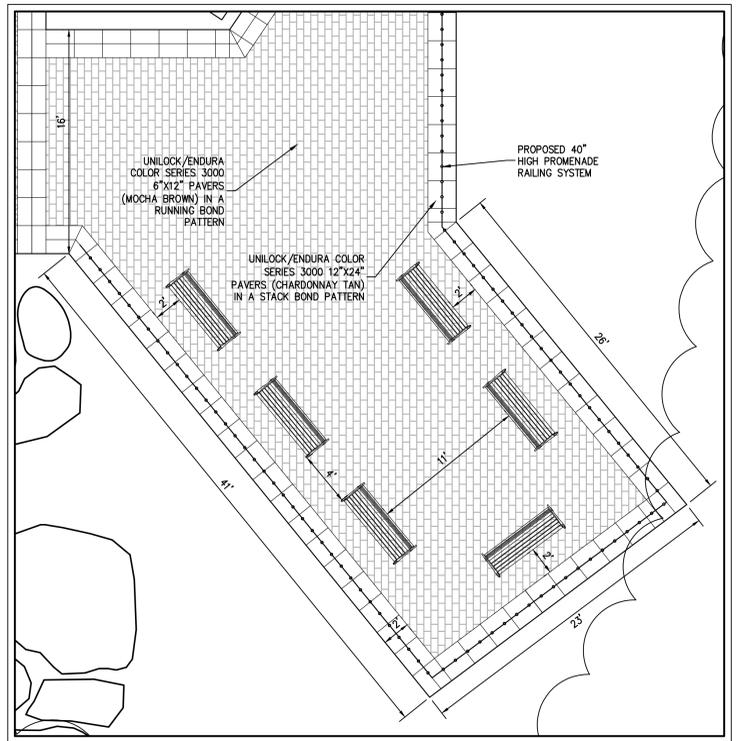
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07/16/2014	JSI	RR
12/100		
LAY 1		LAY.scr

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PL-3



DETAIL OF BLOW-UP #1  
SCALE: 1"=5'



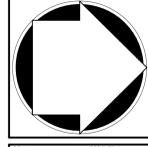
DETAIL OF BLOW-UP #2  
SCALE: 1"=5'

DATE	REVISION
10/24/2014	REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE
M2	1.

CITY OF KINGSTON  
 420 BROADWAY  
 CITY OF KINGSTON, NY 12401  
 TOWN OF ULSTER  
 1 TOWN HALL DRIVE  
 LAKE KATRIE, NY 12449

**JMC**  
 SITE DEVELOPMENT CONSULTANTS  
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 JMC Planning, Engineering, Landscape Architecture & Land Surveys, PLLC  
 JMC Site Development Consultants, Inc.  
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 120 BEDFORD ROAD • ARMONK, NY 10504  
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**LAYOUT PLAN**  
**HUDSON LANDING PROMENADE**  
 NORTH STREET  
 CITY OF KINGSTON, NY

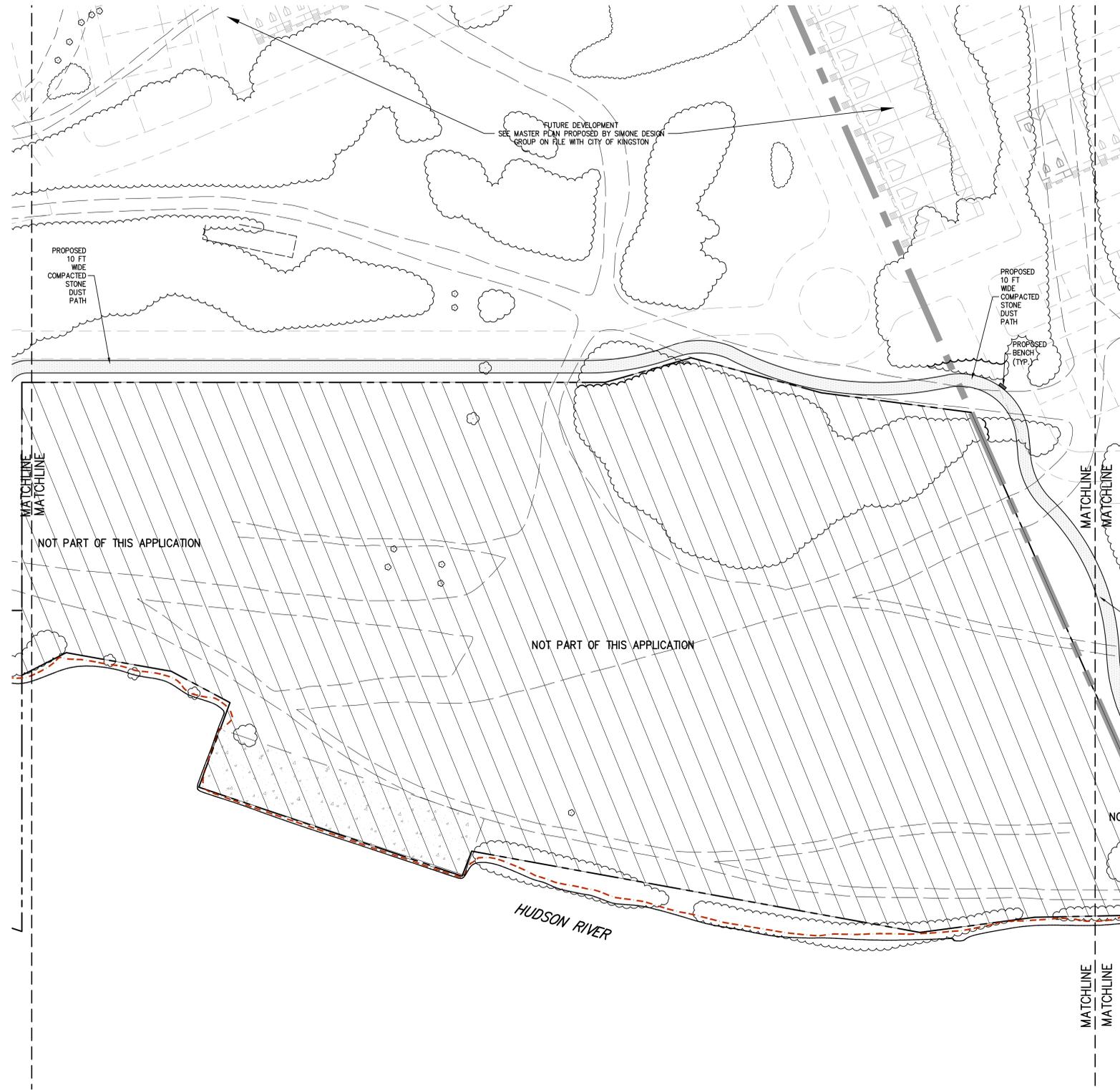


DATE	SCALE	APPROVED	RR
07/16/2014	1" = 20'	JSI	RR
12100			
LAY 2			

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**PL-4**



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 JMC PLANNING, ENGINEERING, LANDSCAPE, ARCHITECTURE & LAND SURVEYING, PLLC (JMC) SITE DEVELOPMENT CONSULTANTS, LLC, 120 BEDFORD ROAD • ARMONK, NY 10504  
 voice 914.273.3225 • fax 914.273.2102  
 www.jmcpic.com

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NO	REVISION	DATE
1.	REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE	10/24/2014

**CITY OF KINGSTON**  
 420 BROADWAY  
 CITY OF KINGSTON, NY 12401

**TOWN OF ULSTER**  
 1 TOWN HALL DRIVE  
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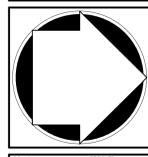
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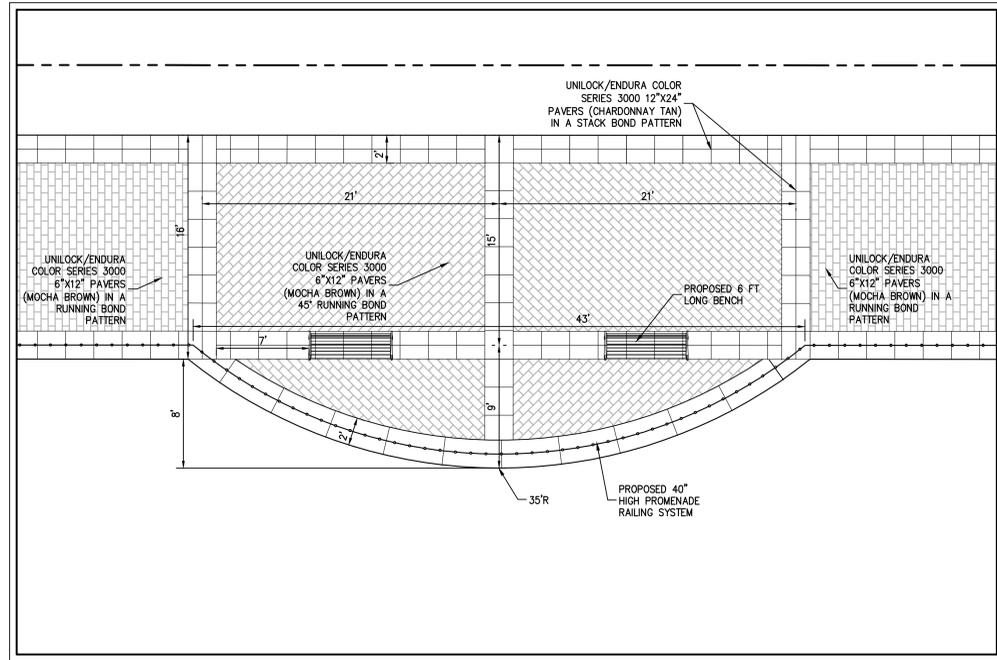


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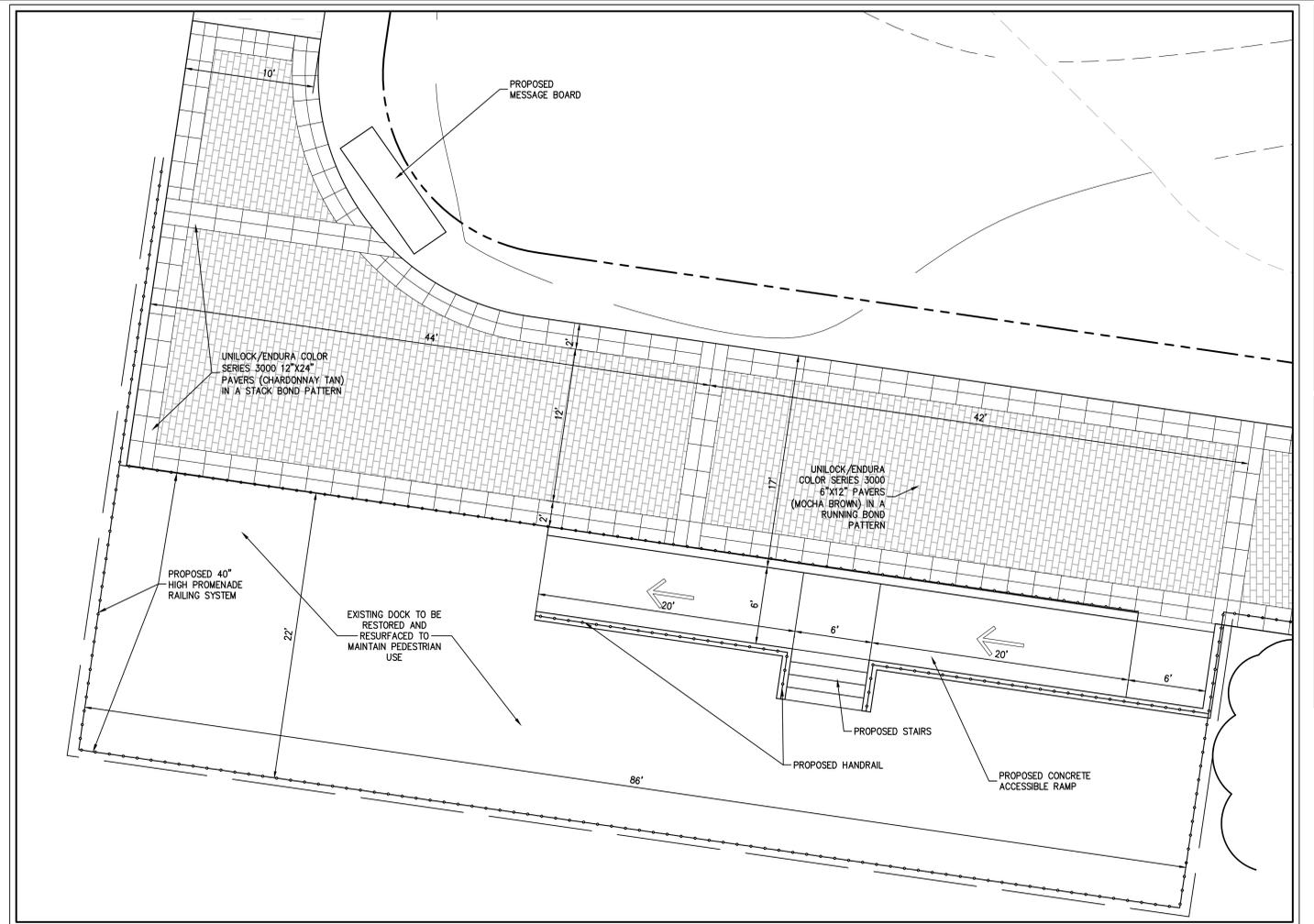
**HUDSON LANDING PROMENADE**  
 NORTH STREET  
 CITY OF KINGSTON, NY



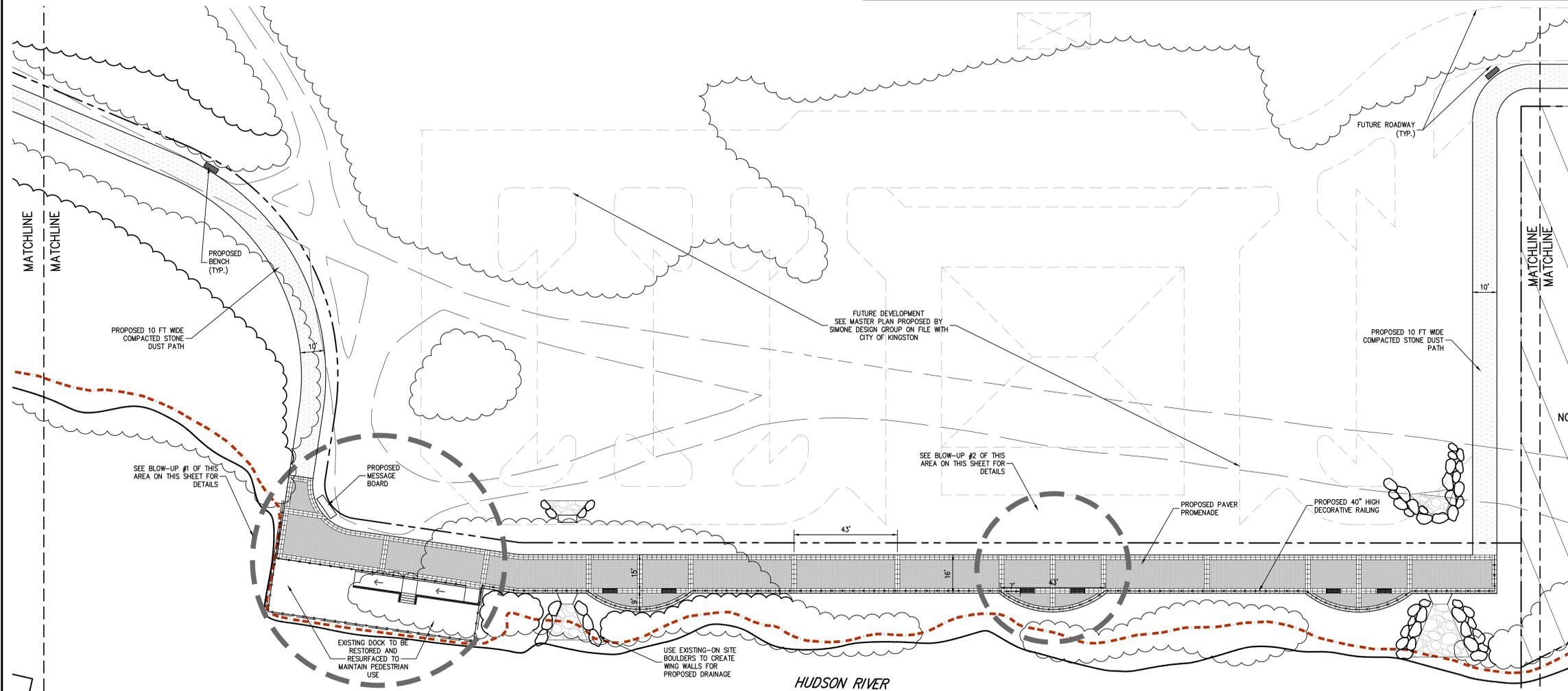
DESIGN	JSI	APPROVED	RR
SCALE	1" = 40'		
DATE	07/16/2014		
PROJECT NO	12100		
12100-SITE.A04	LAY 3	LAY 3	LAY 3
DRAWING NO	PL-5		



DETAIL OF BLOW-UP #2  
SCALE: 1"=5'



DETAIL OF BLOW-UP #1  
SCALE: 1"=5'



HUDSON RIVER

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DATE	10/24/2014
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NO.	1.

CITY OF KINGSTON  
420 BROADWAY  
CITY OF KINGSTON, NY 12401

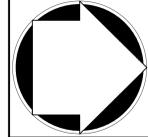
TOWN OF ULSTER  
1 TOWN HALL DRIVE  
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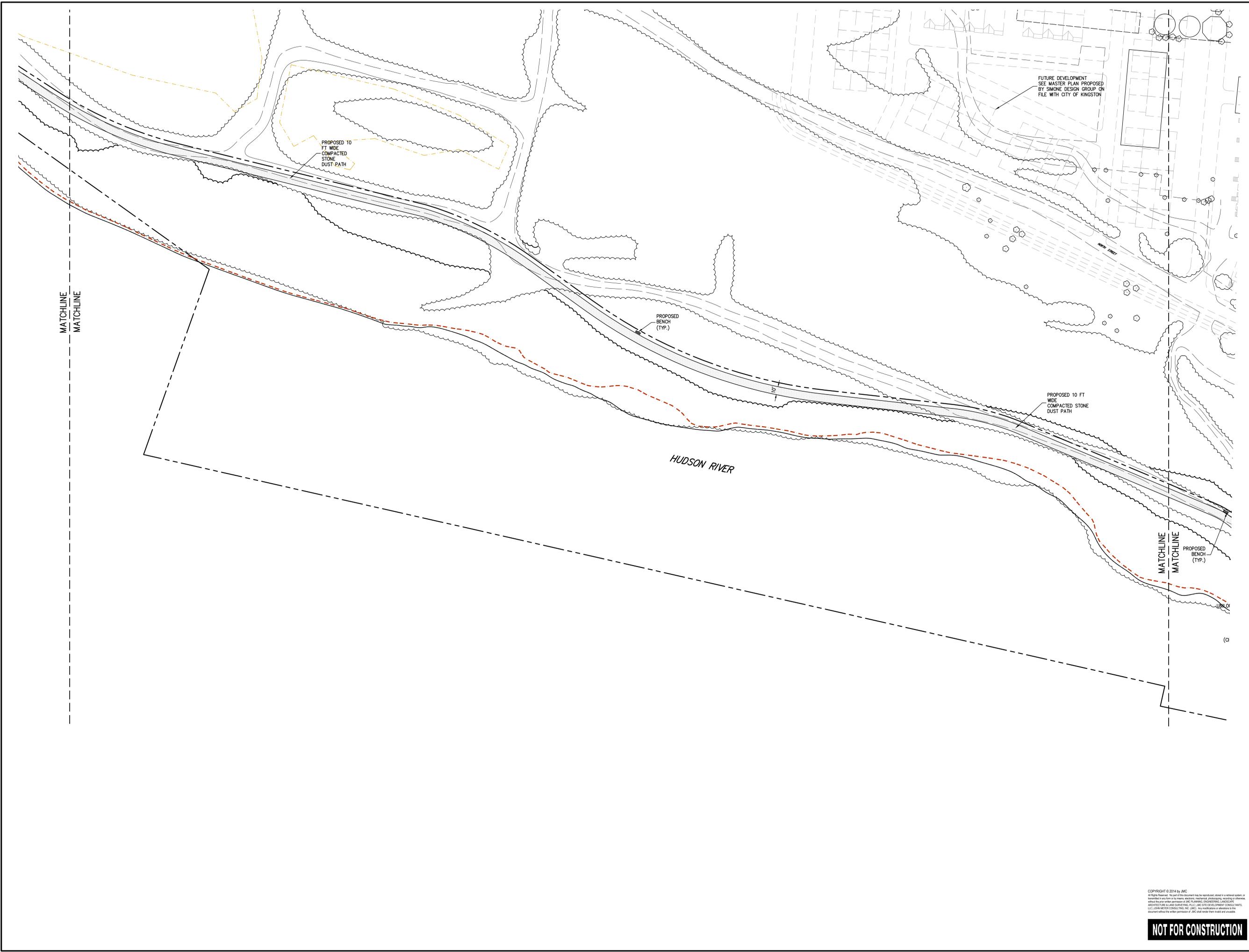
LAYOUT PLAN

HUDSON LANDING PROMENADE  
NORTH STREET  
CITY OF KINGSTON, NY



DATE	07/16/2014
SCALE	1" = 20'
PROJECT NO.	12100
DATE	07/16/2014
PROJECT NO.	12100
DATE	07/16/2014
PROJECT NO.	12100

PL-6



MATCHLINE  
MATCHLINE

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HUDSON RIVER

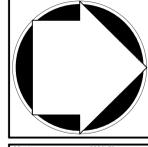
DATE: 10/24/2014  
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CITY OF KINGSTON  
 420 BROADWAY  
 CITY OF KINGSTON, NY 12401  
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LAYOUT PLAN  
 HUDSON LANDING PROMENADE  
 NORTH STREET  
 CITY OF KINGSTON, NY



DESIGNER: JSJ APPROVED: RR  
 SCALE: 1" = 40'  
 DATE: 07/16/2014  
 PROJECT NO: 12100  
 DRAWING NO: LAY 5 LAY.scr

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PL-7

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LAYOUT PLAN  
HUDSON LANDING PROMENADE  
NORTH STREET  
CITY OF KINGSTON, NY

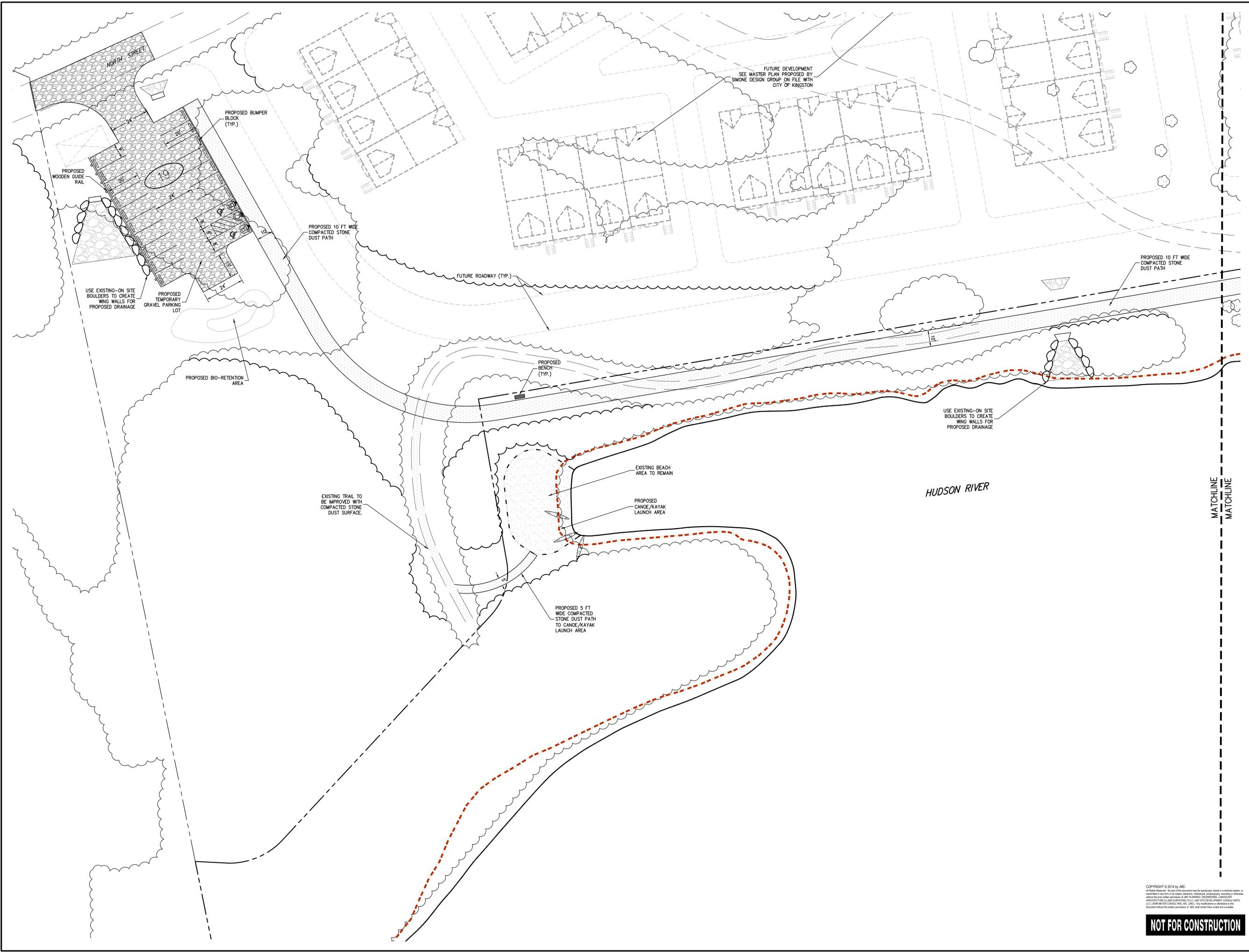


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PROJECT NO.	12100		
12100-SITE-PLAN	LAY 6	LAY 6	LAY 6

PL-8



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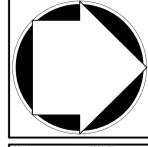
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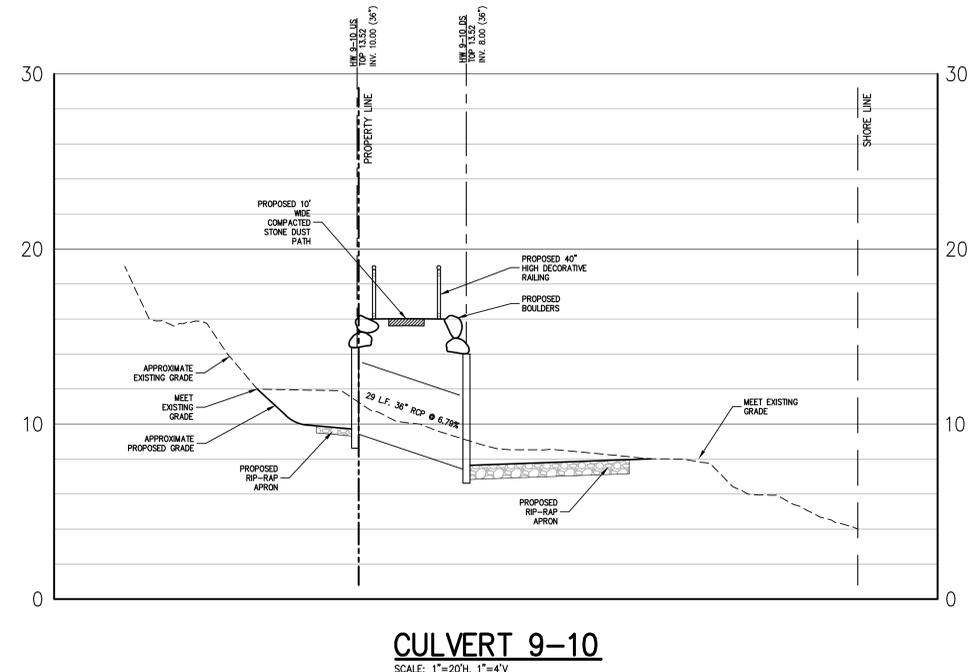
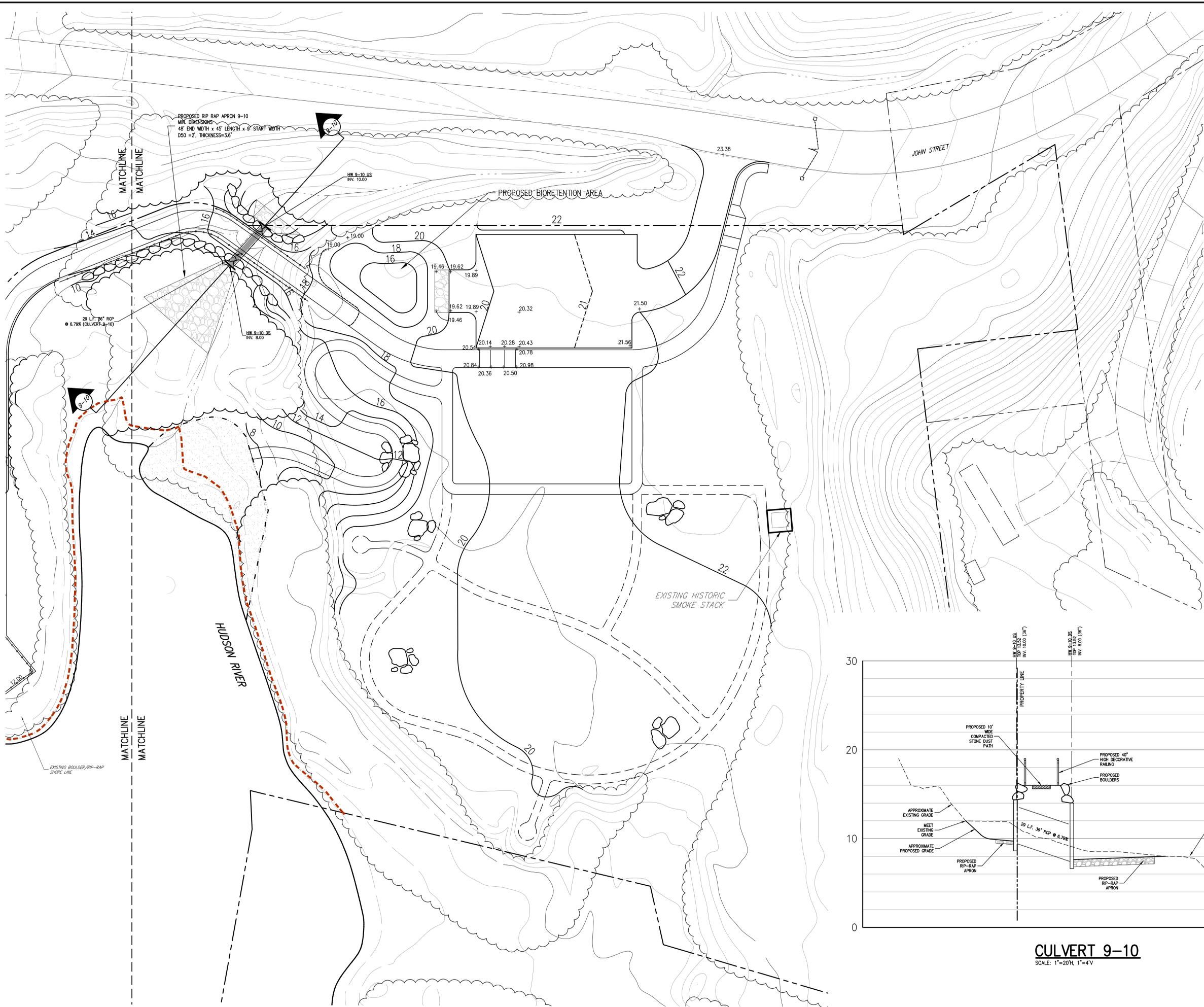
LAYOUT PLAN  
 HUDSON LANDING PROMENADE  
 NORTH STREET  
 CITY OF KINGSTON, NY



DESIGN	JSJ	APPROVED	RR
SCALE	1" = 20'		
DATE	07/16/2014		
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12100-Site-Adj	LAY 7	LAY 7	LAY 7
DRAWING NO.	PL-9		

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**CULVERT 9-10**  
 SCALE: 1"=20'H, 1"=4'V

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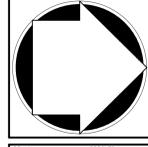
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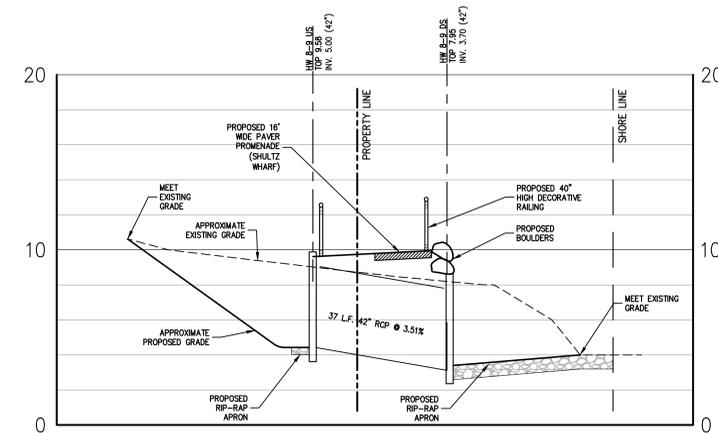
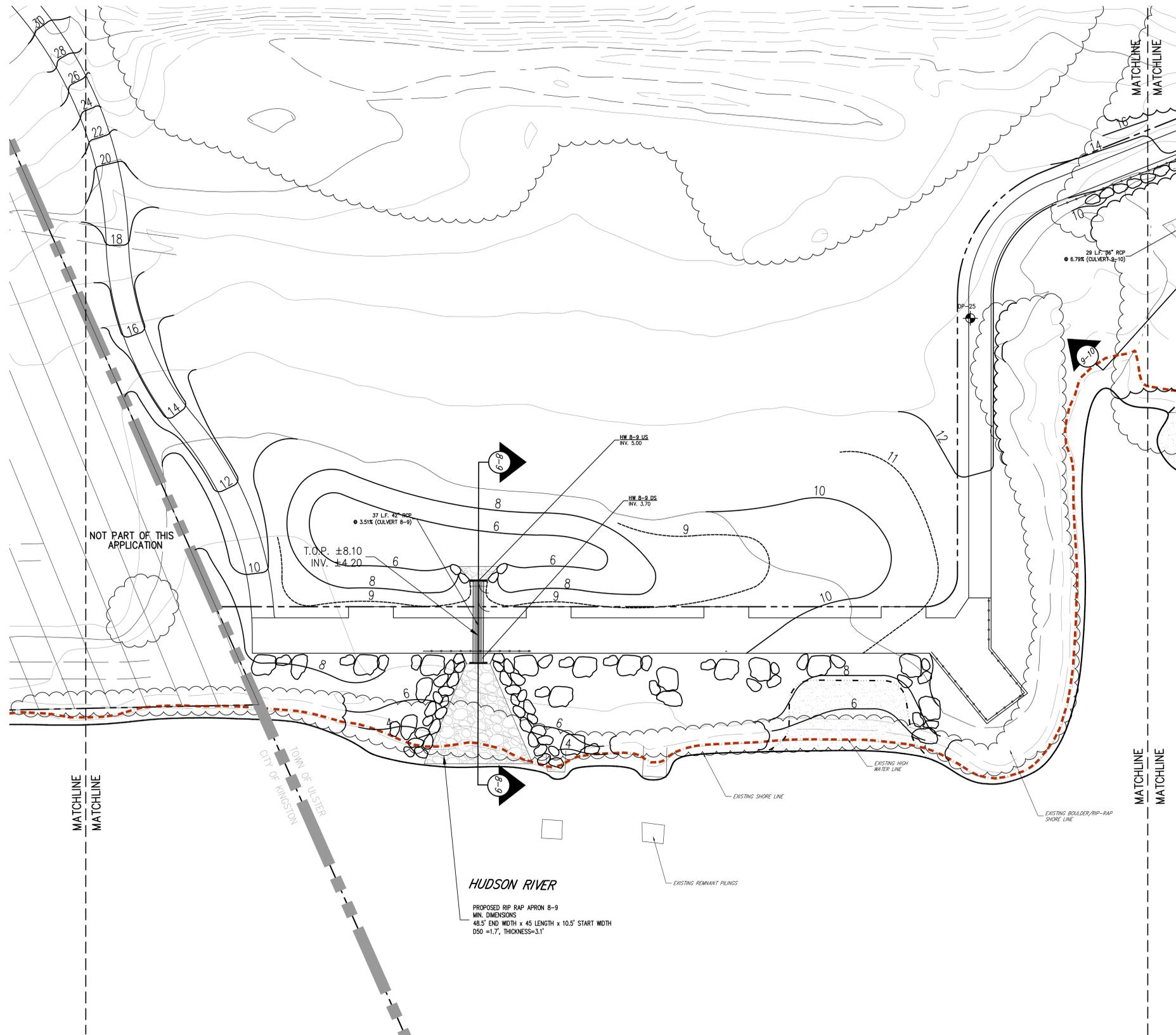
GRADING AND UTILITIES PLAN

HUDSON LANDING PROMENADE  
 NORTH STREET  
 CITY OF KINGSTON, NY



DESIGN	JSI	APPROVED	RR
SCALE	1" = 20'		
DATE	07/16/2014		
PROJECT NO.	12100		
DATE	12/00		

PL-10



**CULVERT 8-9**

SCALE: 1"=20'H, 1"=4'V

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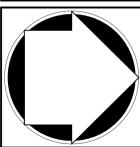
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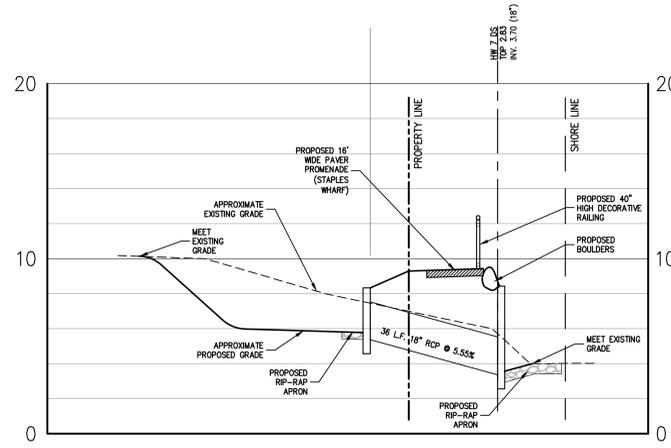
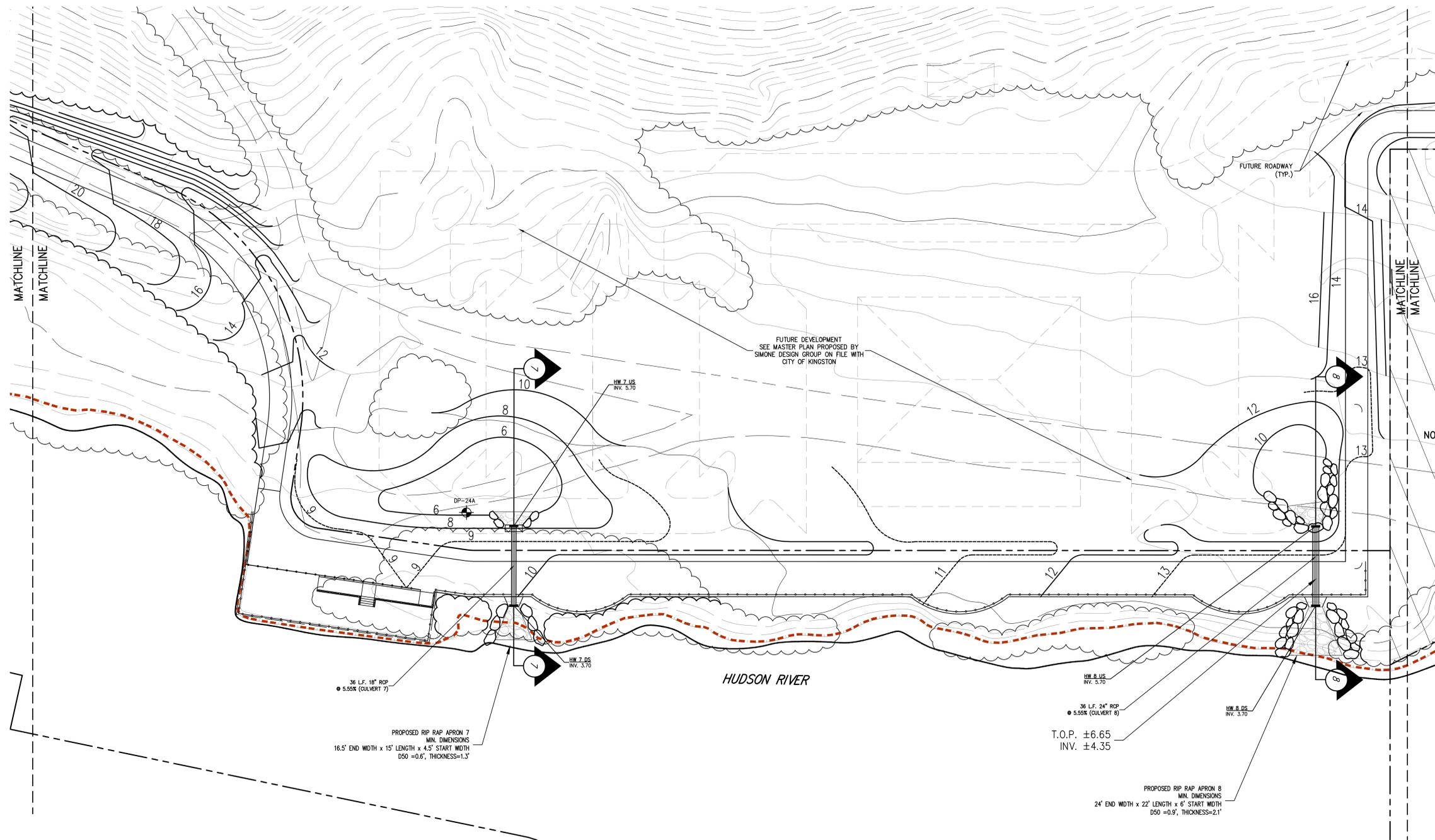
GRADING AND UTILITIES PLAN  
 HUDSON LANDING PROMENADE  
 NORTH STREET  
 CITY OF KINGSTON, NY



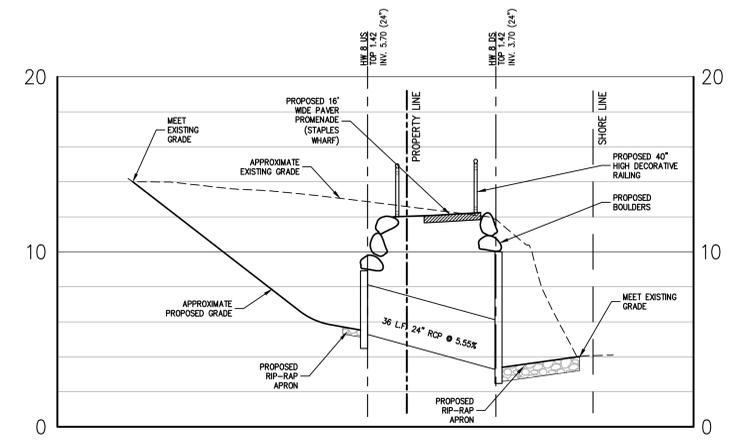
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DATE	07/16/2014
PROJECT NO.	12100
FILE NAME	12100-SITE-Utility-GRAD-UTIL_2.GRADDRAWING

PL-11





**CULVERT 7**  
SCALE: 1"=20'H, 1"=4'V

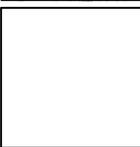


**CULVERT 8**  
SCALE: 1"=20'H, 1"=4'V

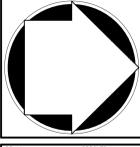
DATE	10/24/2014
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APPLICANT:  
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**TOWN OF ULSTER**  
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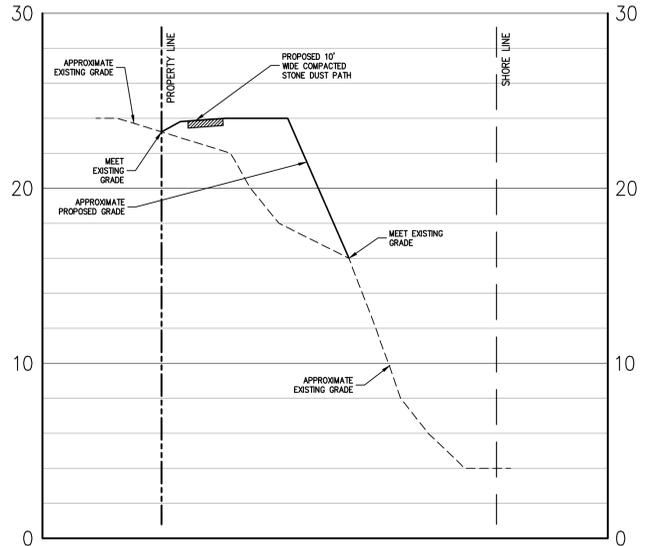
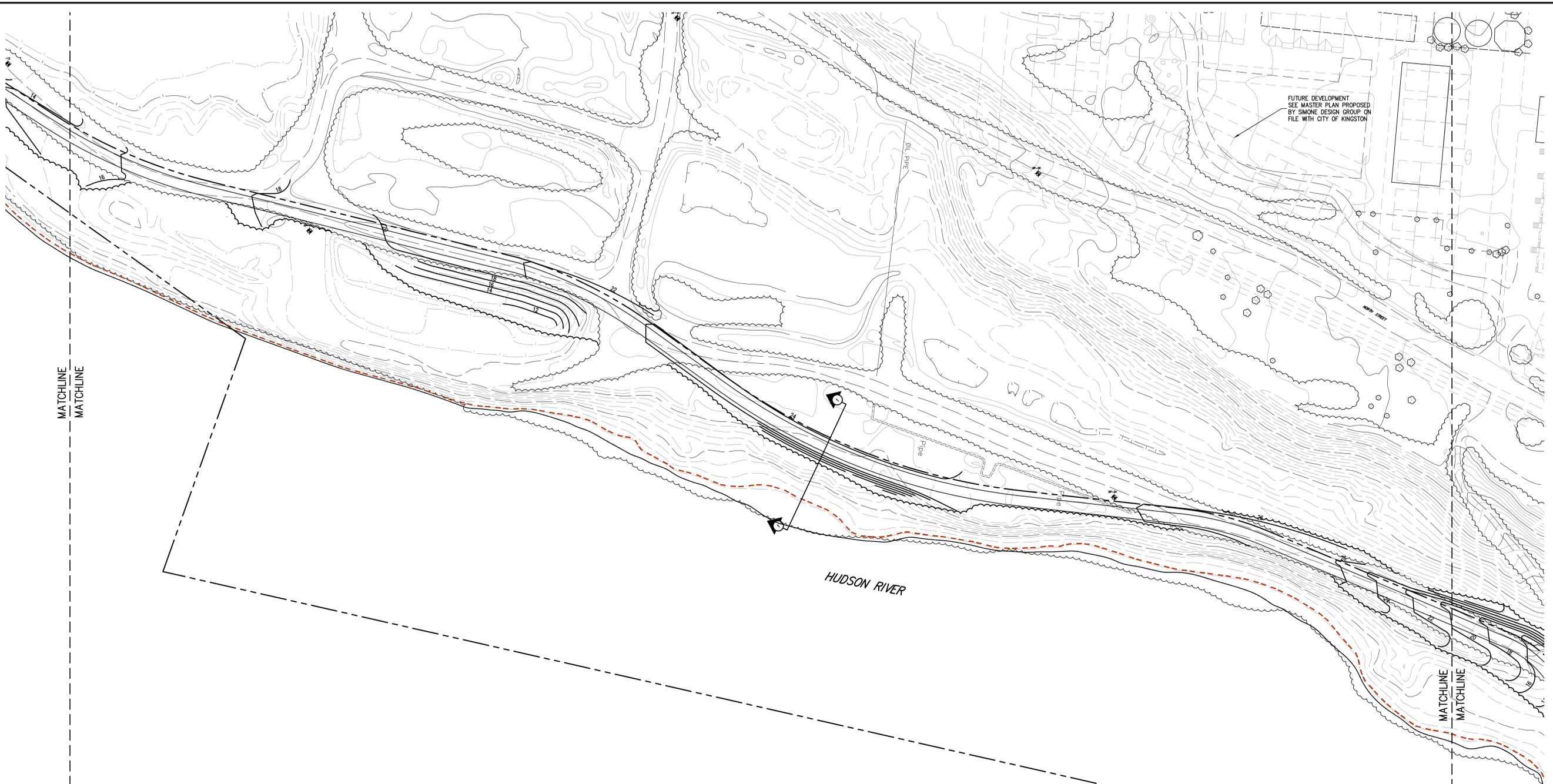
**GRADING AND UTILITIES PLAN**  
**HUDSON LANDING PROMENADE**  
 NORTH STREET  
 CITY OF KINGSTON, NY



DATE	07/16/2014
SCALE	1" = 20'
PROJECT	12100
DRAWING NO.	GRAD-UTIL_4

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**SECTION 1**  
SCALE: 1"=20'H, 1"=4'V

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MATCHLINE

MATCHLINE  
MATCHLINE

HUDSON RIVER

FUTURE DEVELOPMENT  
SEE MASTER PLAN PROPOSED  
BY SIMONE DESIGN GROUP ON  
FILE WITH CITY OF KINGSTON

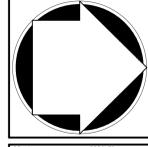
DATE	10/24/2014
REVISION	REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE
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GRADING AND UTILITIES  
PLAN  
HUDSON LANDING PROMENADE  
NORTH STREET  
CITY OF KINGSTON, NY

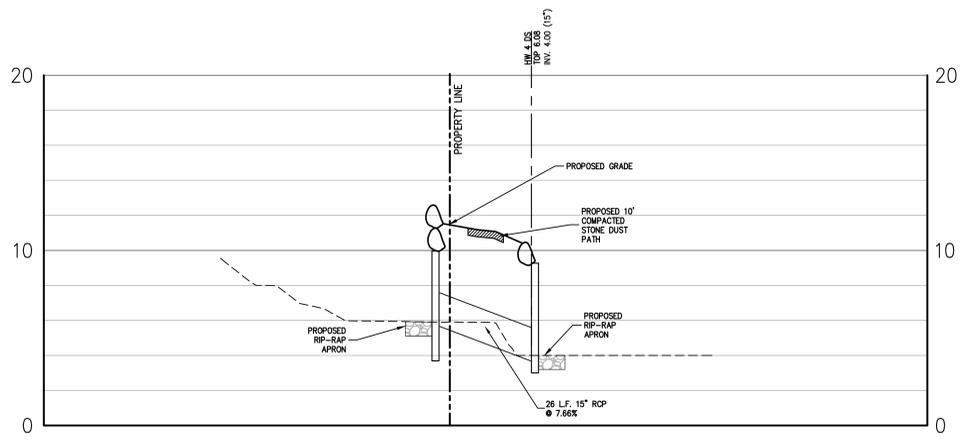
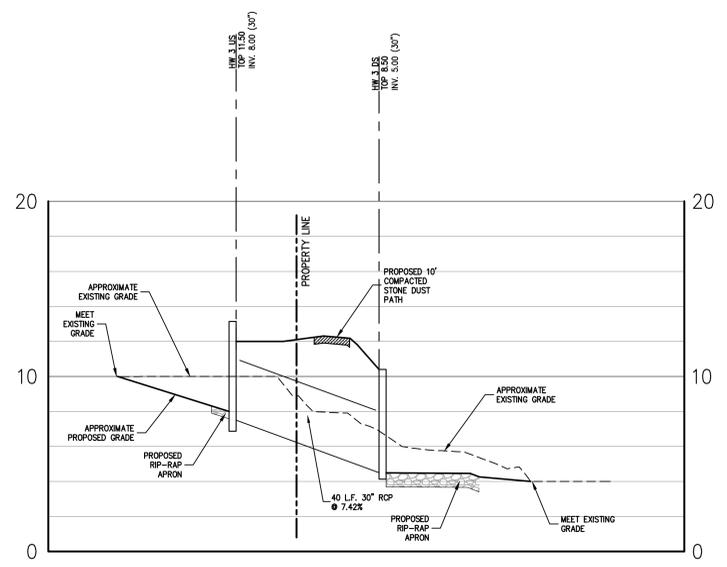
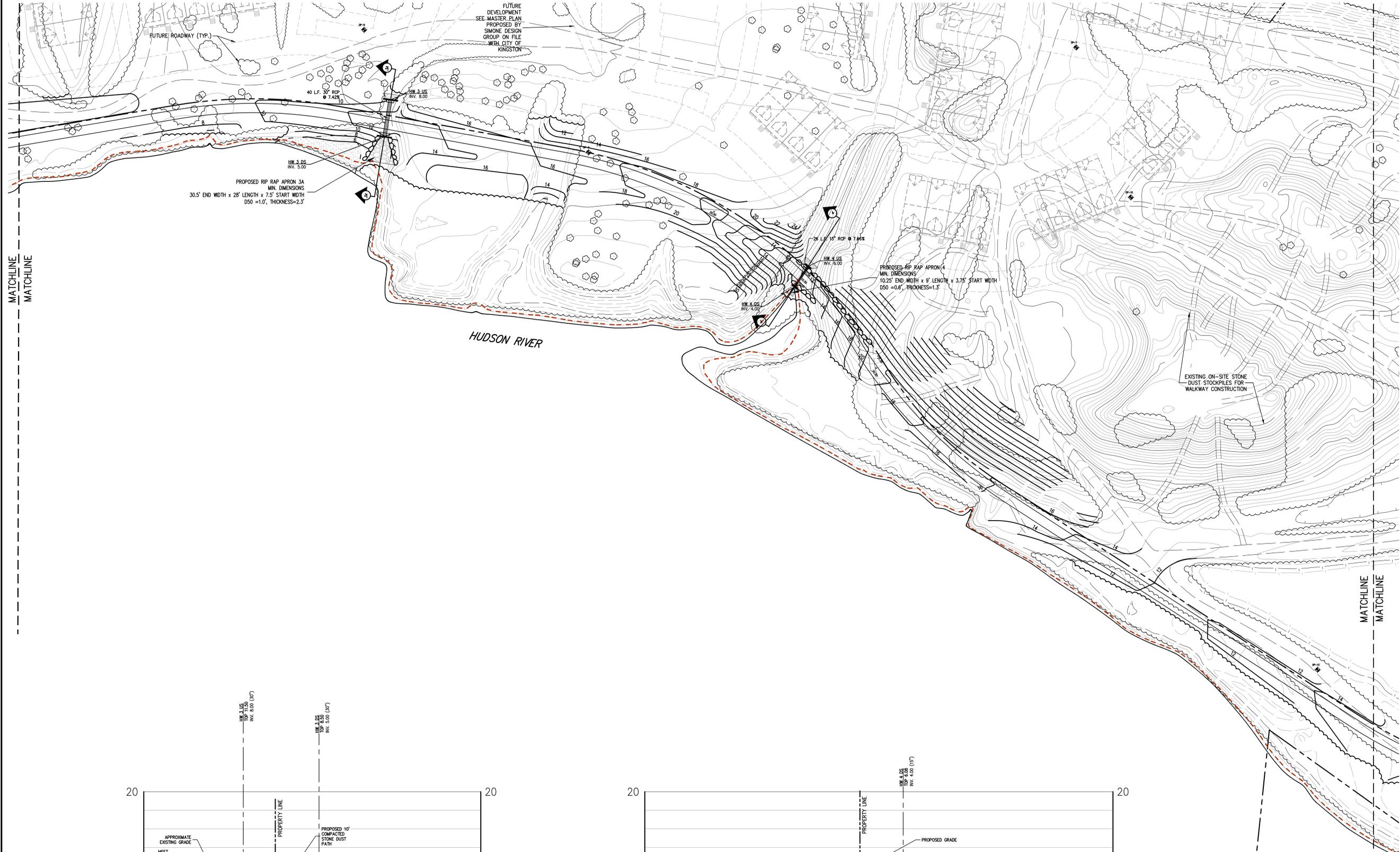


DESIGN	JSJ	APPROVED	RR
SCALE	1" = 40'		
DATE	07/16/2014		
PROJECT NO.	12100		
DRAWING NO.	12100-SITE-04-GRAD-UTIL-5 GRAD/UTIL.MXD		

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12100-SITE-Utility GRAD-UTIL-6 (GRADUTIL) 07/16/2014

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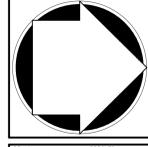
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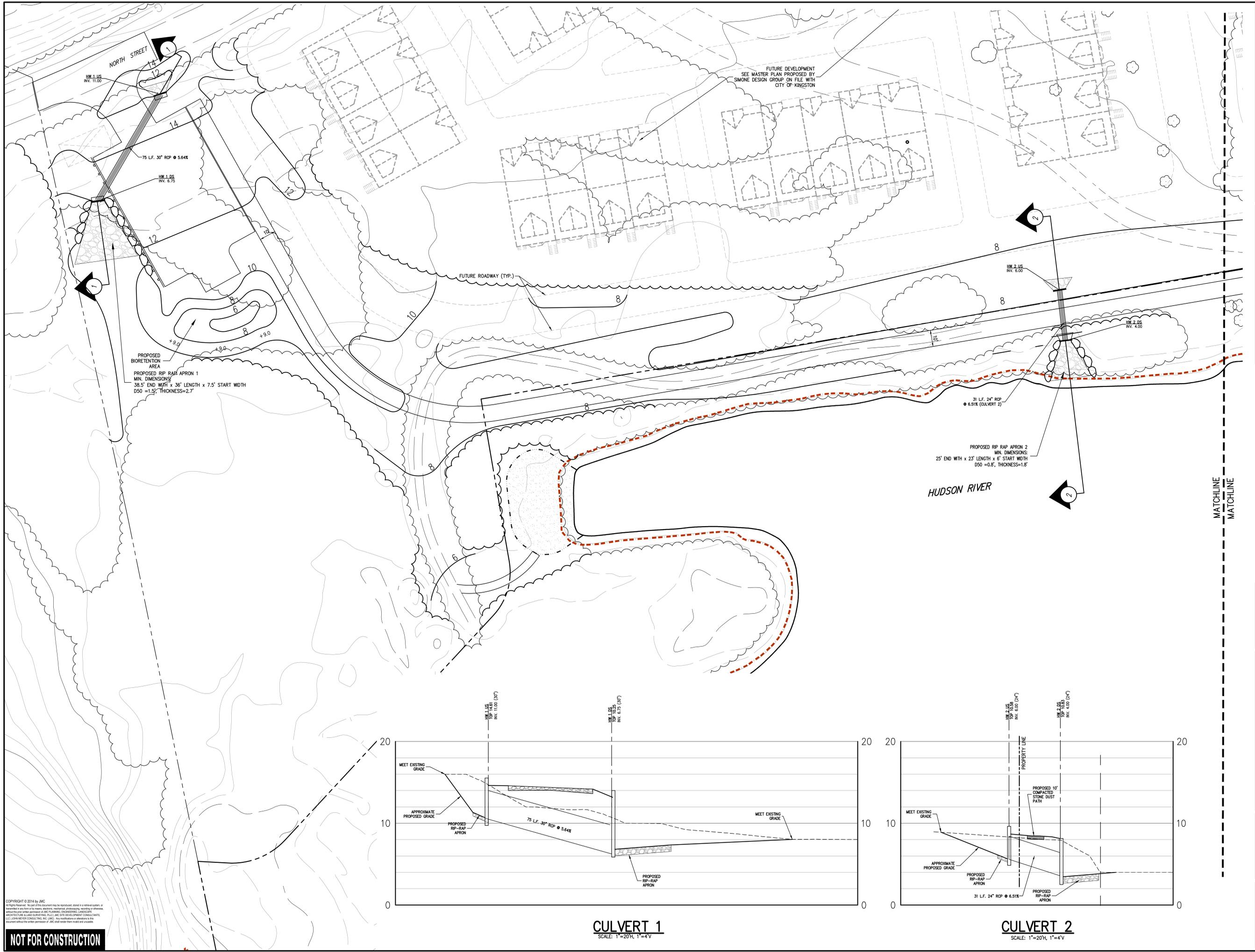
**GRADING AND UTILITIES PLAN**

**HUDSON LANDING PROMENADE**  
NORTH STREET  
CITY OF KINGSTON, NY



DESIGN	JSJ	APPROVED	RR
SCALE	1" = 40'		
DATE	07/16/2014		
PROJECT NO.	12100		
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**PL-15**



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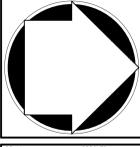
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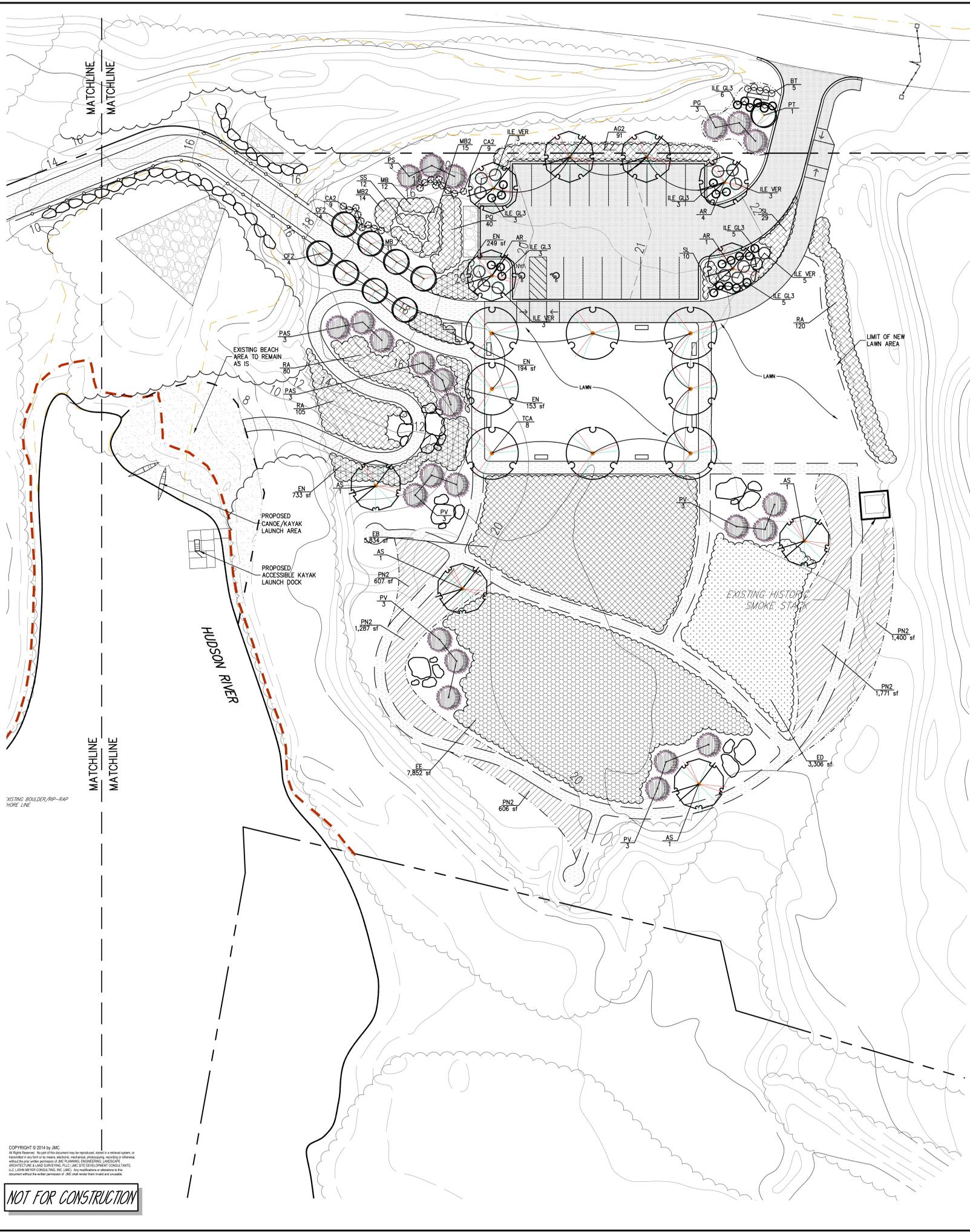
GRADING AND UTILITIES  
 PLAN

HUDSON LANDING PROMENADE  
 NORTH STREET  
 CITY OF KINGSTON, NY



DATE	07/16/2014
SCALE	1" = 20'
PROJECT NO.	12100
DRAWING NO.	7 GRAD/UTIL

PL-16



- ERNST SEEDS: BUTTERFLY & HUMMINGBIRD GARDEN MIX (ERNMX-179)**
- 35% SIDWAYS GRAMA, 'BUTTE' (BOUPELLOIA CURTIPENDULA, 'BUTTE')
  - 10% VIRGINIA WILDRYE, PA ECOTYPE (ELIYUS VIRGINIUS, PA ECOTYPE)
  - 5% BACHELOR'S BUTTON TALL MIXED/CORNFLOWER (CENTAUREA CYANUS, TALL MIXED)
  - 5% ROCKET LARKSPUR (DELPHINIUM AJACIS)
  - 5% BIGLEAF LUPINE (LUPINUS POLYPHYLLUS)
  - 5% LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA, COASTAL PLAIN NC ECOTYPE)
  - 5% PURPLE CONEFLOWER (ECHINACEA PURPUREA) 4% SHASTA DASY (CHRYSANTHEMUM MAXIMUM)
  - 3% TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)
  - 2% HARRY BEARDTONGUE (PENSTEMON HRSUTUS) 2% SWEETWILLIAM (DIANTHUS BARBATUS)
  - 2% BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUBROCKIA HRITA, COASTAL PLAIN NC ECOTYPE)
  - 2% MARSH (DENSE) BLAZING STAR (SPIKED GAYFEATHER) (LIATRIS SPICATA)
  - 1% SHOWY GOLDENROD, SOUTHERN WV ECOTYPE (SOLIDAGO SPECIOSA, SOUTHERN WV ECOTYPE)
  - 1% WILD BERGAMOT (MONARDA FISTULOSA)
  - 1% RATTLESNAKEMASTER, OH ECOTYPE (ERYNGIUM YUCOFOLIUM, OH ECOTYPE)
  - 1% WHORLED ROSINEED (SILPHIUM TRIFOLIATUM)
  - 1% SPOTTED BEEBALM, COASTAL PLAIN SC ECOTYPE (MONARDA PUNCTATA, COASTAL PLAIN SC ECOTYPE)
  - 1% CORN POPPY/SHIRLEY MIX (PAPAVER RHOEAS, SHIRLEY MIX)
  - 1% ARROWLEAF (SAGITTATE) ASTER, PA ECOTYPE (ASTER SAGITIFOLIUS (A. UROPHYLLUS) (SYMPHYOTRICHUM UROPHYLLUM), PA ECOTYPE)
  - 1% NEW ENGLAND ASTER, PA ECOTYPE (ASTER NOVAE-ANGIAE (SYMPHYOTRICHUM N.), PA ECOTYPE)
  - 1% BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)
  - 1% EASTERN COLUMBINE (AGILEA CANADENSIS)
  - 1% APPALACHIAN BEARDTONGUE, PA ECOTYPE (PENSTEMON LAEVIGATUS, PA ECOTYPE)
  - 1% OXEYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHODES, PA ECOTYPE)
  - 1% PLAINS COREOPSIS (COREOPSIS TINCTORIA)
  - 0.5% HOARY MOUNTAINMINT, MD ECOTYPE (PYCNANTHEMUM INCANUM, MD ECOTYPE)
  - 0.5% SLENDER MOUNTAINMINT (PYCNANTHEMUM TENUIFOLIUM)
- SEEDING RATE: 7-10 LBS PER ACRE

- ERNST SEEDS: NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX (ERNMX-168)**
- 10% BACHELOR'S BUTTON TALL MIXED/CORNFLOWER (CENTAUREA CYANUS, TALL MIXED)
  - 6% COSMOS (COSMOS BIPINNATUS)
  - 6% ROCKET LARKSPUR (DELPHINIUM AJACIS)
  - 6% SULPHUR COSMOS (COSMOS SULPHUREUS)
  - 6% LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA, COASTAL PLAIN NC ECOTYPE)
  - 6% SWEETWILLIAM (DIANTHUS BARBATUS)
  - 5% PERENNIAL BLUE FLAX (LINUM PERENNE SSP. LEWISII)
  - 5% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
  - 4% SCARLET FLAX (LINUM GRANDIFLORUM RUBRUM)
  - 4% TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)
  - 4% BIGLEAF LUPINE (LUPINUS POLYPHYLLUS)
  - 3.5% GREY HEADED CONEFLOWER (RATIBIDA PINNATA)
  - 3% SHASTA DASY (CHRYSANTHEMUM MAXIMUM)
  - 2% SWEET ALYSSUM (LOBULARIA MARITIMA)
  - 2% CLARKIA (CLARKIA ELEGANS)
  - 2% CALIFORNIA ORANGE POPPY (EPISPHILA CALIFORNICA)
  - 2% ANNUAL BABY'S BREATH (GYPSOPHILA ELEGANS)
  - 2% CALENDULA (CALENDULA OFFICINALIS)
  - 2% PERENNIAL GALLARDIA (BRANKEETWEED) (GALLARDIA ARISTATA)
  - 2% OHIO SPIDERWORT, PA ECOTYPE (TRADESCANTIA OHIENSIS, PA ECOTYPE)
  - 2% OXEYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHODES, PA ECOTYPE)
  - 2% SMOOTH BLUE ASTER, MN ECOTYPE (ASTER LAEVIS (SYMPHYOTRICHUM LAEVE), MN ECOTYPE)
  - 1% ANNUAL GALLARDIA (INDIAN BLANKET) (GALLARDIA PULCHELLA)
  - 1% BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE)
  - 1% ZIGZAG ASTER, PA ECOTYPE (ASTER PRENANTHODES (SYMPHYOTRICHUM P.), PA ECOTYPE)
  - 1% COMMON YARROW (ACHILLEA MILLEFOLIUM)
  - 1% CATCHELY (SILENE ARMERIA)
  - 1% WILD BERGAMOT (MONARDA FISTULOSA)
  - 1% POPPY, CORN, RED (PAPAVER RHOEAS, RED)
  - 1% CORN POPPY/SHIRLEY MIX (PAPAVER RHOEAS, SHIRLEY MIX)
  - 1% PLAINS COREOPSIS (COREOPSIS TINCTORIA)
  - 0.5% BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)
- SEEDING RATE: 20 LBS PER ACRE, OR 1/2 LB PER 1,000 SQ. FT.

- ERNST SEEDS: WILDLIFE FOOD & SHELTER MIX (ERNMX-138)**
- 20% VIRGINIA WILDRYE, PA ECOTYPE (ELIYUS VIRGINIUS, PA ECOTYPE)
  - 15% RED TOP PANICGRASS, COASTAL PLAIN NC ECOTYPE (PANICUM RODOUILLI (P. STRIPATUM), COASTAL PLAIN NC ECOTYPE)
  - 15% LURID (SHALLOW) SEDGE, PA ECOTYPE (CAREX LURIDA, PA ECOTYPE)
  - 10% FOWL BLUEGRASS (POA PALUSTRIS)
  - 10% GRAY DOGWOOD, PA ECOTYPE (CORNUS RACEMOSA, PA ECOTYPE)
  - 8% HOP SEDGE, PA ECOTYPE (CAREX LUPULINA, PA ECOTYPE)
  - 6% BLACK CHOKEBERRY, OH ECOTYPE (ARONIA MELANOCARPA (PYRUS M.) (SORBUS M.) (PHOTINIA M.), OH ECOTYPE)
  - 6% SWEET ALYSSUM (LOBULARIA MARITIMA)
  - 3% COSMOS (BRISTLY) SEDGE, PA ECOTYPE (CAREX COMOSA, PA ECOTYPE)
  - 3% BUTONBUSH (CEPHALANTHUS OCCIDENTALIS)
  - 2% SWAMP ROSE, PA ECOTYPE (ROSA PALUSTRIS, PA ECOTYPE)
  - 1% STEELBUSH, PA ECOTYPE (SPIRAEA TOMENTOSA, PA ECOTYPE)
  - 1% ARROWWOOD, PA ECOTYPE (VIBURNUM DENTATUM, PA ECOTYPE)
- SEEDING RATE: 20 LBS PER ACRE, OR 1/2 LB PER 1,000 SQ. FT.

**PLANT SCHEDULE NORTH COVE PARK 'A'**

TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.	REMARKS
PV	15	Virginia Pine / Pinus virginiana	8' - 10' HT.	B & B	
<b>DECIDUOUS TREES</b>					
AR	6	Red Maple / Acer Rubrum 'Red Sunset'	3" - 3 1/2" Cal.	B & B	
AS	4	Sugar Maple / Acer Saccharum 'Green Mountain'	3" - 3 1/2" Cal.	B & B	
PT	1	Purpleleaf Flowering Plum / Prunus Cerasifera 'Thundercloud'	3" - 3 1/2" Cal.	B & B	
TCA	8	Greenspire Littleleaf Linden / Tilia Cordata 'Greenspire'	3" - 3 1/2" Cal.	B & B	
<b>EVERGREEN TREES</b>					
PAS	3	Norway Spruce / Picea Abies	8' - 10' HT.	B & B	
PG	3	Colorado Blue Spruce / Picea Pungens Glauca	8' - 10' HT.	B & B	
PS	3	White Pine / Pinus Strobus	8' - 10' HT.	B & B	
<b>FLOWERING TREES</b>					
CF2	8	Flowering Dogwood / Cornus florida	7' - 8' HT.	B & B	
<b>SHRUBS</b>					
BT	5	Crimson Pygmy Red Barberr / Berberis thunbergii 'Crimson Pygmy'	2' - 2 1/2' HT.	B & B	
ILE GL3	25	Compact Inkberry / Ilex glabra 'Shamrock'	3' - 4' Height	B & B	
ILE VER	14	Winter Red Winterberry / Ilex verticillata 'Winter Red'	3' - 4' Height	B & B	
<b>ANNUALS/PERENNIALS</b>					
CA2	18	New Jersey Tea / Ceanothus americanus	2 gal.	Container	
<b>SHRUB AREAS</b>					
AG2	91	Big Blue Stem / Andropogon gerardii	2 gal.	Container	
MB	23	Bee Balm / Monarda didyma 'Blue Stockings'	2 gal.	Cont.	
MB2	29	Bergamot / Monarda fistulosa	2 gal.	Cont.	
FO	40	Virginia Creeper / Parthenocissus quinquefolia	2 gal.	Cont.	
RA	305	Mary Rose / Rosa shrub 'Aumary' TM	2 gal.	Cont.	
SL	39	Little Bluestem Grass / Schizachyrium scoparium	2 gal.	Cont.	
SS	12	Showy Goldenrod / Solidago speciosa	2 gal.	Cont.	
<b>SOD/SEED</b>					
EB	5,834 sf	(ERNMX-179) / ERNST SEEDS BUTTERFLY & HUMMINGBIRD GARDEN MIX	seed		
ED	3,305 sf	(ERNMX-155) / ERNST SEEDS DEER RESISTANT MEADOW MIX	seed		
EN	1,328 sf	(ERNMX-168) / ERNST SEEDS NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX	seed		
EE	7,851 sf	(ERNMX-138) / ERNST SEEDS WILDLIFE FOOD & SHELTER MIX	seed		
PN2	5,583 sf	PRAIRIE NURSERY NO-MOW LAWN SEED MIX	seed		

**LEGEND**

- PROPOSED DECIDUOUS TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED SHRUB MASSING
- PROPOSED BUTTERFLY & HUMMINGBIRD GARDEN MIX (ERNMX-155)
- PROPOSED DEER RESISTANT MEADOW MIX (ERNMX-155)
- PROPOSED NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX (ERNMX-168)
- PROPOSED WILDLIFE FOOD & SHELTER MIX (ERNMX-138)
- PROPOSED NYSECC STORMWATER BASIN MIX
- PROPOSED NO-MOW LAWN MIX
- PROPOSED EDGE OF PLANTING BED

- NOTES:**
- ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTING MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
  - ALL AREAS BEING DISTURBED AND NOT SHOWN TO BE PLANTED WITH TREES, SHRUBS OR LAWN SHALL BE TOPSOILED AND SEEDED WITH ERNST SEEDS NORTHEAST U.S. ROADSIDE NATIVE MIX (ERNMX-105) RESTORATION SEED MIX OR APPROVED EQUAL.
  - ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TONIC FREE, SHREDED HARDWOOD.
  - PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
  - ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
  - ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
  - PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBURNED ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY LIMES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
  - ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

**CITY OF KINGSTON**  
420 BROADWAY  
CITY OF KINGSTON, NY 12401

**TOWN OF ULSTER**  
1 TOWN HALL DRIVE  
LAKE KATRIE, NY 12449

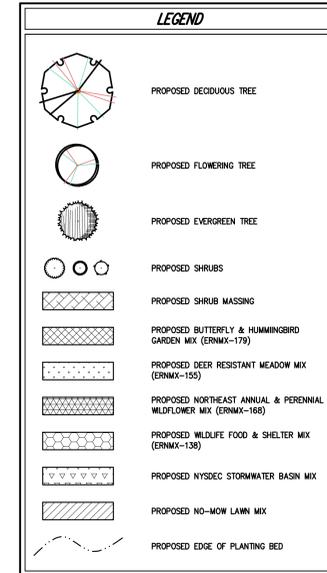
DATE: 10/24/2014  
REVISION: REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE

**JMC**  
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
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**LANDSCAPING PLAN**  
HUDSON LANDING PROMENADE  
NORTH STREET  
CITY OF KINGSTON, NY

SCALE: 1" = 20'  
DATE: 07/16/2014  
PROJECT NO: 12100  
12100-SITE-PLAN LAND 1 LAND SET  
DRAWING NO: PL-17

NOT FOR CONSTRUCTION



- NOTES:**
- ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
  - ALL AREAS BEING DISTURBED AND NOT SHOWN TO BE PLANTED WITH TREES, SHRUBS OR LAWN SHALL BE TOPSOILED AND SEEDED WITH ERNST SEEDS NORTHEAST U.S. ROADSIDE NATIVE MIX (ERNMX-105) RESTORATION SEED MIX OR APPROVED EQUAL.
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  - ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
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  - ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
  - ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

- ERNST SEEDS: NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX (ERNMX-168)**
- 10% BACHELOR'S BUTTON TALL MIXED/CORNFLOWER (CENTAUREA CYANUS, TALL MIX)
  - 6% COSMOS (COSMOS BIPINNATUS)
  - 6% ROCKET LARKSPUR (DELPHINIUM AJACIS)
  - 6% SALPHUR COSMOS (COSMOS SULPHUREUS)
  - 6% LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA, COASTAL PLAIN NC ECOTYPE)
  - 6% SWEETWILLIAM (DIANTHUS BARBATUS)
  - 5% PERENNIAL BLUE FLAX (LINUM PERENNE SSP. LEWISII)
  - 5% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
  - 4% SCARLET FLAX (LINUM GRANDIFLORUM RUBRUM)
  - 4% TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)
  - 4% BREAK'N' BLUE (LUPINUS POLYPHYLLUS)
  - 3.5% GREY HEADED CONEFLOWER (RATIBIDA PINNATA)
  - 3% BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUBROCKIA HIRTA, COASTAL PLAIN NC ECOTYPE)
  - 3% SHASTA DAISY (CHRYSANTHEMUM MAXIMUM)
  - 2% SWEET ALYSSUM (LOBULARIA MARITIMA)
  - 2% CLARKIA (CLARKIA ELEGANS)
  - 2% CALIFORNIA ORANGE POPPY (ESCHSCHOLZIA CALIFORNICA)
  - 2% ANNUAL BABY'S BREATH (CYPSOPHILA ELEGANS)
  - 2% CALENDULA (CALENDULA OFFICINALIS)
  - 2% PERENNIAL GALLARDA (BLANKEFLOWER) (GALLARDA ARISTATA)
  - 2% OHIO SPIDERWORT, PA ECOTYPE (TRIDESCIANTIA OHIENSIS, PA ECOTYPE)
  - 2% OX-EYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHODES, PA ECOTYPE)
  - 2% SMOOTH BLUE ASTER, MN ECOTYPE (ASTER LAEVIS (SYMPHYOTRICHUM LAEVE), MN ECOTYPE)
  - 1% ANNUAL GALLARDA (INDIAN BLANKET) (GALLARDA PULCHELLA)
  - 1% DAMES ROCKET (HESPERIS MATRONALIS)
  - 1% BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE)
  - 1% 202AG ASTER, PA ECOTYPE (ASTER PRENANTHODES (SYMPHYOTRICHUM P.), PA ECOTYPE)
  - 1% COMMON YARROW (ACHILLEA MILLEFOLIUM)
  - 1% CATCHFLY (SILENE ARMERIA)
  - 1% WILD BERGAMOT (MONARDA FISTULOSA)
  - 1% POPPY, CORN, RED (PAPAVER RHOEAS, RED)
  - 1% CORN POPPY/SHIRLEY MIX (PAPAVER RHOEAS, SHIRLEY MIX)
  - 1% PLAINS COREOPSIS (COREOPSIS TINCTORIA)
  - 0.5% BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)
- ERNST SEEDS: NORTHEAST U.S. ROADSIDE NATIVE MIX (ERNMX-105)**
- 40% LITTLE BLUESTEM, 'CAMPER' (SCHEUCHZYRIUM SCOPARIUM, 'CAMPER')
  - 15% VIRGINIA WILDRYE, PA ECOTYPE (ELYNUS VIRGINICUS, PA ECOTYPE)
  - 10% SIDAETS GRAMA, 'BUTTE' (BOULEAU CURTIPENDULA, 'BUTTE')
  - 6% BIG BLUESTEM, 'PRAIRIE VIEW-IN' ECOTYPE (ANDROPOGON GERARDII, 'PRAIRIE VIEW-IN' ECOTYPE)
  - 4.5% PARTHURUS PEA, PA ECOTYPE (CHAMAECRISTA FASCIOLATA (CASSIA F.), PA ECOTYPE)
  - 4% ANNUAL CONEFLOWER (ECHINACEA PURPUREA)
  - 3% BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUBROCKIA HIRTA, COASTAL PLAIN NC ECOTYPE)
  - 3% TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)
  - 2% BROWSEWODE, MO ECOTYPE (ANDROPOGON VIRGINICUS, MO ECOTYPE)
  - 2% OHIO SPIDERWORT, PA ECOTYPE (TRIDESCIANTIA OHIENSIS, PA ECOTYPE)
  - 2% OX-EYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHODES, PA ECOTYPE)
  - 1% NEW ENGLAND ASTER, PA ECOTYPE (ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM N.), PA ECOTYPE)
  - 1% WILD SENNA, VA & WV ECOTYPE (SENNA HEBECARPA (CASSIA H.), VA & WV ECOTYPE)
  - 1% MARSH (DENSE) BLAZING STAR (SPIKED GAYTHEATER), PA ECOTYPE (LIATRIS SPICATA, PA ECOTYPE)
  - 1% EARLY GOLDENROD, PA ECOTYPE (SOLIDAGO JUNCEA, PA ECOTYPE)
  - 1% BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE)
  - 1% FLAT TOPPED WHITE ASTER, PA ECOTYPE (ASTER UMBELLATUS (DOLLINGERIA UMBELLATA), PA ECOTYPE)
  - 1% SWAMP MILKWEED, PA ECOTYPE (ASCLEPIAS INCARNATA, PA ECOTYPE)
  - 1% 202AG ASTER, PA ECOTYPE (ASTER PRENANTHODES (SYMPHYOTRICHUM P.), PA ECOTYPE)
  - 0.5% WILD BERGAMOT, PA ECOTYPE (MONARDA FISTULOSA, PA ECOTYPE)

**PLANT SCHEDULE NORTH COVE PARK 'B'**

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.	REMARKS
AS	8	Sugar Maple / <i>Acer Saccharum</i> 'Green Mountain'	3" - 3 1/2" Cal.	B & B	

EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.	REMARKS
PAS	3	Norway Spruce / <i>Picea Abies</i>	8' - 10' HT.	B & B	
POA	6	Serbian Spruce / <i>Picea Omorika</i>	8' - 10' HT.	B & B	
PR	6	Pitch Pine / <i>Pinus rigida</i>	8' - 10' HT.	B & B	

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.	REMARKS
ILE GL3	8	Compact Inkberry / <i>Ilex glabra</i> 'Shamrock'	3" - 4" Height	B & B	
ILE VER	12	Winter Red Winterberry / <i>Ilex verticillata</i> 'Winter Red'	3" - 4" Height	B & B	

SHRUB AREAS	QTY	COMMON NAME / BOTANICAL NAME	CONT.	ROOT COND.	REMARKS
AG2	124	Big Blue Stem / <i>Andropogon gerardii</i>	2 gal	Container	

SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME	CONT.	REMARKS
EN	1,078 sf	(ERNMX-168) / ERNST SEEDS NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX	seed	
HM-2	5,207 sf	Middle Zone / NYSDEC Stormwater Basin Mix #2	seed	

**NYSDEC STORMWATER PLANTING HERBICIOUS MIX (MIDDLE ZONE: HM-2)**

ARROW GRASS (PENTANDE VIRGINICA)  
 ARROWHEAD, DUCK POTATOE (SAGITTARIA LATIFOLIA)  
 BLUE BLUESTEM (ANDROPOGON GERARDII)  
 BIRDFOOT DEERVETCH (LOTUS CORNICULATUS)  
 BLUE FLAG IRIS (IRIS VERSICOLOR)  
 BLUE JOINT (CALLAMAGROTIS CARADENSIS)  
 BROWSEWODE (ANDROPOGON VIRGINICUS)  
 BUSHY BEARGRASS (ANDROPOGON GLUMERATUS)  
 CARDINAL FLOWER (LOBELIA CARDINALIS)  
 CATTAIL (TYPHA SP.)  
 FOWL MANNA GRASS (GLYCERIA STRIATA)  
 GIANT BURREED (SPARGANIUM EURYCARPUM)  
 MARSH HIBBOSIS (HIBBOSIS MOSCUTOIDES)  
 PROCKREZZED (PODOSTERIS COEGATA)  
 REDTOP (AGROSTIS ALBA)  
 RICE CUTGRASS (LEERSIA ORYZOIDES)  
 SEEDS (CAREX SP.)  
 TUFTED HARGRASS (DESCHAMPSIA CAESPITOSA)  
 SOFT-STEM BUDGRASS (SORBUS VALIDUS)  
 SMARTWEED (POLYGONUM SP.)  
 SOFT RUSH (JUNCUS EFFUSUS)  
 SWITCHGRASS (Panicum VIRGATUM)  
 SWEET FLAG (ACORUS CALAMUS)  
 WOOL GRASS (SORBUS CYPERNUS)

SEEDING RATE: 20-40 LBS PER ACRE, OR 1 LB PER 1,000 SQ. FT.

**ERNST SEEDS: NORTHEAST U.S. ROADSIDE NATIVE MIX (ERNMX-105)**

40% LITTLE BLUESTEM, 'CAMPER' (SCHEUCHZYRIUM SCOPARIUM, 'CAMPER')

15% VIRGINIA WILDRYE, PA ECOTYPE (ELYNUS VIRGINICUS, PA ECOTYPE)

10% SIDAETS GRAMA, 'BUTTE' (BOULEAU CURTIPENDULA, 'BUTTE')

6% BIG BLUESTEM, 'PRAIRIE VIEW-IN' ECOTYPE (ANDROPOGON GERARDII, 'PRAIRIE VIEW-IN' ECOTYPE)

4.5% PARTHURUS PEA, PA ECOTYPE (CHAMAECRISTA FASCIOLATA (CASSIA F.), PA ECOTYPE)

4% ANNUAL CONEFLOWER (ECHINACEA PURPUREA)

3% BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUBROCKIA HIRTA, COASTAL PLAIN NC ECOTYPE)

3% TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)

2% BROWSEWODE, MO ECOTYPE (ANDROPOGON VIRGINICUS, MO ECOTYPE)

2% OHIO SPIDERWORT, PA ECOTYPE (TRIDESCIANTIA OHIENSIS, PA ECOTYPE)

2% OX-EYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHODES, PA ECOTYPE)

1% NEW ENGLAND ASTER, PA ECOTYPE (ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM N.), PA ECOTYPE)

1% WILD SENNA, VA & WV ECOTYPE (SENNA HEBECARPA (CASSIA H.), VA & WV ECOTYPE)

1% MARSH (DENSE) BLAZING STAR (SPIKED GAYTHEATER), PA ECOTYPE (LIATRIS SPICATA, PA ECOTYPE)

1% EARLY GOLDENROD, PA ECOTYPE (SOLIDAGO JUNCEA, PA ECOTYPE)

1% BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE)

1% FLAT TOPPED WHITE ASTER, PA ECOTYPE (ASTER UMBELLATUS (DOLLINGERIA UMBELLATA), PA ECOTYPE)

1% SWAMP MILKWEED, PA ECOTYPE (ASCLEPIAS INCARNATA, PA ECOTYPE)

1% 202AG ASTER, PA ECOTYPE (ASTER PRENANTHODES (SYMPHYOTRICHUM P.), PA ECOTYPE)

0.5% WILD BERGAMOT, PA ECOTYPE (MONARDA FISTULOSA, PA ECOTYPE)

SEEDING RATE: 20 LBS PER ACRE, OR 1 LB PER 1,000 SQ. FT.

**DATE** 10/24/2014  
**REVISION** REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE  
**NO.** 1

**CITY OF KINGSTON**  
 420 BROADWAY  
 CITY OF KINGSTON, NY 12401

**TOWN OF ULSTER**  
 1 TOWN HALL DRIVE  
 LAKE KATRIE, NY 12449

**JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC**  
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 voice 914.233.3225 • fax 914.233.2102  
 www.jmcplic.com

**LANDSCAPING PLAN**  
**HUDSON LANDING PROMENADE**  
 NORTH STREET  
 CITY OF KINGSTON, NY

**SCALE** 1" = 20'  
**DATE** 07/16/2014  
**PROJECT NO.** 12100  
**LAND NO.** LND 2  
**LAND SET** LND SET

**APPROVED** JSJ  
**DATE** 07/16/2014

**NOT FOR CONSTRUCTION**

**PL-18**

**PLANT SCHEDULE STAPLES WHARF**

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.	REMARKS
AS	11	Sugar Maple / <i>Acer Saccharum</i> 'Green Mountain'	3" - 3 1/2" Cal.	B & B	
PD	6	Eastern Cottonwood / <i>Populus deltoides</i>	3"-3 1/2"		
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.	REMARKS
PAS	15	Norway Spruce / <i>Picea Abies</i>	8' - 10' HT.	B & B	
PG	8	Colorado Blue Spruce / <i>Picea Pungens</i> Glauca	8' - 10' HT.	B & B	
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.	REMARKS
ILE GL3	18	Compact Inkberry / <i>Ilex glabra</i> 'Shamrock'	3' - 4' Height	B & B	
ILE VER	18	Winter Red Winterberry / <i>Ilex verticillata</i> 'Winter Red'	3' - 4' Height	B & B	
SHRUB AREAS	QTY	COMMON NAME / BOTANICAL NAME	CONT	ROOT COND.	REMARKS
AG2	211	Big Blue Stem / <i>Andropogon gerardii</i>	2 gal	Container	
SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME	CONT	REMARKS	
EN	1,132 sf	(ERNMX-168) / ERNST SEEDS NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX	seed		
HM-2	6,059 sf	Middle Zone / NYSDEC Stormwater Basin Mix #2	seed		

**NYSDEC STORMWATER PLANTING HEBAEOUS MIX (MIDDLE ZONE, HM-2)**

ARROW ARUM (PETAIONIA VIRGINICA)  
 ARROWWOOD, DUCK POTATOE (SAIGONARIA LATIFOLIA)  
 BIG BLUESTEM (ANDROPOGON GERARDII)  
 BIRDFOOT DEERWEED (LOTUS CORNICULATUS)  
 BLUE FLAG IRIS (IRIS VERSICOLOR)  
 BLUE JOINT (CALAMAGROSTIS CARADENSIS)  
 BROOMSEDGE (ANDROPOGON VIRGINICUS)  
 BUSBY BEARGRASS (ANDROPOGON GLOMERATUS)  
 CARDINAL FLOWER (LOBELIA CARDINALIS)  
 CATTAIL (TYPHA SP.)  
 FLOW MANNAGRASS (GLYCERIA STRIATA)  
 GIANT BURREED (SPARGANUM EURYCARPUM)  
 MARSH HIBISCUS (HIBISCUS MOSCHEutos)  
 PICKEREL (PONTEDERA CORIATA)  
 REDTOP (AGROSTIS ALBA)  
 RICE CUTGRASS (LEERSIA DRYZOIDES)  
 SEEDS: (CASEX SPP.)  
 TUFTED HARBGRASS (DESCHAMPSIA CAESPITOSA)  
 SOFT-STEM BUDGRASS (SORGHUM VALIDUS)  
 SMARTWEED (POLYGONUM SPP.)  
 SOFT RUSH (JUNCUS EFFUSUS)  
 SWITCHGRASS (PANICUM VIRGATUM)  
 SHEET FLAG (ACORUS CALAMUS)  
 WOOL GRASS (SORGHUM CYPERINUS)

SEEDING RATE: 20-40 LBS PER ACRE, OR 1 LB PER 1,000 SQ. FT.

**ERNST SEEDS: NORTHEAST U.S. ROADSIDE NATIVE MIX (ERNMX-168)**

40% LITTLE BLUESTEM, 'CAMPER' (SCHIZACHYRIUM SCOPARIUM, 'CAMPER')  
 15% VIRGINIA WILDRICE, PA ECOTYPE (ELIUS VIRGINICUS, PA ECOTYPE)  
 10% SEEDS OF GRAMA, 'BUTTE' (BOULELIDIA CURTIPENDULA, 'BUTTE')  
 6% BIG BLUESTEM, 'PRAIRIE VIEW-IN ECOTYPE' (ANDROPOGON GERARDII, 'PRAIRIE VIEW-IN ECOTYPE')  
 4.5% PARTRIDGE PEA, PA ECOTYPE (CHAMAECRISTA FASCICULATA (CASSIA F.), PA ECOTYPE)  
 4% PURPLE CONEFLOWER (ECHINACEA PURPUREA)  
 3% BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUBROCKIA HIRTA, COASTAL PLAIN NC ECOTYPE)  
 3% TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)  
 2% BROOMSEDGE, MO ECOTYPE (ANDROPOGON VIRGINICUS, MO ECOTYPE)  
 2% OHIO SPIDERWORT, PA ECOTYPE (TRADESCANTIA OHIENSIS, PA ECOTYPE)  
 2% OXEYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHODES, PA ECOTYPE)  
 1% NEW ENGLAND ASTER, PA ECOTYPE (ASTER NOVAE-ANGIAE (SYMPHYOTRICHUM N.), PA ECOTYPE)  
 1% MILD SENNA, VA & WV ECOTYPE (SENNA HEBCARPA (CASSIA H.), VA & WV ECOTYPE)  
 1% MARSH (DENSE) BLAZING STAR (SPIKED GAYFEATHER), PA ECOTYPE (LUTRIS SPICATA, PA ECOTYPE)  
 1% EARLY GOLDENROD, PA ECOTYPE (SOLIDAGO JUNCEA, PA ECOTYPE)  
 1% BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE)  
 1% FLAT TOPPED WHITE ASTER, PA ECOTYPE (ASTER UMBELLATUS (DOELLINGERIA UMBELLATA), PA ECOTYPE)  
 1% SWAMP MILKWEED, PA ECOTYPE (ASCLEPIAS INCARNATA, PA ECOTYPE)  
 1% ZIGZAG ASTER, PA ECOTYPE (ASTER PRENANTHOIDES (SYMPHYOTRICHUM P.), PA ECOTYPE)  
 0.5% WILD BERGAMOT, PA ECOTYPE (MONARDA FISTULOSA, PA ECOTYPE)

SEEDING RATE: 20 LBS PER ACRE, OR 1 LB PER 1,000 SQ. FT.

**ERNST SEEDS: NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX (ERNMX-168)**

10% BACHELOR'S BUTTON TALL MIXED/CORNFLOWER (CENTAUREA CYANUS, TALL MIXED)  
 6% COSMOS (COSMOS BINNATUS)  
 6% ROCKET LARKSPUR (DELPHINIUM AJACIS)  
 6% SULPHUR COSMOS (COSMOS SULPHUREUS)  
 6% LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA, COASTAL PLAIN NC ECOTYPE)  
 6% SWEETWILLIAM (DIANTHUS BARBATUS)  
 5% PERENNIAL BLUE FLAX (LINUM PERENNE SSP. LEWIS)  
 5% PURPLE CONEFLOWER (ECHINACEA PURPUREA)  
 4% SCARLET FLAX (LINUM GRANDIFLORUM RUBRUM)  
 4% TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)  
 4% BIGLEAF LUPINE (LUPINUS POLYPHYLLUS)  
 3.5% GREY HEADED CONEFLOWER (RATIBIDA PINNATA)  
 3% BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUBROCKIA HIRTA, COASTAL PLAIN NC ECOTYPE)  
 3% SHASTA DAISSY (CHRYSANTHEMUM MAXIMUM)  
 2% SWEET ALYSSUM (LOBULARIA MARITIMA)  
 2% CLARKIA (CLARKIA ELEGANS)  
 2% CALIFORNIA ORANGE POPPY (ESCHSCHOLZIA CALIFORNICA)  
 2% ANNUAL BABY'S BREATH (GYPSOPHILA ELEGANS)  
 2% CALENDULA (CALENDULA OFFICINALIS)  
 2% PERENNIAL GALLARDIA (BLANKETFLOWER) (GALLARDIA ARISTATA)  
 2% OHIO SPIDERWORT, PA ECOTYPE (TRADESCANTIA OHIENSIS, PA ECOTYPE)  
 2% OXEYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHODES, PA ECOTYPE)  
 2% SMOOTH BLUE ASTER, MN ECOTYPE (ASTER LAEVIS (SYMPHYOTRICHUM LAEVE), MN ECOTYPE)  
 1% ANNUAL GALLARDIA (INDIAN BLANKET) (GALLARDIA PULCHELLA)  
 1% DAMES ROCKET (HESPERIS MATRONALIS)  
 1% BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE)  
 1% ZIGZAG ASTER, PA ECOTYPE (ASTER PRENANTHOIDES (SYMPHYOTRICHUM P.), PA ECOTYPE)  
 1% COMMON YARROW (ACHILLEA MILLEFOLIUM)  
 1% CATCHFLY (SLENE AMERICA)  
 1% WILD BERGAMOT (MONARDA FISTULOSA)  
 1% POPPY, CORN, RED (PAPAVER RHOEAS, RED)  
 1% CORN POPPY/SHIRLEY MIX (PAPAVER RHOEAS, SHIRLEY MIX)  
 1% PLAINS COREOPSIS (COREOPSIS TINCTORIA)  
 0.5% BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)

SEEDING RATE: 7-10 LBS PER ACRE

**NOTES:**

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS BEING DISTURBED AND NOT SHOWN TO BE PLANTED WITH TREES, SHRUBS OR LAWN SHALL BE TOPSOILED AND SEEDED WITH ERNST SEEDS NORTHEAST U.S. ROADSIDE NATIVE MIX (ERNMX-168) RESTORATION SEED MIX OR APPROVED EQUAL.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-TYED, TOXIC FREE, SPREADER HOMOGENEOUS.
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND ECOTYPED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS.
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. GROUND COVER PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

**LEGEND**



**JMC**  
 SITE DEVELOPMENT CONSULTANTS  
 www.jmcplc.com

**LANDSCAPING PLAN**  
 HUDSON LANDING PROMENADE  
 NORTH STREET  
 CITY OF KINGSTON, NY

**DATE:** 10/24/2014  
**REVISION:** REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE  
**NO:** 1.

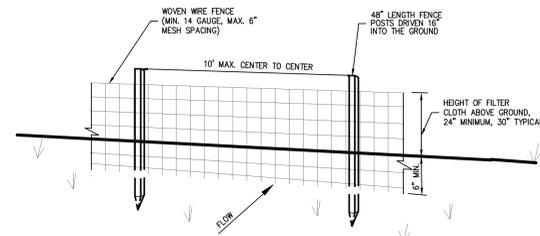
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**DATE:** 07/16/2014  
**PROJECT NO:** 12100  
**LAND 4**  
**LAND 507**

**PL-19**

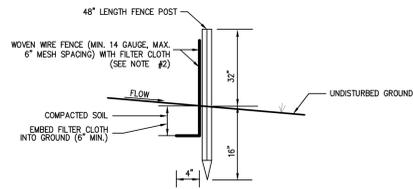
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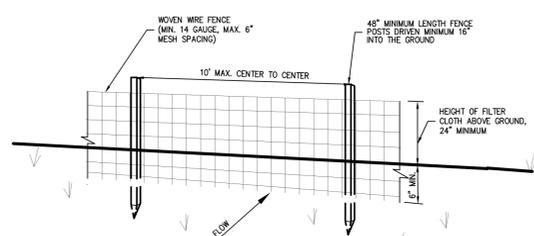




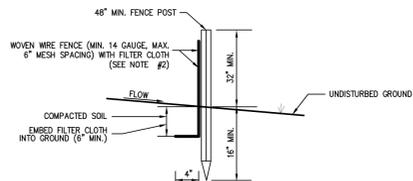
PERSPECTIVE VIEW



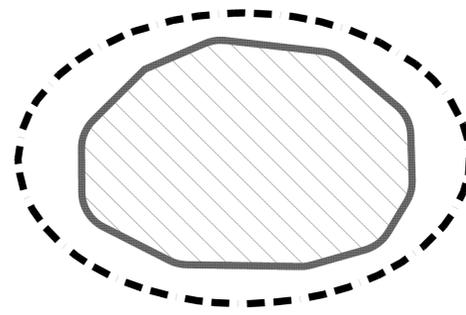
SECTION



PERSPECTIVE VIEW



SECTION



PLAN VIEW

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

NOTES:

- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABUNKA TH40N, OR APPROVED EQUAL.
- PREFABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE, OR APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

NOTES:

- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
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- PREFABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE, OR APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
- ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
- ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

SILT FENCE

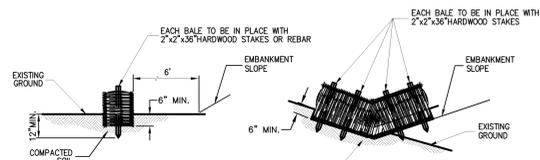
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TEMPORARY SOIL STOCKPILE WITH SILT FENCE

2

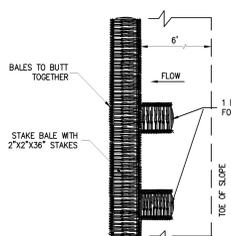
TREE PROTECTION

3

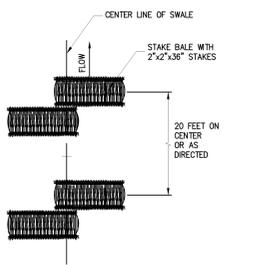


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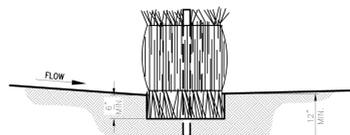
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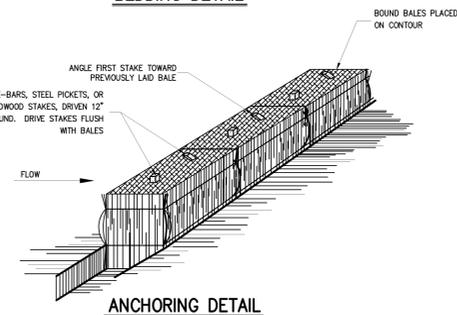
FENCE PLAN



CHECK PLAN



BEDDING DETAIL



ANCHORING DETAIL

NOTES:

- BALES SHALL BE EITHER STRAW OR HAY.
- BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJOINING THE ADJACENT BALES.
- EACH BALE SHALL BE ENBEDDED IN THE SOIL A MINIMUM OF 6 INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT, AND REPAIR AND/OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED TO MAINTAIN EFFECTIVENESS OF INSTALLATION.
- BALES SHALL BE REMOVED WHEN DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

NOTES:

- SPACE SUPPORT POSTS AT 6 FOOT INTERVALS.
- DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
- FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WRING TO FENCE POST WHILE MAINTAINING TENSION AROUND FULL HEIGHT OF FENCE. WRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
- PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
- REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

BALED FENCE & CHECKS

4

BALED EROSION FENCE

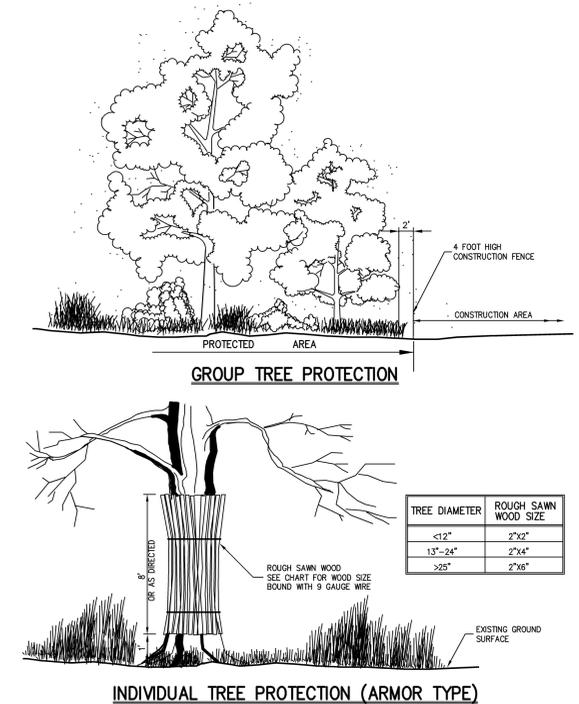
5

CONSTRUCTION FENCE

6

DROP CURB & RAMP  
TYPE 'A'

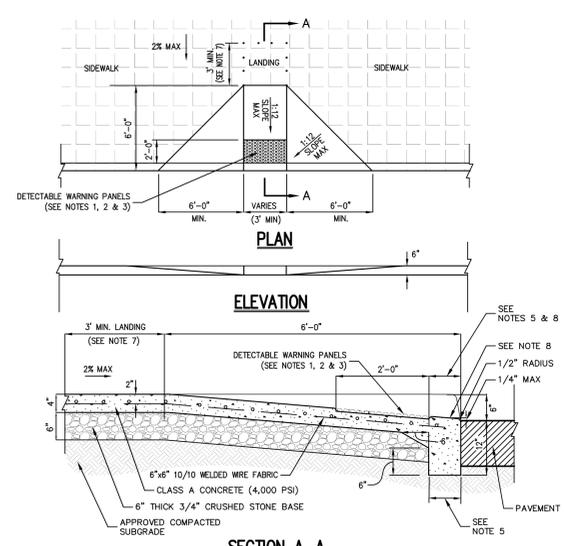
7



GROUP TREE PROTECTION

INDIVIDUAL TREE PROTECTION (ARMOR TYPE)

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"x2"
13"-24"	2"x4"
>25"	2"x6"



PLAN

ELEVATION

SECTION A-A

NOTES:

- RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF FINISHED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
- DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.02.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
- 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
- CURB TREATMENT VARIES: SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
- RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
- WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF: MANUAL SWING DOORS = 60" MIN. FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
- CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

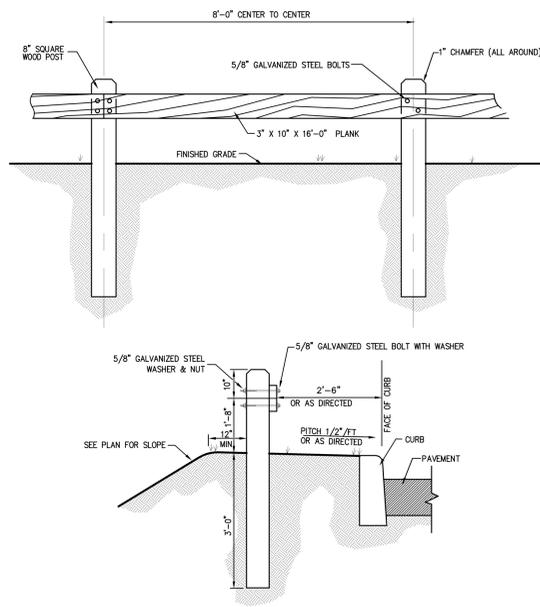
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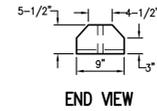
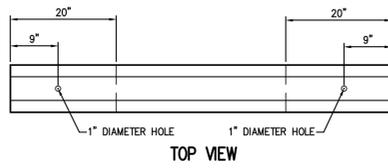
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 REVISION: REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE  
 PROJECT: HUDSON LANDING  
 CITY OF KINGSTON, NY, 12401  
 TOWN OF ULSTER  
 1 TOWN HALL DRIVE  
 LAKE KATRINE, NY 12449

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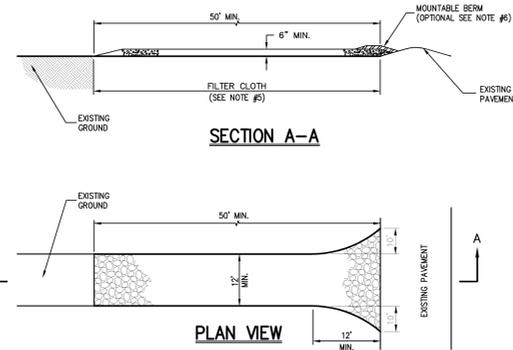
APPROVED: RRR  
 N.T.S.  
 07/16/2014  
 12100  
 DET-1  
 PL-21



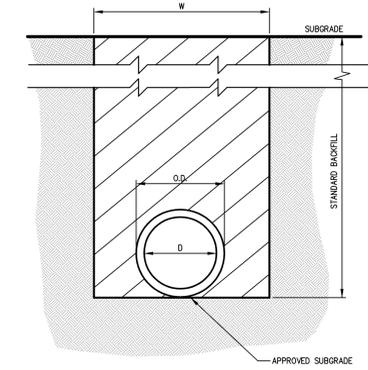
- NOTES**
- ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
  - GALVANIZED BOLT AND NUT TO BE 4000# MIN., 5400# MAX. TENSILE STRENGTH. AFTER GALVANIZING BOLT AND NUT, THE NUT SHALL BE FREE RUNNING ON THE BOLT.



- NOTES**
- CONCRETE MINIMUM STRENGTH—4,000 PSI AT 28 DAYS
  - REINFORCEMENT—#4 REBAR



- NOTES**
- STONE SIZE — USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH — AS REQUIRED, BUT NOT LESS THAN 50 FEET.
  - THICKNESS — NOT LESS THAN SIX (6) INCHES.
  - WIDTH — 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
  - FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER — ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE — THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING — WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



- NOTES**
- IN FILL AREAS, EMBANKMENTS SHALL BE CONSTRUCTED TO A MAXIMUM OF 2 FEET ABOVE TOP OF PIPE BEFORE EXCAVATING TRENCH.
  - FOR CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) INSTALLATION AND POLYVINYL CHLORIDE (PVC) PIPE AND CONDUIT INSTALLATION, USE TYPE II TRENCH.
  - BACKFILL FOR PIPE SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES, UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

**WOOD GUIDE RAIL**

8

**CONCRETE BUMPER BLOCK**

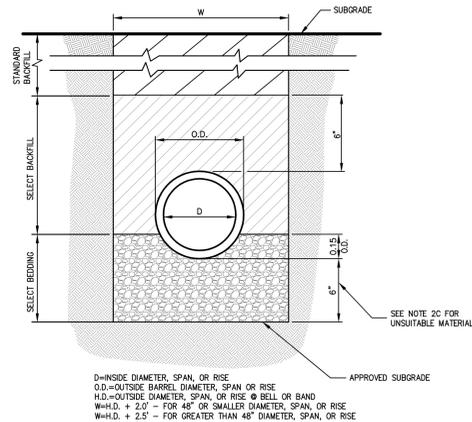
9

**STABILIZED CONSTRUCTION ENTRANCE**

10

**TYPE I TRENCH  
(FLAT BOTTOM)**

11



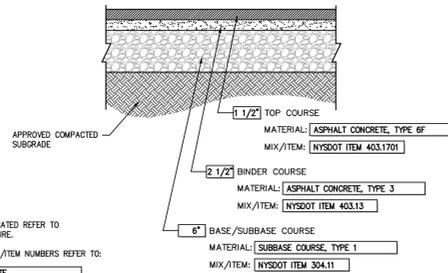
- NOTES**
- FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
    - EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
    - 3/4" CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
  - TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
    - FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
    - WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
    - WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
  - FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
  - BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES, UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

**TYPE II TRENCH**

12

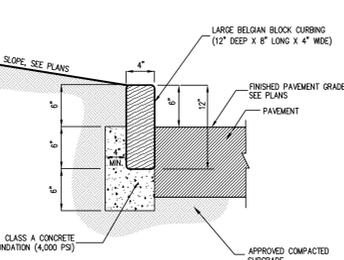
**ASPHALT PARKING AREA PAVEMENT**

13



- NOTES**
- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
  - MATERIAL AND MIX/ITEM NUMBERS REFER TO:  
NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

- NOTES**
- JOINTS SHALL BE NO WIDER THAN 3/4" AND SHALL BE MORTARED. JOINTS SHALL BE FULLY FILLED WITH 1:2 CEMENT MORTAR, NEATLY POINTED AND CLEANED OF EXCESS MORTAR.

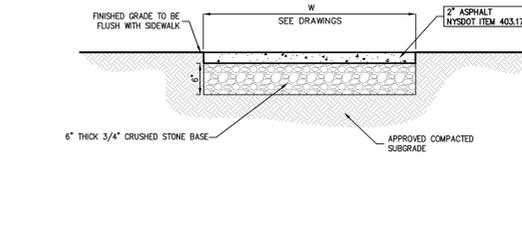


**STONE CURB  
(BELGIAN BLOCK)**

14

**ASPHALT SIDEWALK**

15

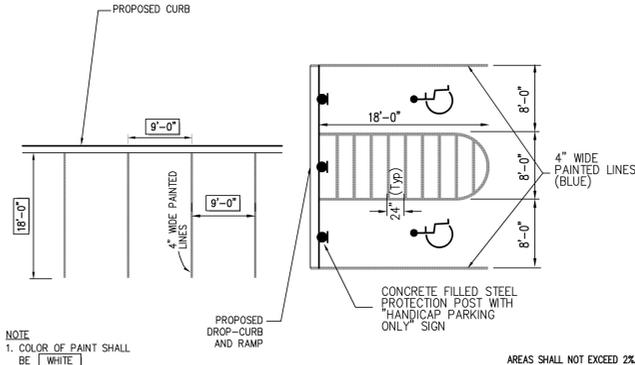


- NOTES**
- SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
  - THICKNESSES INDICATED REFER TO COMPACTED MEASURE.

- NOTE**
- COLOR OF PAINT SHALL BE WHITE

**90° PARKING AND HANDICAP PARKING  
(SINGLE STRIPING — BAY LINE ALIGNMENT)  
(NEW YORK)**

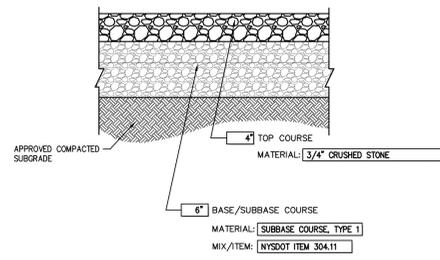
16



AREAS SHALL NOT EXCEED 2%

**GRAVEL PARKING AREA**

18



- NOTES**
- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
  - MATERIAL AND MIX/ITEM NUMBERS REFER TO:  
NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS
- ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

**DETAILS**  
**HUDSON LANDING PROMENADE**  
NORTH STREET  
CITY OF KINGSTON, NY

DATE: 07/16/2014  
SCALE: N.T.S.  
PROJECT NO: 12100  
SHEET NO: DET-2

PL-22

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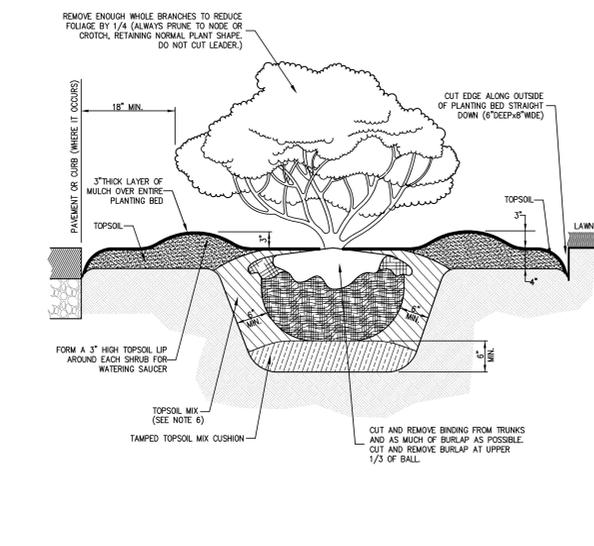
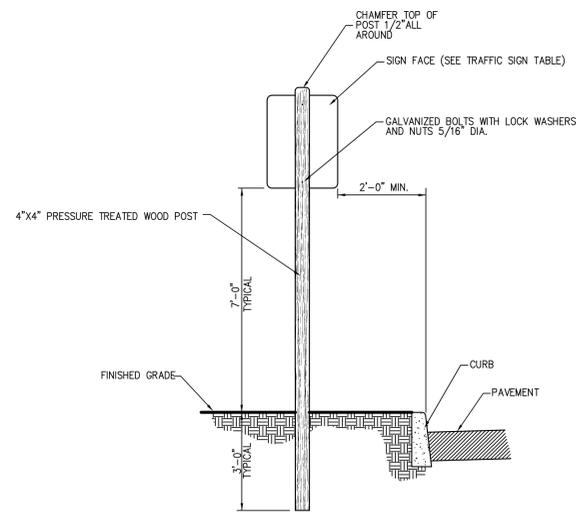
DATE	10/24/2014
REVISION	REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE
NO.	1.

**CITY OF KINGSTON**  
420 BROADWAY  
CITY OF KINGSTON, NY, 12401

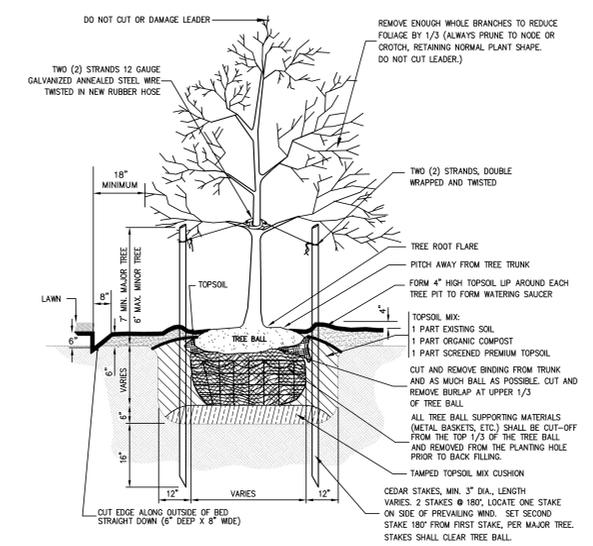
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1 TOWN HALL DRIVE  
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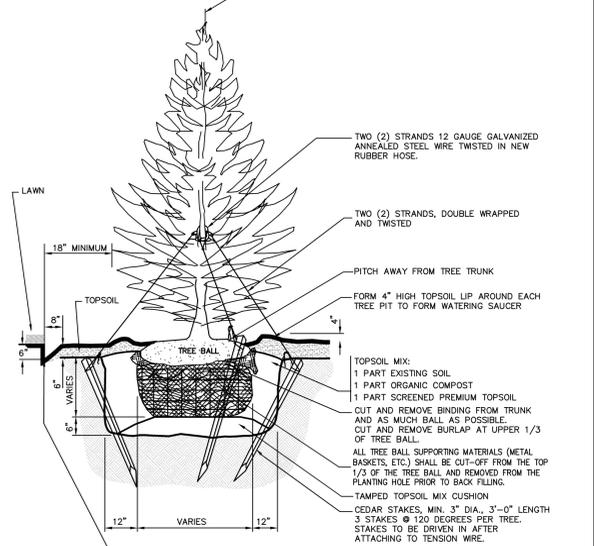
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- NOTES:**
1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO INSTALLATION OF PLANTS.
  2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
  3. AFTER THE SHRUB HAS BEEN PLACED IN THE HOLE, THE TOPSOIL MIX SHALL BE PLACED AROUND THE PLANT 1/3 OF THE WAY UP. A SLOW RELEASE FERTILIZER SHALL THEN BE ADDED TO THE SOIL AROUND THE SHRUB, AND THEN FILL THE REMAINDER OF THE HOLE WITH TOPSOIL MIX. THE TOPSOIL MIX SHALL THEN BE GENTLY COMPACTED.
  4. TOPSOIL SHALL CONSIST OF NATURAL LOAM TOPSOIL, FREE FROM SUBSOIL. TOPSOIL SHALL BE OF UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, SODS, STONES OVER 1 1/2" DIAMETER AND NOODUS WEEDS.
  5. PLANT MATERIAL SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
  6. TOPSOIL MIX SHALL CONSIST OF:
    - 1 PART EXISTING SOIL
    - 1 PART ORGANIC COMPOST



- NOTES:**
1. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS POTBOUND ROOTS PULLED APART TO ALLOW THE ROOTS TO SPREAD.
  2. AFTER THE TREE HAS BEEN PLACED IN THE HOLE, THE TOPSOIL MIX SHOULD BE PLACED AROUND THE TREE ONE-THIRD OF THE WAY UP. A SLOW RELEASE SUPER PHOSPHATE FERTILIZER WILL BE ADDED TO THE SOIL AROUND THE TREE, AND THEN FILL THE REMAINDER OF HOLE WITH TOPSOIL MIX. THE TOPSOIL MIX SHOULD THEN BE GENTLY COMPACTED.
  3. PROVIDE 3" LAYER OF SHREDDED HARDWOOD MULCH AS SPECIFIED OVER ENTIRE WATERING SAUCER AT ALL TREE PITS OR OVER ENTIRE TREE BED. THE SHREDDED HARDWOOD MULCH SHALL NOT COME IN CONTACT WITH THE TREE ROOT FLARE.
  4. REMOVE EXISTING WEEDS, LAWN OR PLANT MATERIAL FROM PROPOSED BED AREA.
  5. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
  6. THE CENTRAL LEADER OF ALL DECIDUOUS PLANTINGS SHALL NOT BE CUT OR DAMAGED.



- NOTES:**
1. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS POTBOUND ROOTS PULLED APART TO ALLOW THE ROOTS TO SPREAD.
  2. AFTER THE TREE HAS BEEN PLACED IN THE HOLE, THE TOPSOIL MIX SHOULD BE PLACED AROUND THE PLANT ONE-THIRD OF THE WAY UP. A SLOW RELEASE SUPER PHOSPHATE FERTILIZER WILL BE ADDED TO THE SOIL AROUND THE TREE, AND THEN FILL THE REMAINDER OF HOLE WITH TOPSOIL MIX. THE TOPSOIL MIX SHOULD THEN BE GENTLY COMPACTED.
  3. PROVIDE 3" LAYER OF MULCH AS SPECIFIED OVER ENTIRE WATERING SAUCER AT ALL TREE PITS OR OVER ENTIRE TREE BED.
  4. REMOVE EXISTING WEEDS, LAWN OR PLANT MATERIAL FROM PROPOSED BED AREA.

**TRAFFIC SIGN POST (WOOD)**

19

**SHRUB PLANTING**

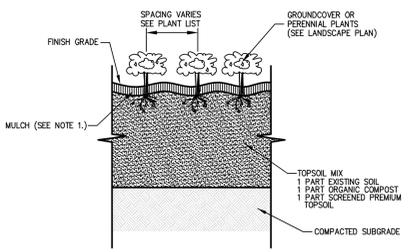
20

**DECIDUOUS TREE PLANTING**

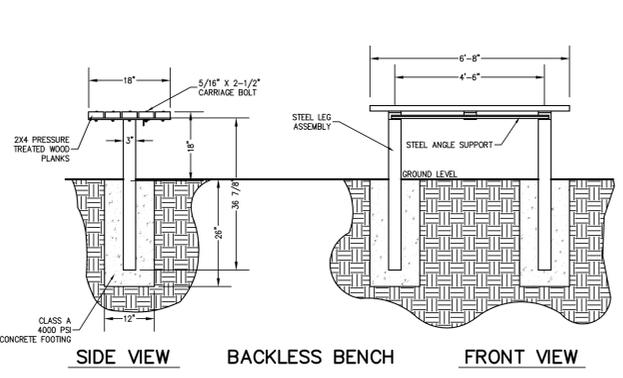
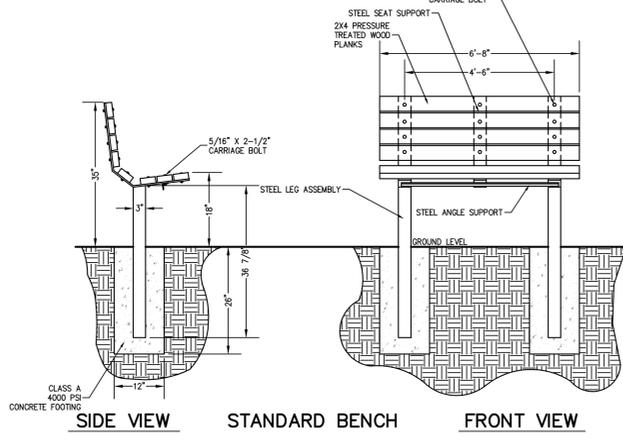
21

**EVERGREEN TREE PLANTING**

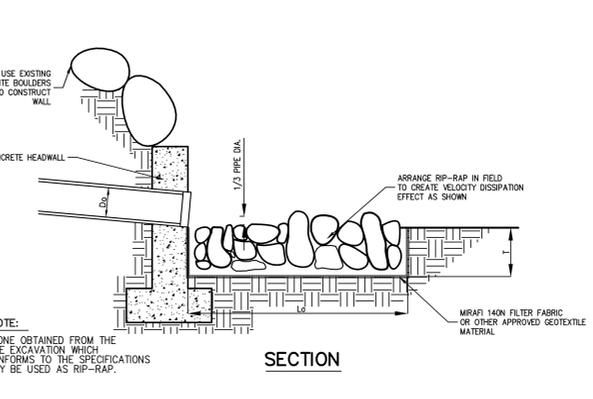
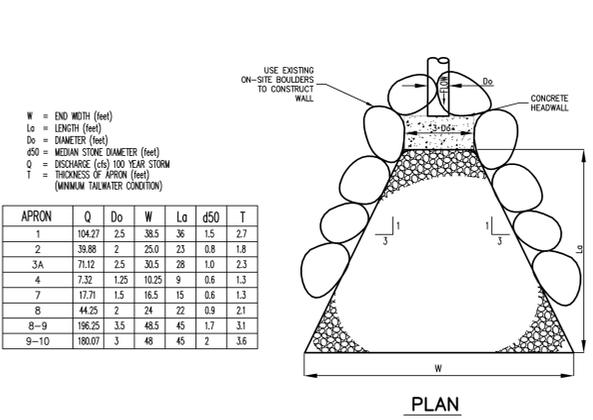
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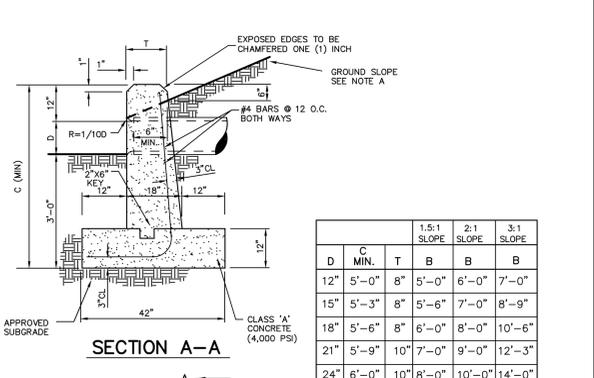
- NOTES:**
1. PROVIDE 3" LAYER OF MULCH AS SPECIFIED OVER ENTIRE PLANTING BED.
  2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS POTBOUND ROOTS PULLED APART TO ALLOW THE ROOTS TO SPREAD.
  3. AFTER THE SHRUB HAS BEEN PLACED IN THE HOLE, THE TOPSOIL MIX SHOULD BE PLACED AROUND THE PLANT ONE-THIRD OF THE WAY UP. A SLOW RELEASE SUPER PHOSPHATE FERTILIZER WILL BE ADDED TO THE SOIL AROUND THE SHRUB, AND THEN FILL THE REMAINDER OF HOLE WITH TOPSOIL MIX. THE TOPSOIL MIX SHOULD THEN BE GENTLY COMPACTED.
  4. REMOVE EXISTING WEEDS, LAWN OR PLANT MATERIAL FROM PROPOSED BED AREA.



REFER TO EXACT SPECIFICATIONS FROM HIGHLAND PRODUCTS GROUP LLC



**NOTE:** STONE OBTAINED FROM THE SITE EXCAVATION WHICH CONFORMS TO THE SPECIFICATIONS MAY BE USED AS RIP-RAP.

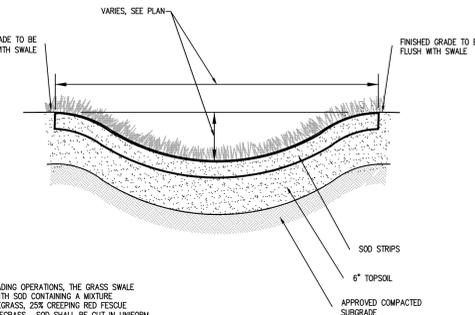


D	C	T	SLOPE		
			1.5:1	2:1	3:1
12"	5'-0"	8'	5'-0"	6'-0"	7'-0"
15"	5'-3"	8'	5'-6"	7'-0"	8'-9"
18"	5'-6"	8'	6'-0"	8'-0"	10'-6"
21"	5'-9"	10'	7'-0"	9'-0"	12'-3"
24"	6'-0"	10'	8'-0"	10'-0"	14'-0"
27"	6'-3"	12'	8'-6"	11'-0"	15'-9"
30"	6'-6"	12'	9'-0"	12'-0"	17'-6"
36"	7'-0"	12'	10'-6"	13'-6"	19'-6"
42"	7'-6"	12'	12'-0"	15'-0"	22'-6"
48"	8'-0"	12'	13'-6"	16'-6"	25'-6"
54"	8'-6"	12'	15'-0"	18'-0"	28'-6"

**NOTE A:** GROUND SLOPE TO BE 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SPECIFIED (SEE CHART)

**GROUNDCOVER PLANTING**

23



- NOTES:**
1. IMMEDIATELY AFTER GRADING OPERATIONS, THE GRASS SWALE SHALL BE STABILIZED WITH SOD CONTAINING A MIXTURE OF SOFT KENTUCKY BLUEGRASS, 20% CREEPING RED FESCUE AND 20% PERENNIAL RYEGRASS. SOD SHALL BE CUT IN UNIFORM WIDTH STRIPS OF LIVE GRASS.
  2. FOR SWALE SLOPES EXCEEDING SIX INCHES, A MESH SHALL BE UTILIZED TO STABILIZE THE SWALE BASE.
  3. AREA ADJACENT TO SWALE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION

**VEGETATED GRASS SWALE**

24

**HIGHLAND PARK BENCH**

25

**RIP-RAP APRON/ENERGY DISSIPATER**

26

**STRAIGHT CONCRETE HEADWALL**

27

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**DETAILS**  
HUDSON LANDING PROMENADE  
NORTH STREET  
CITY OF KINGSTON, NY

**PL-23**

DATE: 10/24/2014  
REVISION: REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE

CITY OF KINGSTON  
420 BROADWAY  
CITY OF KINGSTON, NY, 12401

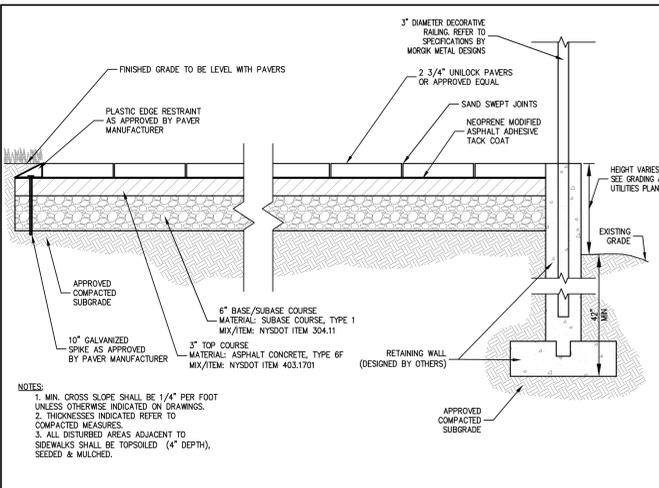
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JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD • ARMONK, NY 10504  
voice 914.273.9225 • fax 914.273.2102

DESIGN: JSJ  
APPROVED: RR  
SCALE: N.T.S.  
DATE: 07/16/2014  
PROJECT No: 12100  
JOB: LEW-DEMS  
SHEET: DET-3  
DATE: 07/16/2014

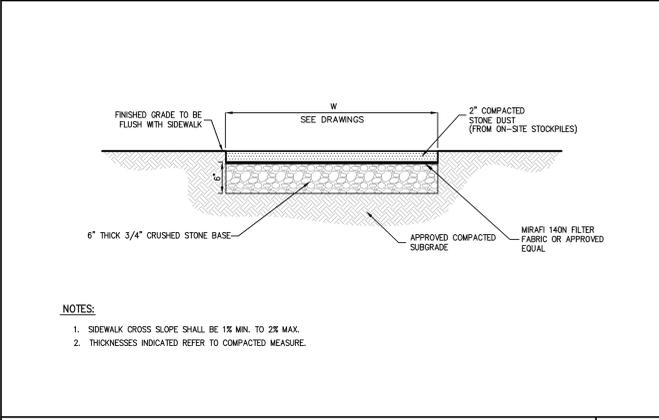
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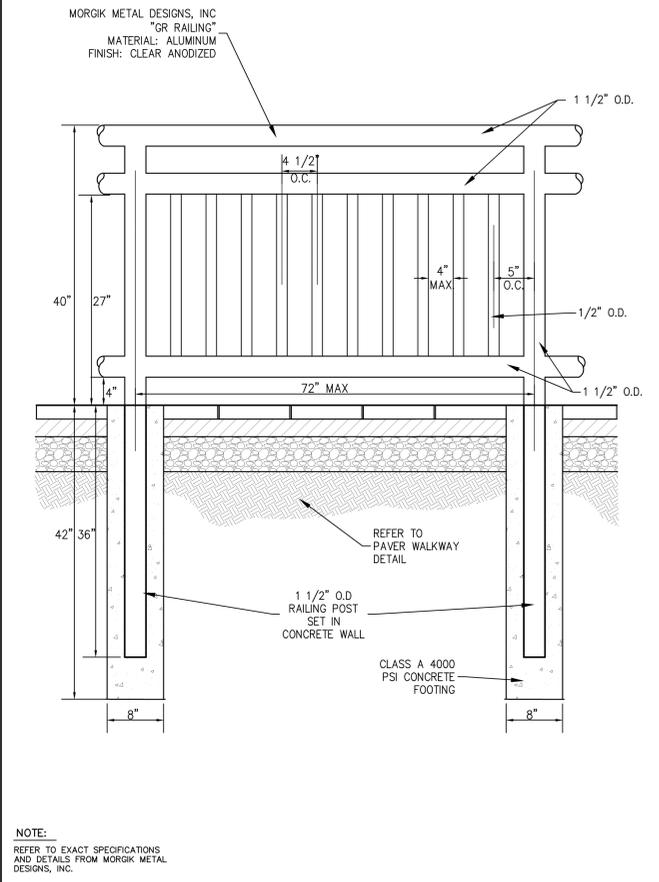
**PAVER WALKWAY**

**28**



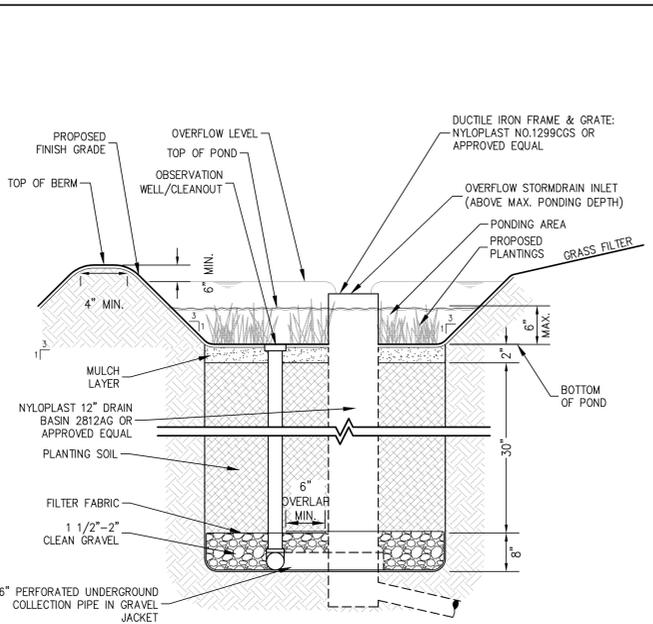
**COMPACTED STONE DUST SIDEWALK**

**29**



**DECORATIVE RAILING**

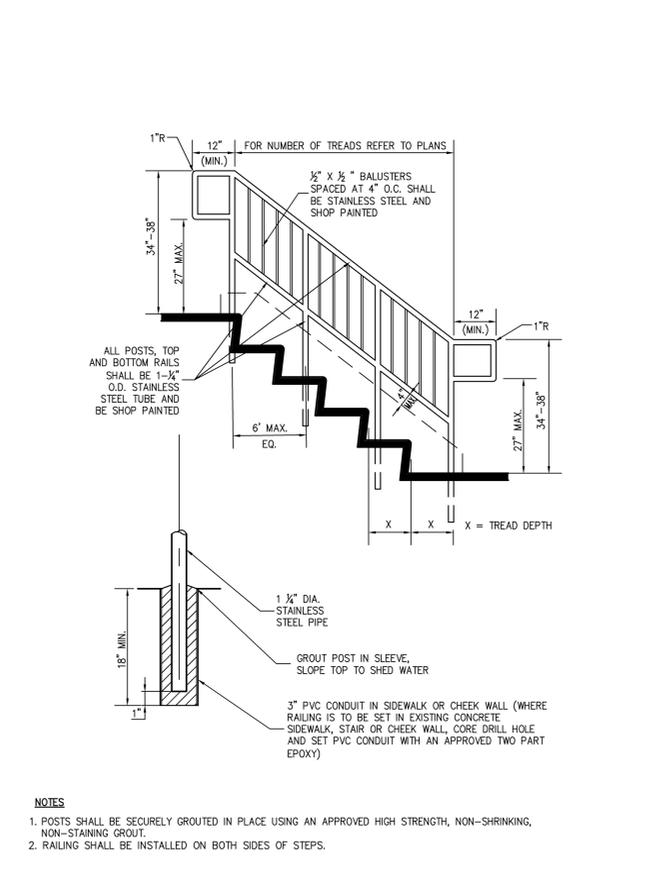
**34**



- NOTES:**
1. ALL MATERIALS SHALL BE PRODUCT OF NYLOPLAST OR APPROVED EQUAL. ADDRESS: 3130 VERONA AVENUE, BUFORD, GA, 30519. PHONE: (770) 932 2443.
  2. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
  3. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
  4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.
  5. THE CONTRACTOR MUST CONSTRUCT THE BIORETENTION AREA FOLLOWING THE SPECIFICATIONS IN THE NYSDC STORMWATER MANAGEMENT DESIGN MANUAL.
  6. THE SOILS BENEATH THE BIORETENTION AREA SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION.
  7. THE MULCH LAYER SHALL CONSIST OF A 2 INCH LAYER OF COMMERCIALY AVAILABLE SHREDDED HARDWOOD MULCH.
- BIORETENTION SOIL MIX NOTES:**
1. THE 90% BLENDED ENGINEERED MEDIA MUST CONFORM TO THE PARTICLE SIZE DISTRIBUTION LISTED IN THE TABLE TO THE RIGHT.
  2. THE 10% ORGANICS CAN BE LEAF COMPOST OR PEAT MOSS

**BIORETENTION AREA (FLOW THROUGH)**

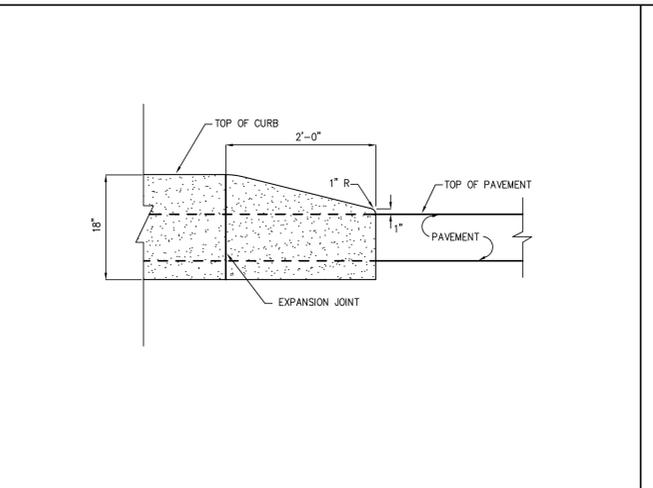
**30**



- NOTES:**
1. POSTS SHALL BE SECURELY GROUTED IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
  2. RAILING SHALL BE INSTALLED ON BOTH SIDES OF STEPS.

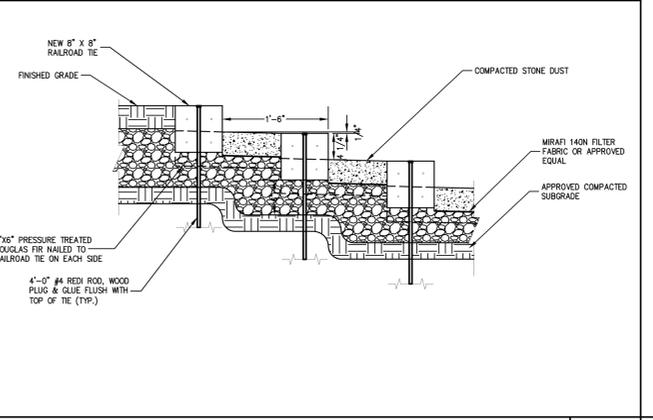
**STEEL PIPE RAILING FOR STAIRS WITH VERTICAL GUARD RAIL**

**35**



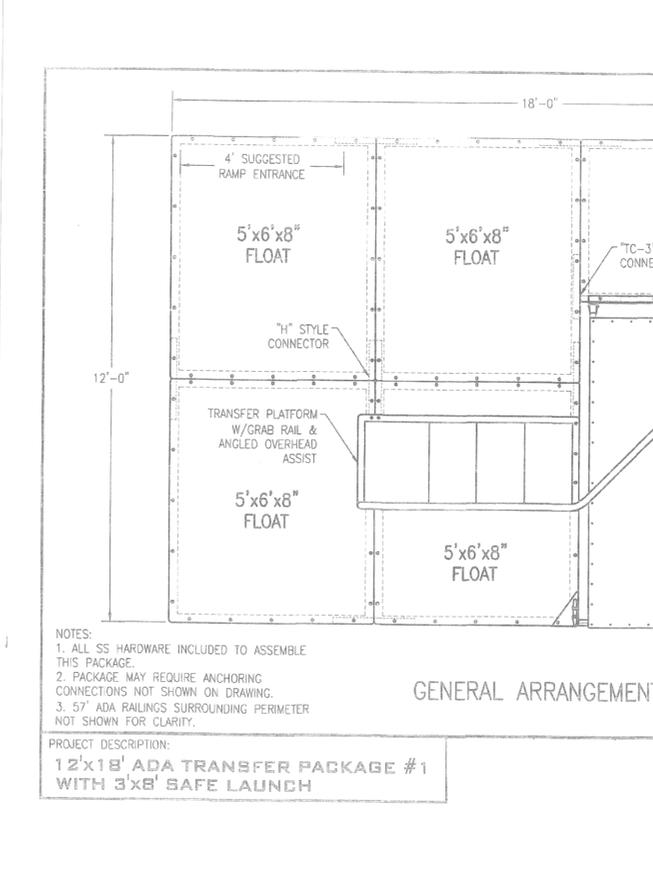
**BELGIAN BLOCK CURB ENDING**

**31**



**RAILROAD TIE STEPS**

**32**



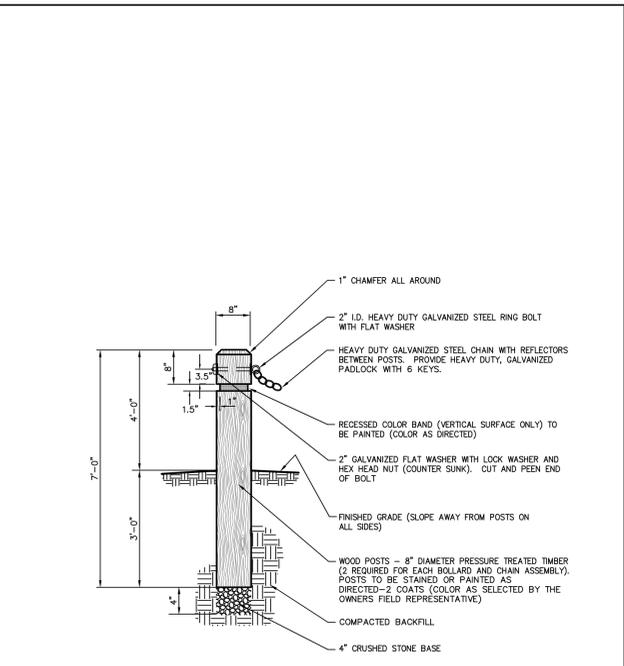
**NOTES:**

1. ALL SS HARDWARE INCLUDED TO ASSEMBLE THIS PACKAGE.
2. PACKAGE MAY REQUIRE ANCHORING CONNECTIONS NOT SHOWN ON DRAWING.
3. 57' ADA RAILINGS SURROUNDING PERIMETER NOT SHOWN FOR CLARITY.

**PROJECT DESCRIPTION:**  
**12'x18' ADA TRANSFER PACKAGE #1 WITH 3'x8' SAFE LAUNCH**

**12' X 18' ADA COMPLIANT KAYAK LAUNCH DOCK**

**36**



**BOLLARD & CHAIN ASSEMBLY (Wood)**

**33**

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REVISION	REVISED PER HUDSON LANDING DESIGN REVIEW COMMITTEE
A2	1.

CITY OF KINGSTON  
 420 BROADWAY  
 CITY OF KINGSTON, NY, 12401

TOWN OF ULSTER  
 1 TOWN HALL DRIVE  
 LAKE KATHTINE, NY 12449

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**DETAILS**

**HUDSON LANDING PROMENADE**  
 NORTH STREET  
 CITY OF KINGSTON, NY

DESIGN	JSJ	APPROVED	RR
SCALE	N.T.S.		
DATE	07/16/2014		
PROJECT NO.	12100		
DATE/REV	DATE	BY	LS
DESCRIPTION	DET-4		

**PL-24**