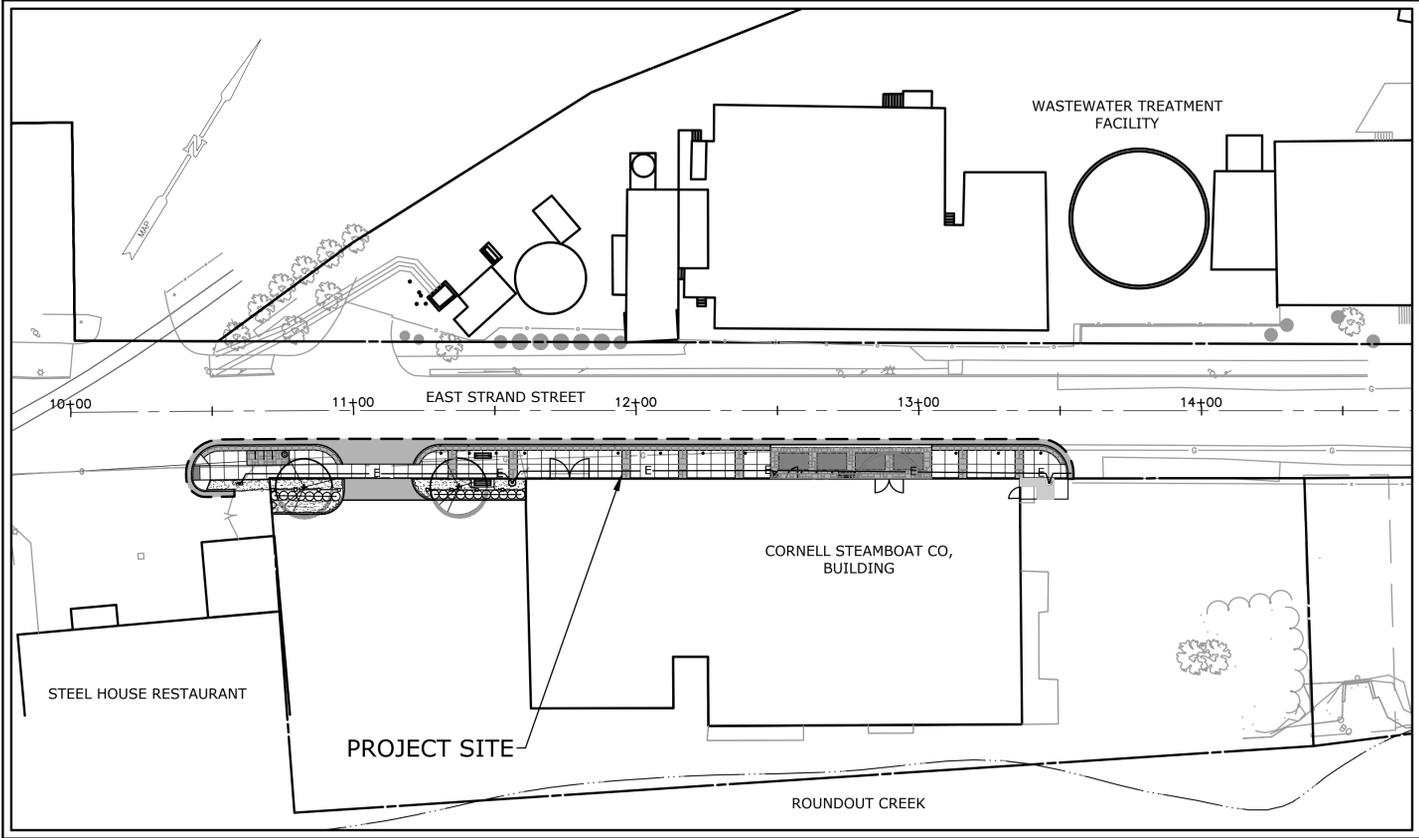


EAST STRAND STREETScape IMPROVEMENTS - PHASE 1

EAST STRAND STREET KINGSTON, NEW YORK

CONSTRUCTION DRAWINGS
JULY 1, 2014



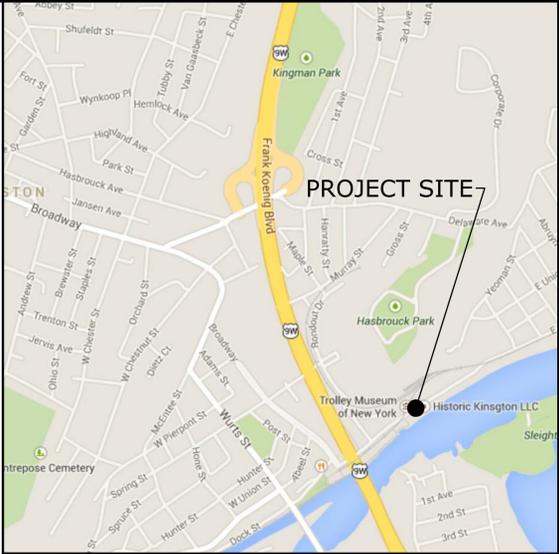
PROJECT SITE VICINITY MAP:



PREPARED BY:



99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com



LOCATION MAP:



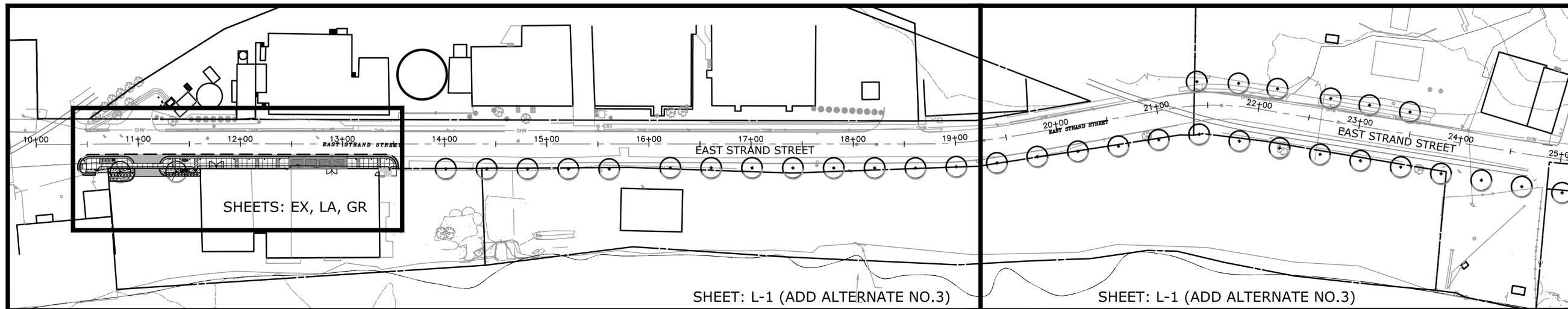
PREPARED FOR:

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NY 12401

LIST OF DRAWINGS

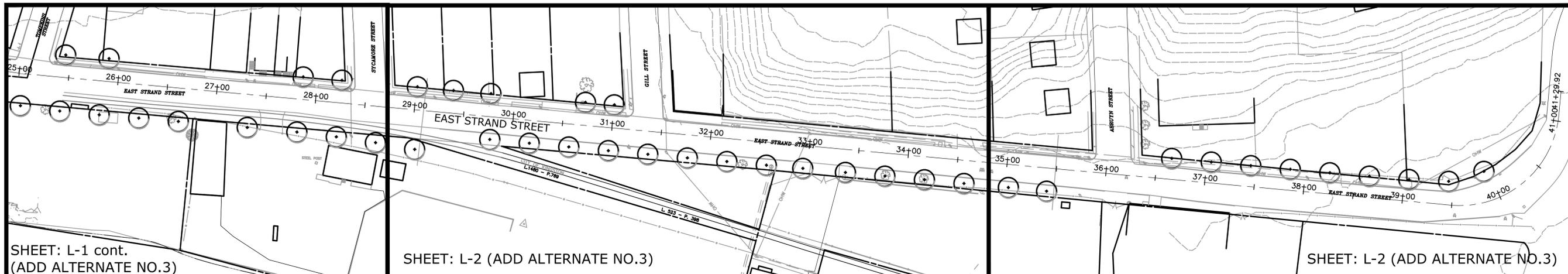
NO.	NAME	TITLE
01	--	TITLE SHEET
02	IN	INDEX PLAN
03	EX	SITE PLAN - EXISTING CONDITIONS
04	LA	SITE PLAN - LAYOUT AND LANDSCAPING
05	GR	SITE PLAN - GRADING
06	EL	SITE PLAN - LIGHTING AND ELECTRICAL DETAILS
07-08	SD1-2	SITE DETAILS
09-10	L1-2	LANDSCAPING ADD ALTERNATE NO.3

SCALE: 1"=50' (SEE SHEET L-1 FOR DETAILS)



SHEET: L-1 (ADD ALTERNATE NO.3)

SHEET: L-1 (ADD ALTERNATE NO.3)



SHEET: L-1 cont.
(ADD ALTERNATE NO.3)

SHEET: L-2 (ADD ALTERNATE NO.3)

SHEET: L-2 (ADD ALTERNATE NO.3)

GENERAL NOTES

1. BASE MAP INFORMATION, INCLUDING TOPOGRAPHIC INFORMATION, IS BASED UPON FIELD SURVEY CONDUCTED BY BRINNIER & LARLOS, P.C. PREPARED FOR THE CITY OF KINGSTON, NY AT A SCALE OF 1"=20', DATED OCTOBER, 2012.
2. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "DIG SAFELY, NEW YORK", 1-800-962-7962. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
3. MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
4. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NEW YORK - 2005, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
6. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" SCREENED TOPSOIL, AND BE SEEDED WITH GRASS OR SODDED, AS SHOWN ON THE PLANS.
7. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
8. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE CITY OF KINGSTON, NY REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION.
9. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER COMPANY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
10. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS SHALL BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
11. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
12. THE CONTRACTOR MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
13. A COPY OF THE PLANNING COMMISSION PERMIT & CONDITIONS OF APPROVALS MUST BE MAINTAINED ON SITE AT ALL TIME. THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THESE APPROVALS DURING CONSTRUCTION.

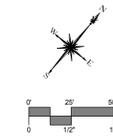
CONSTRUCTION SEQUENCE

1. PRIOR TO COMMENCEMENT OF WORK A PRECONSTRUCTION MEETING SHALL BE HELD WITH TOWN STAFF AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON (UNDER THE DIRECTION OF THE GENERAL CONTRACTOR) WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE.
2. CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
3. CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.
4. CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL. PLACE SEDIMENT FILTER FENCE AND HAYBALES AROUND STOCKPILES.
5. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
6. INSTALL UTILITIES, CURBS AND SIDEWALKS. REPAIR ROADS.
7. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
8. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE CITY'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
9. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
10. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO PRIVATE PROPERTIES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS 48 HOURS PRIOR TO ANY WORK THAT WILL INTERRUPT ACCESS OR UTILITY SERVICES.

LEGEND

EXISTING	PROPOSED

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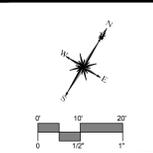
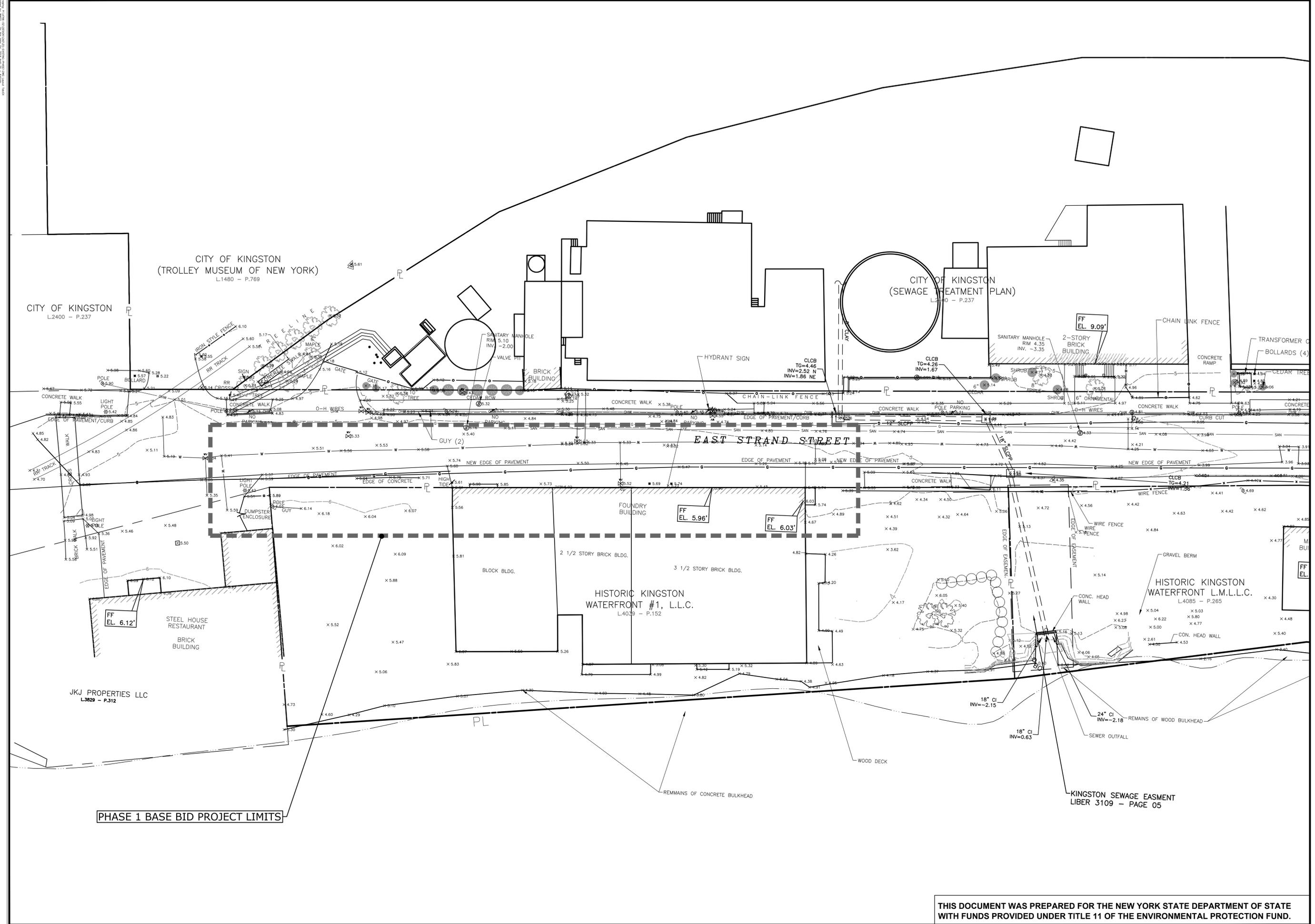
MILONE & MACBROOM
 99 Reilly Drive
 Cheshire, Connecticut 06410
 (203) 271-1773 Fax (203) 272-9733
 www.miloneandmacbroom.com

DESCRIPTION	DATE	BY

INDEX PLAN
 EAST STRAND STREETScape
 IMPROVEMENTS - PHASE 1
 EAST STRAND STREET
 KINGSTON, NEW YORK

MTD	MTD	TRS
DESIGNED	DRAWN	CHECKED
SCALE		
1"=50'		
DATE		
JULY 1, 2014		
PROJECT NO.		
4766-02		

IN



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DESCRIPTION	DATE	BY

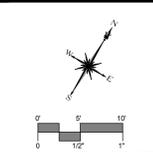
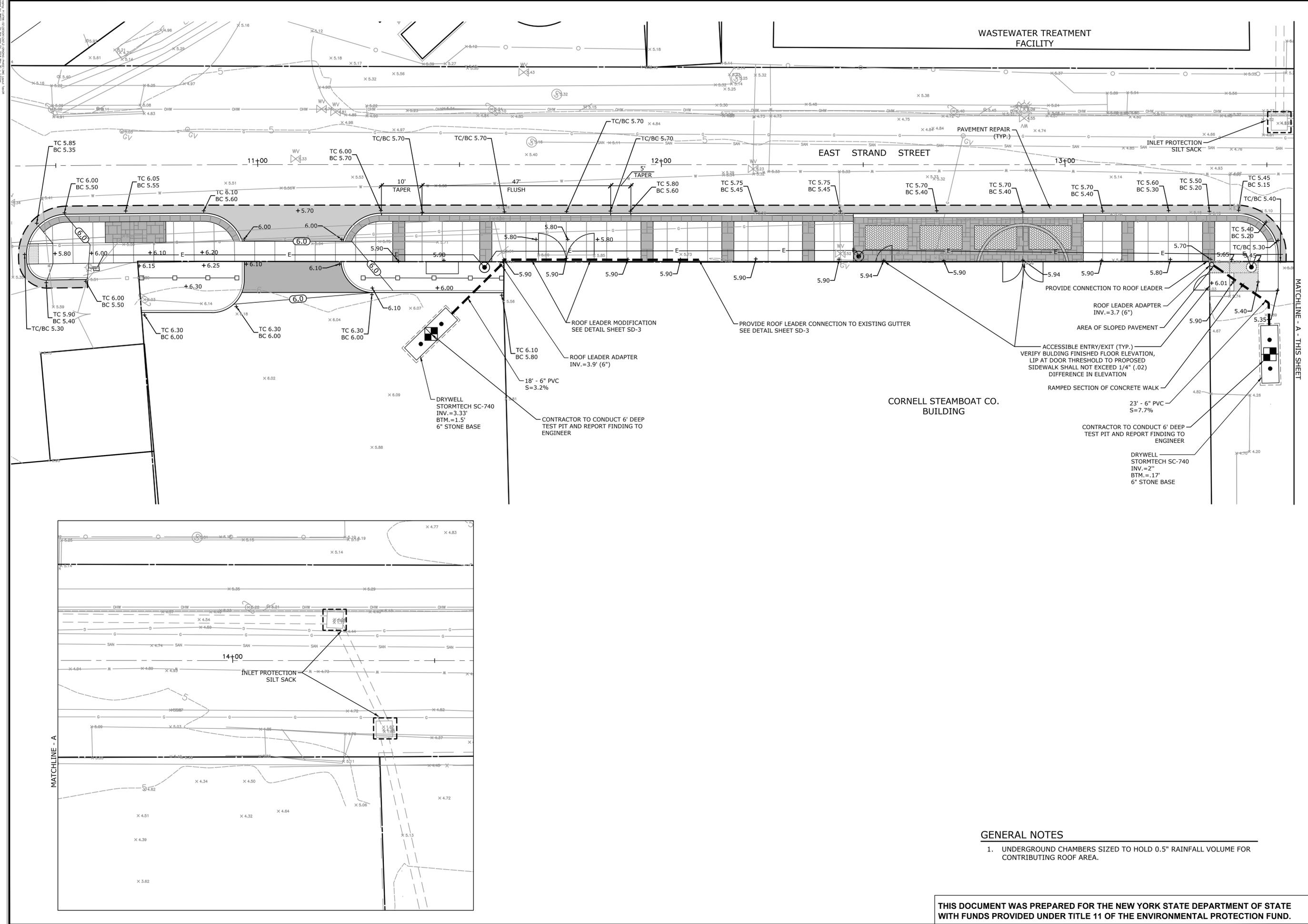
EXISTING CONDITIONS
EAST STRAND STREETSCAPE IMPROVEMENTS - PHASE 1
 EAST STRAND STREET
 KINGSTON, NEW YORK

DESIGNED	GB	TR

SCALE: 1"=20'
 DATE: JULY 1, 2014
 PROJECT NO.: 4766-02

EX

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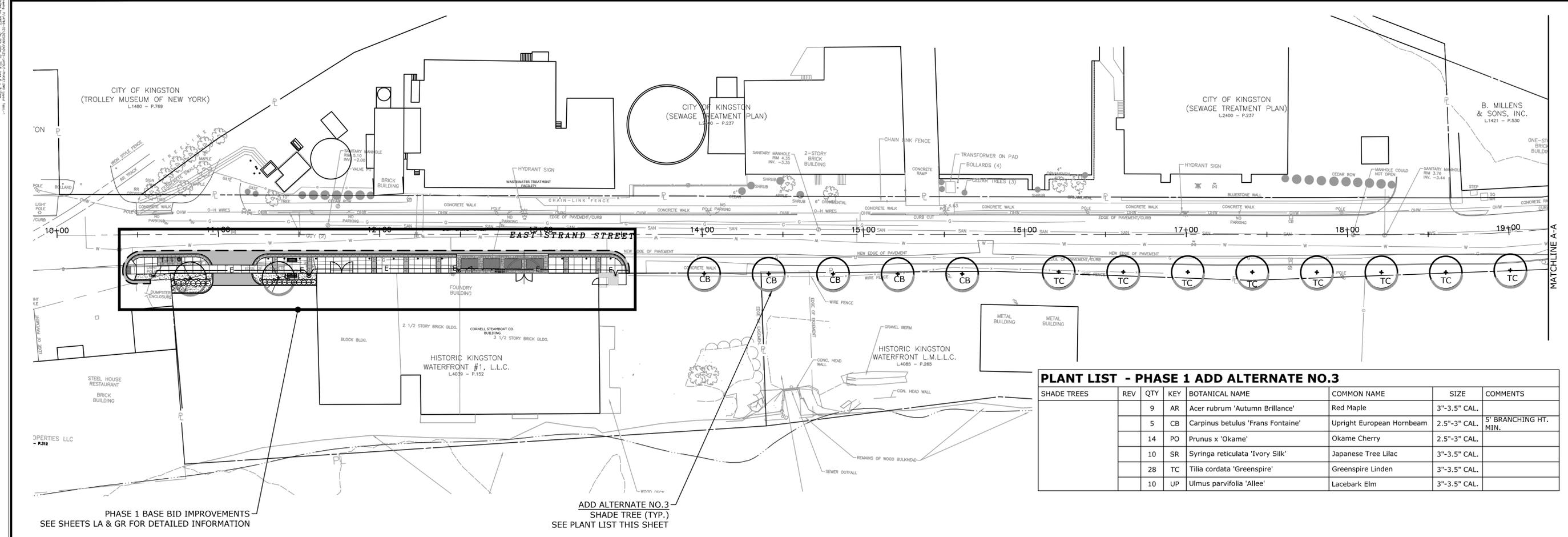
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DESCRIPTION	DATE	BY

SITE PLAN - GRADING UTILITIES AND EROSION CONTROLS
EAST STRAND STREETScape IMPROVEMENTS - PHASE 1
 EAST STRAND STREET
 KINGSTON, NEW YORK

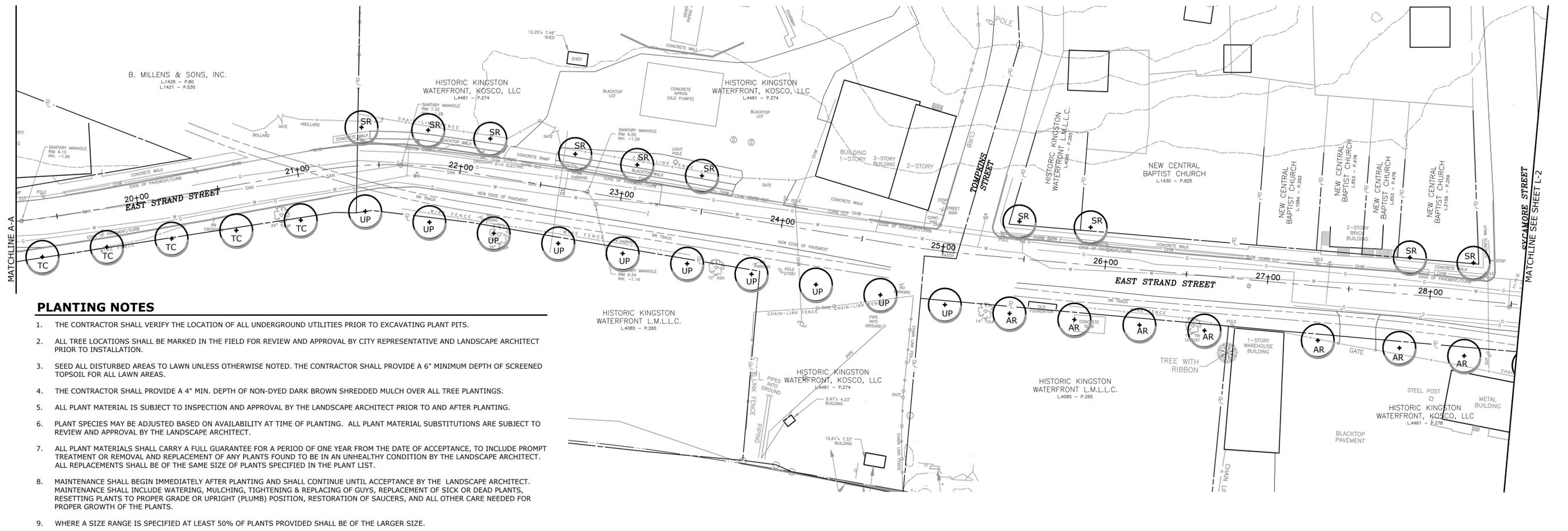
MTD	GB	TRS
DESIGNED	DRAWN	CHECKED
SCALE		
1"=10'		
DATE		
JULY 1, 2014		
PROJECT NO.		
4766-02		
SHEET NO.		
GR		

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PLANT LIST - PHASE 1 ADD ALTERNATE NO.3

SHADE TREES	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	9	AR		Acer rubrum 'Autumn Brilliance'	Red Maple	3"-3.5" CAL.	
	5	CB		Carpinus betulus 'Frans Fontaine'	Upright European Hornbeam	2.5"-3" CAL.	5' BRANCHING HT. MIN.
	14	PO		Prunus x 'Okame'	Okame Cherry	2.5"-3" CAL.	
	10	SR		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	3"-3.5" CAL.	
	28	TC		Tilia cordata 'Greenspire'	Greenspire Linden	3"-3.5" CAL.	
	10	UP		Ulmus parvifolia 'Allee'	Lacebark Elm	3"-3.5" CAL.	



- PLANTING NOTES**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
 2. ALL TREE LOCATIONS SHALL BE MARKED IN THE FIELD FOR REVIEW AND APPROVAL BY CITY REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 3. SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
 4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF NON-DYED DARK BROWN SHREDDED MULCH OVER ALL TREE PLANTINGS.
 5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
 6. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
 7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
 8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
 9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.

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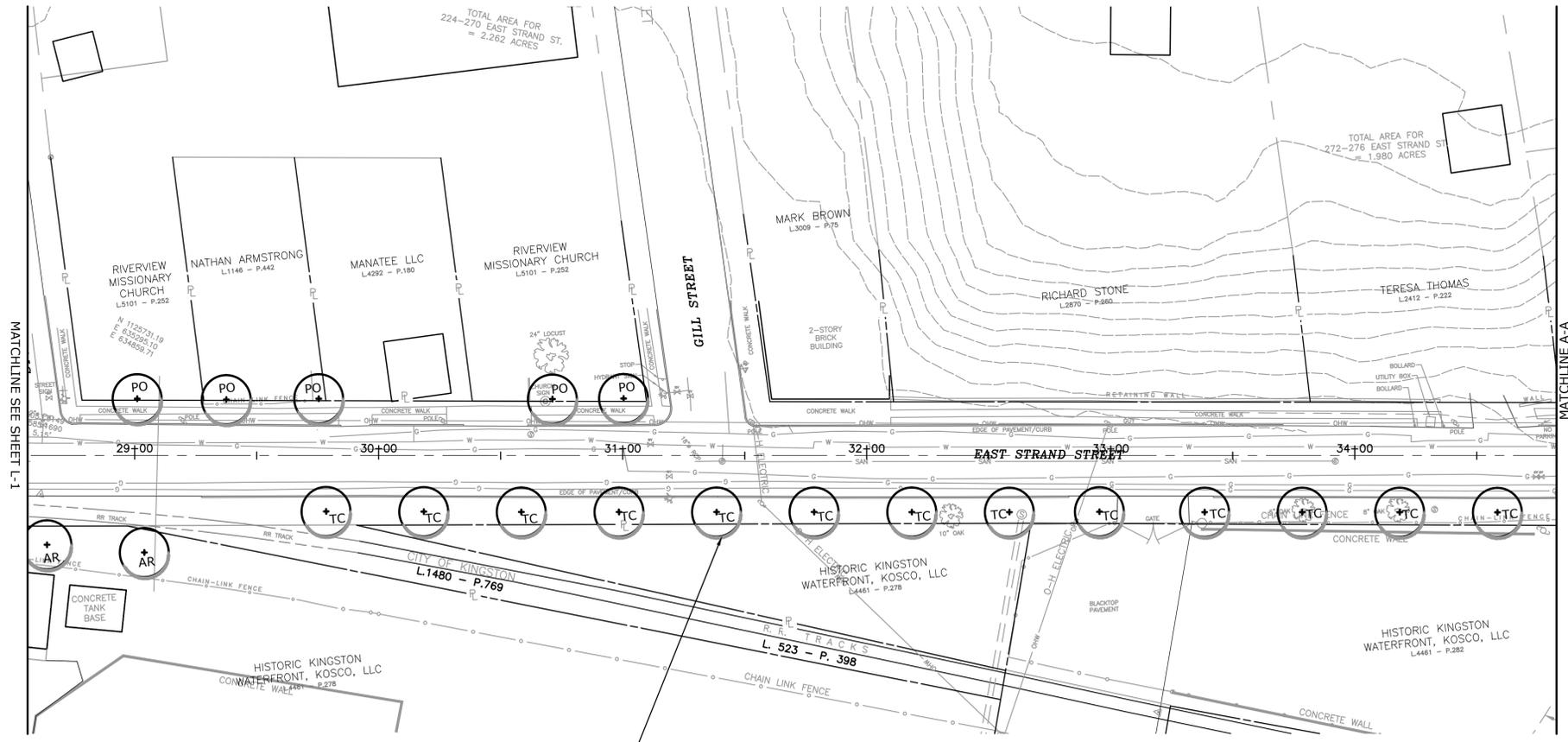
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BY	DATE	DESCRIPTION

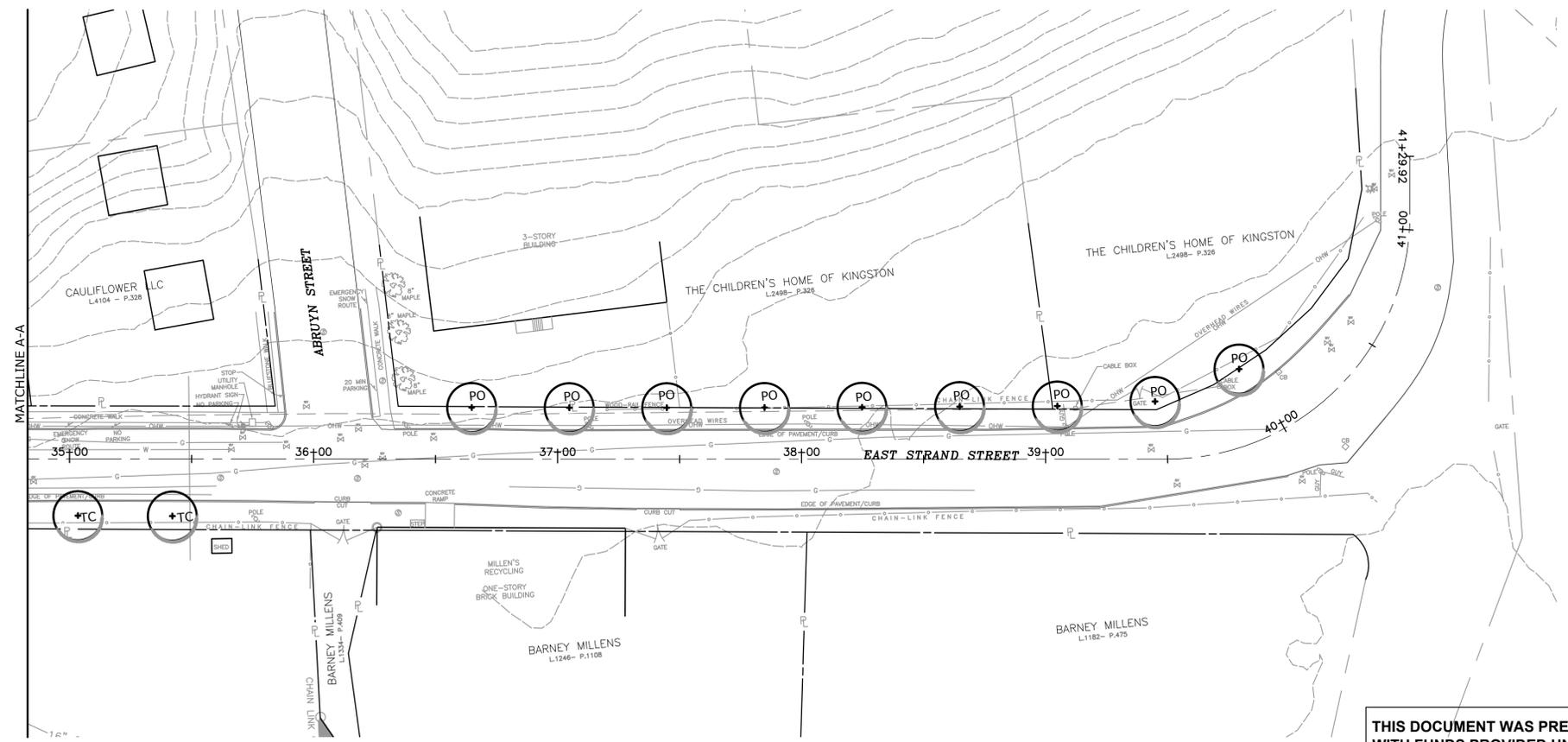
SITE PLAN - LANDSCAPING ADD ALTERNATE 1
EAST STRAND STREETSCAPE IMPROVEMENTS - PHASE 1
EAST STRAND STREET
KINGSTON, NEW YORK

DESIGNED	DRAWN	CHECKED
SCALE: 1"=30'		
DATE: JULY 1, 2014		
PROJECT NO.: 4766-02		
SHEET NAME: L-1		

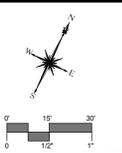
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ADD ALTERNATE NO.3
SHADE TREE (TYP.)
SEE PLANT LIST ON SHEET L-1



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DESCRIPTION	DATE	BY

SITE PLAN - LANDSCAPING ADD ALTERNATE 1
EAST STRAND STREETSCAPE IMPROVEMENTS - PHASE 1
EAST STRAND STREET
KINGSTON, NEW YORK

DESIGNED	DRAWN	CHECKED
SCALE 1"=30'		
DATE JULY 1, 2014		
PROJECT NO. 4766-02		

L-2
SHEET NAME