

# VAN DYKE SPINNEY - PHASE 1

## AMENDMENT TO PHASE 1 SITE PLAN

TOWN OF BETHLEHEM COUNTY OF ALBANY  
STATE OF NEW YORK

# AMENDED LANDSCAPING PLAN

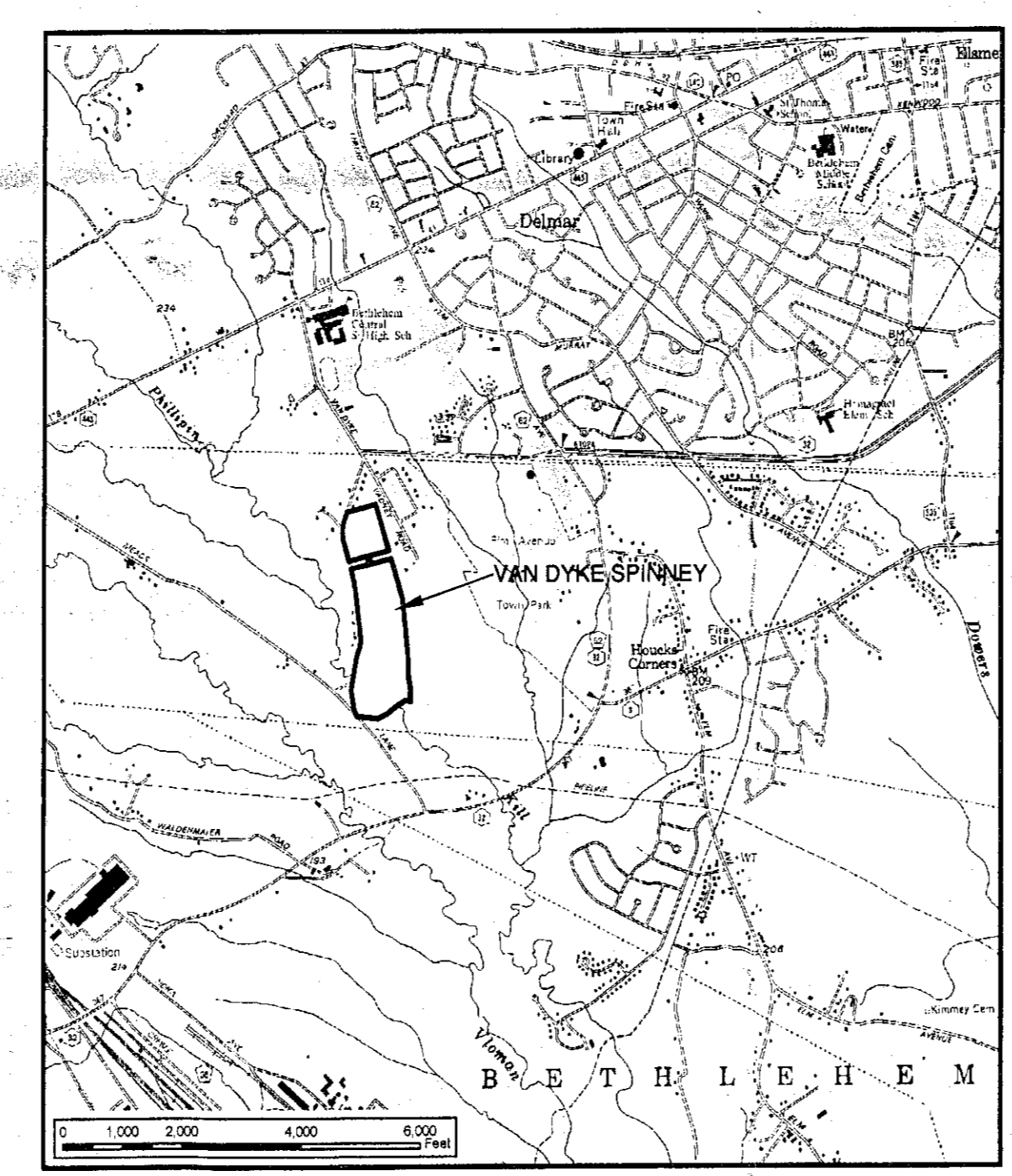
**OWNER / DEVELOPER**  
VAN DYKE SPINNEY, LLC  
1 JUNIPER LANE  
DELMAR, NEW YORK 12054  
(518) 439-8857

**ZONING**  
"PDD" PLANNED DEVELOPMENT DISTRICT

**TOTAL ACREAGE**  
91.87± ACRES

**TAX MAP No's**  
96.00-01-30

**KLEINKE ASSOCIATES**  
LANDSCAPE ARCHITECTS • MUNICIPAL PLANNERS  
WWW.LANDARCH.INFO WWW.NYZONINGMAPS.COM  
306 DELAWARE AVENUE, DELMAR, NEW YORK 12054  
518.439.7790 INFO@KLEINKEASSOCIATES.COM



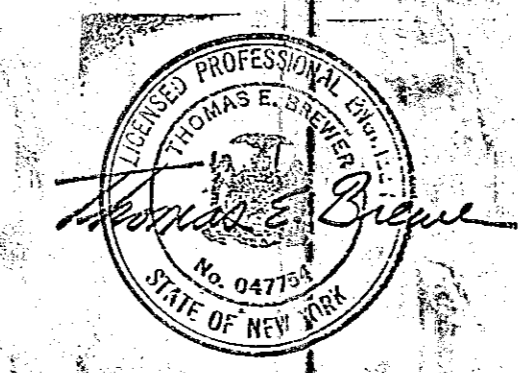
VICINITY MAP  
AS NOTED

11 - 03  
DECEMBER 12, 2011  
FEBRUARY 15, 2014

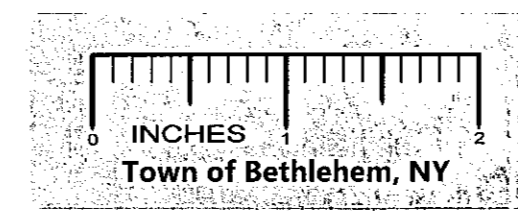
**INDEX**

SHEET NO.	DESCRIPTION
1	COVER
2	AMENDED SITE PLAN
3	TYPICAL LANDSCAPE PLANTINGS

**GENERAL NOTES:**  
THE VAN DYKE SPINNEY PROJECT IS LOCATED WITHIN 500' OF FARM OPERATIONS IN THE COUNTY AGRICULTURAL DISTRICT.  
SITE PLAN APPROVED BY THE TOWN OF BETHLEHEM PLANNING BOARD ON JULY 23, 2012.



TOWN OF BETHLEHEM  
PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
This Site Plan Approved.  
*John F. Loh*  
Title Chairman  
Date 6/19/14  
SPA 16S A2, 310/14



**BEA BREWER ENGINEERING ASSOCIATES, P.C.**  
CONSULTING ENGINEERS • PLANNERS  
743 COLUMBIA TURNPIKE, EAST GREENBUSH, NEW YORK 12061  
PHONE: 518.477.5253 FAX: 518.477.5233

**COVER SHEET**

DRAWN BY:	DATE:	CHECKED BY:	SCALE:
DVB	02/15/14	TJB	NONE
DATE:	REVISION:	DATE:	REVISION:

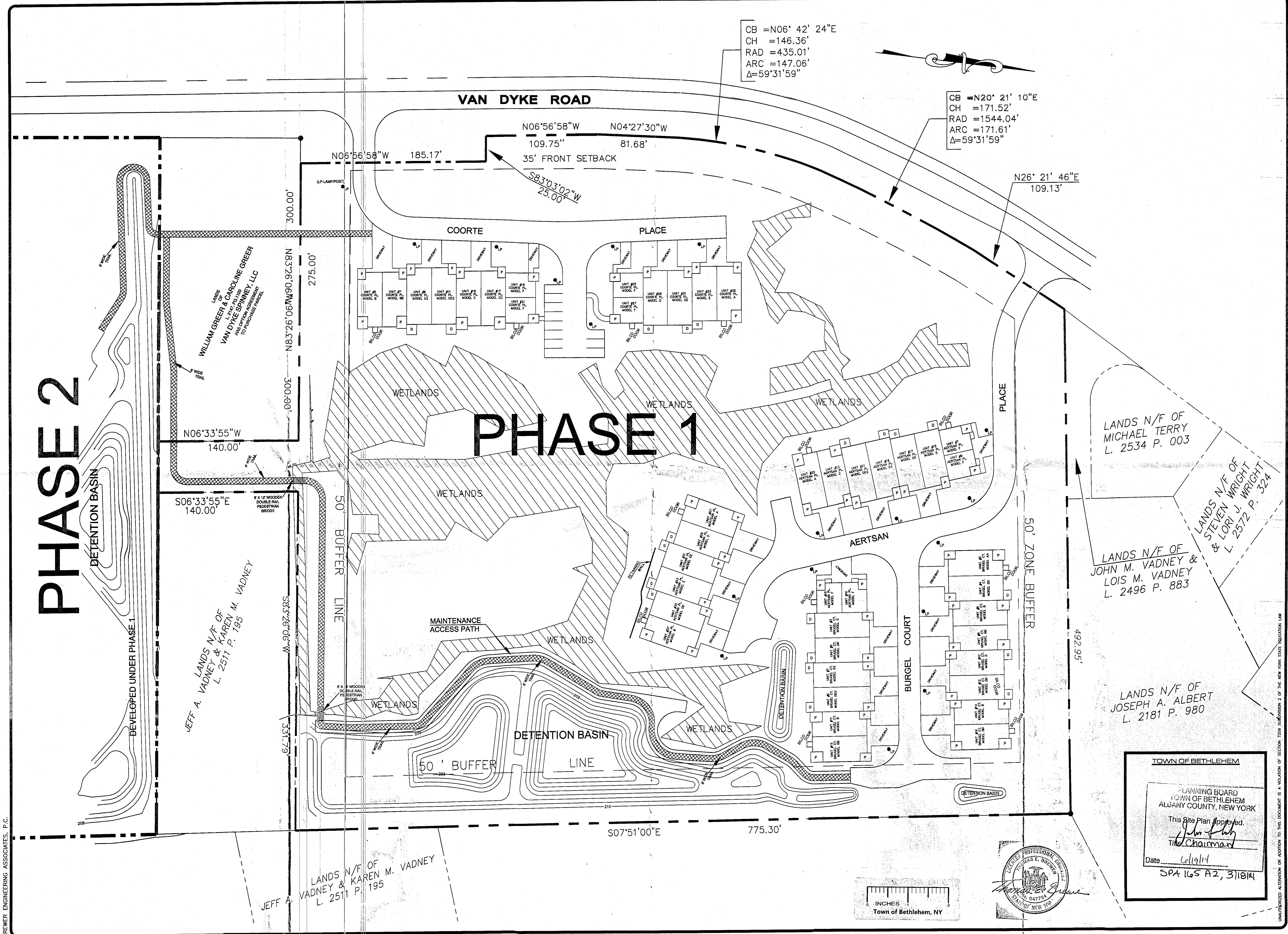
**VAN DYKE SPINNEY**  
**PHASE 1**  
TOWN OF BETHLEHEM COUNTY OF ALBANY  
STATE OF NEW YORK

DRAWING NUMBER:  
1  
3

JOB NO. 11-03

# PHASE 2

# PHASE 1



CB = N06° 42' 24"E  
 CH = 146.36'  
 RAD = 435.01'  
 ARC = 147.06'  
 Δ = 59° 31' 59"

CB = N20° 21' 10"E  
 CH = 171.52'  
 RAD = 1544.04'  
 ARC = 171.61'  
 Δ = 59° 31' 59"

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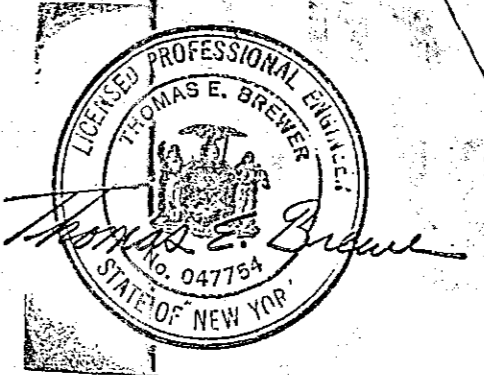
AMENDED SITE PLAN			
DATE	REVISION	DATE	REVISION
02/15/14			
02/15/14			
02/15/14			

TITLE: AMENDED SITE PLAN  
 DRAWN BY: DVB/T  
 DATE: 02/15/14  
 CHECKED BY: TEB  
 SCALE: 1" = 100'  
 DATE: 02/15/14  
 DATE: 02/15/14

**VAN DYKE SPINNEY**  
**PHASE 1**  
 TOWN OF BETHLEHEM COUNTY OF ALBANY  
 STATE OF NEW YORK

TOWN OF BETHLEHEM  
 PLANNING BOARD  
 TOWN OF BETHLEHEM  
 ALBANY COUNTY, NEW YORK  
 This Site Plan Approved.  
*John J. Pugh*  
 The Chairman  
 Date: 6/19/14  
 SPA 165 A2, 3/10/14

INCHES  
 Town of Bethlehem, NY

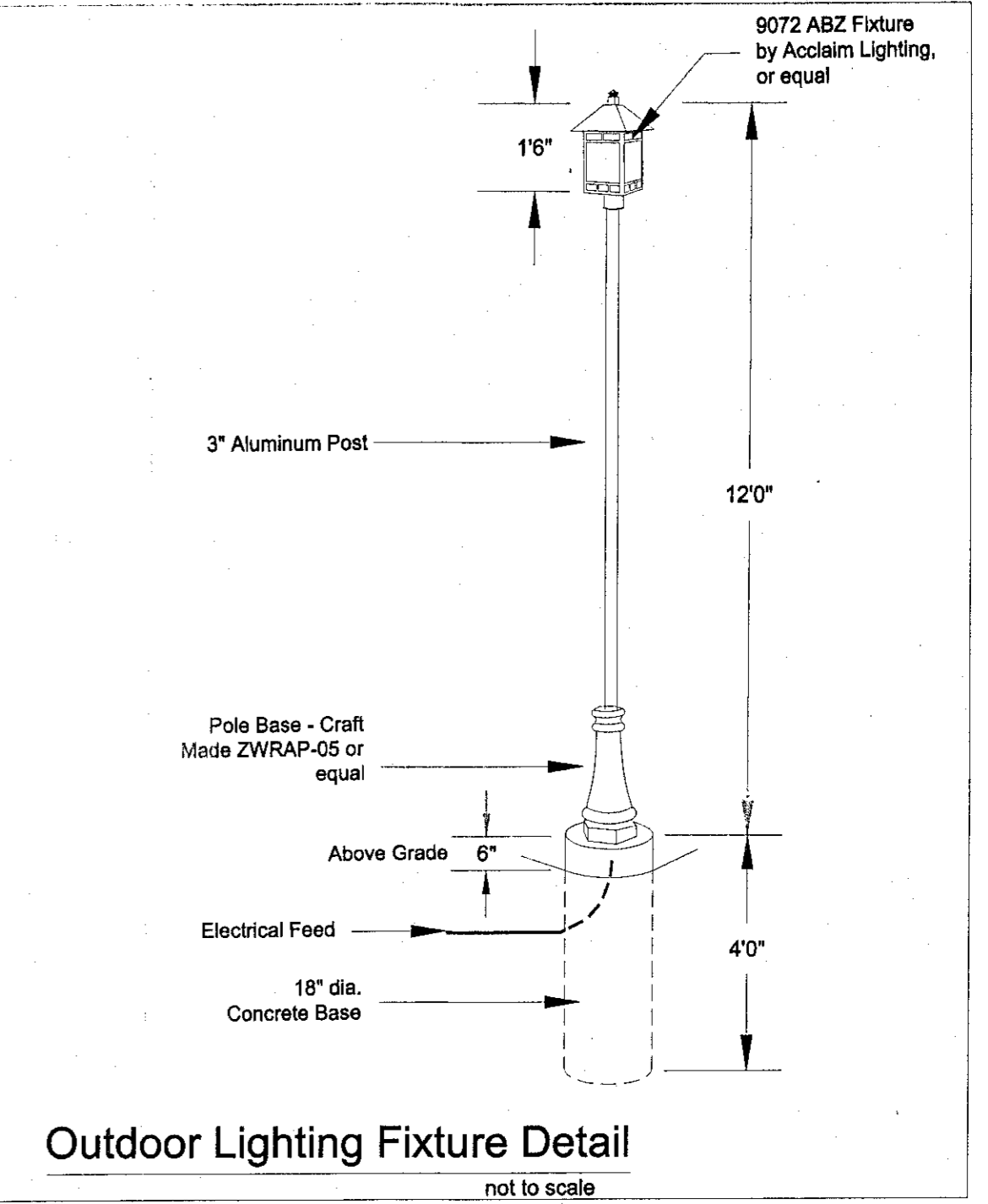
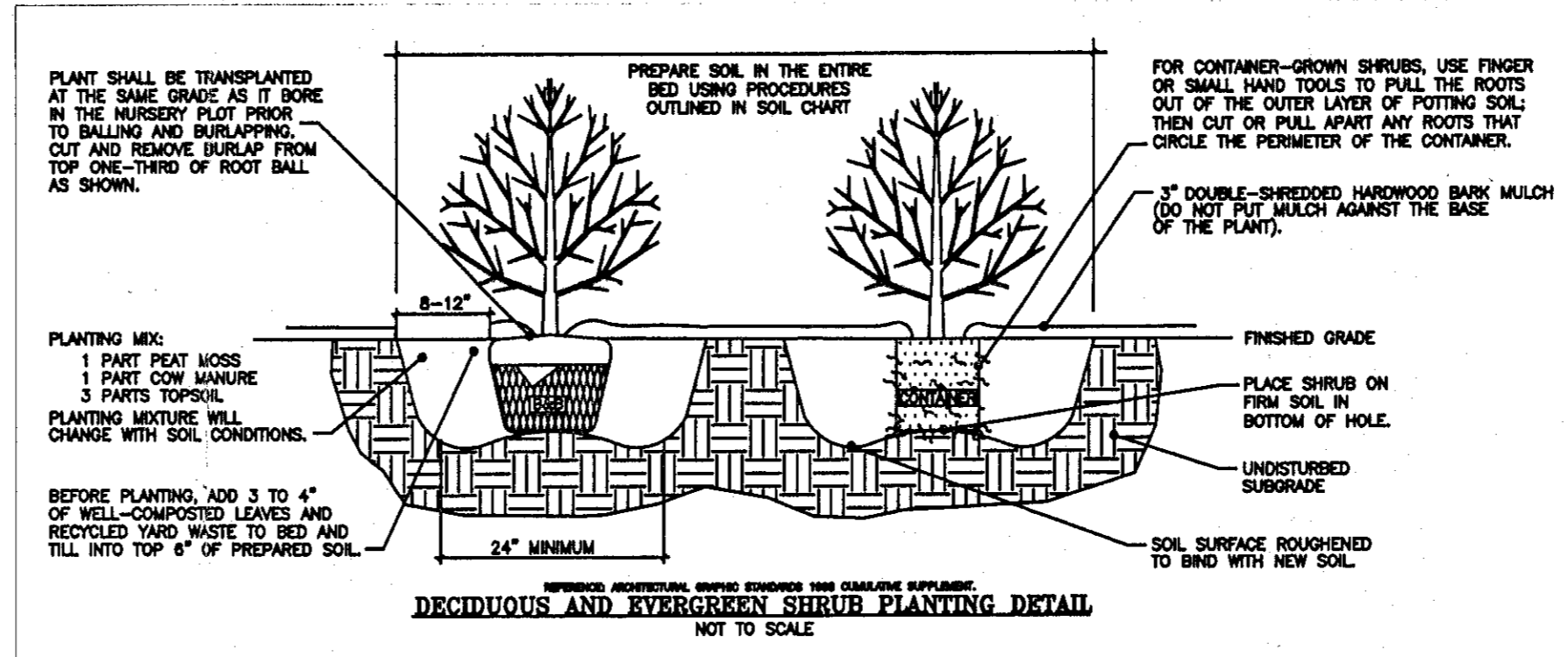


DRAWING NUMBER:  
**2**  
**3**  
 JOB NO.:  
 11-06

**PLANTING NOTES:**

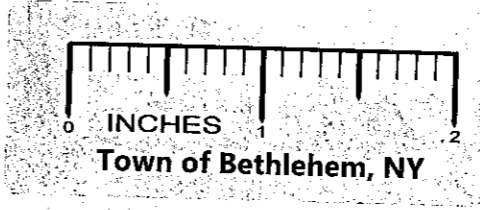
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
  - CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
  - INsofar as it is PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
  - QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2004) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
  - ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
  - PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
  - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
  - NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
  - SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
  - ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL TO THE MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
  - EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
  - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
  - ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
  - NEW PLANTING AND SEEDING AREAS SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
  - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE PLANTINGS AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT. THE PROJECT LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS AS FOLLOWS: THE PLANTING OF TREES & SHRUBS AS SHOWN ON THE APPROVED PLANS SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:
- | TYPE   | DATES                       |
|--------|-----------------------------|
| PLANTS | 3/15 to 12/15               |
| LAWN   | 3/15 to 6/15 & 9/15 to 12/1 |
- ALL DISTURBED AREAS TO BE TREATED WITH 4" TOPSOIL & SEEDING IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.

Scientific Name	Common Name	Size	Quant.	Cond.
<p>Options: Betula nigra - River Birch</p> <p>• Foundation Plants</p>				
A Pyrus calleryana	Callery Pear	2 1/2" cal.	3	B&B
B Amelanchier laevis	Allegheny Serviceberry	2 1/2" cal.	3	B&B
C Gleditsia triacanthos 'nermis'	Thornless Honeylocust	2 1/2" cal.	2	B&B
D Malus 'Spring Snow'	Spring Snow Crabapple	2 1/2" cal.	3	B&B
<p>Options: Potentilla fruticosa - Potentilla (YW)</p> <p>Spiraea niponica 'Snowmound' - Snowmound Spiraea</p> <p>U Buxus microphylla koreana 'Winter Gem' - Winter Gem Boxwood</p> <p>K Ilex glabra compacta - Ink Berry</p> <p>L Chamaecyparis plicata 'Fillera' - Gold Thread Cypress</p> <p>M Hydrangea arborescens - Annabelle Hydrangea</p> <p>Options: Kalmia latifolia - Mountain Laurel</p> <p>Forsythia 'Amold's Dwarf' - Amold's Forsythia</p> <p>• Accent Plants</p> <p>E Hibiscus syriacus - Rose of Sharon</p> <p>F Prunus cistena - Sand Cherry</p> <p>G Prunus glandulosa 'Rosea' - Pink Fl. Almond</p> <p>N Cornus alba 'Sibirica' - Red Twig Dogwood</p> <p>O Viburnum trilobum 'Compactum' - Dwarf Cranberry Bush Viburnum</p> <p>Options: Helictotrichon 'Sempervirens' - Blue Out Grass</p> <p>Syringa patula - Miss Kim Lilac</p> <p>• Evergreen Trees</p> <p>P Picea abies - Norway Spruce</p> <p>Q Tsuga canadensis - Canadian Hemlock</p> <p>R Juniperus chinensis 'Hetzi' - Hetzi Columnar Juniper</p> <p>Options: Picea glauca - White Spruce</p>				

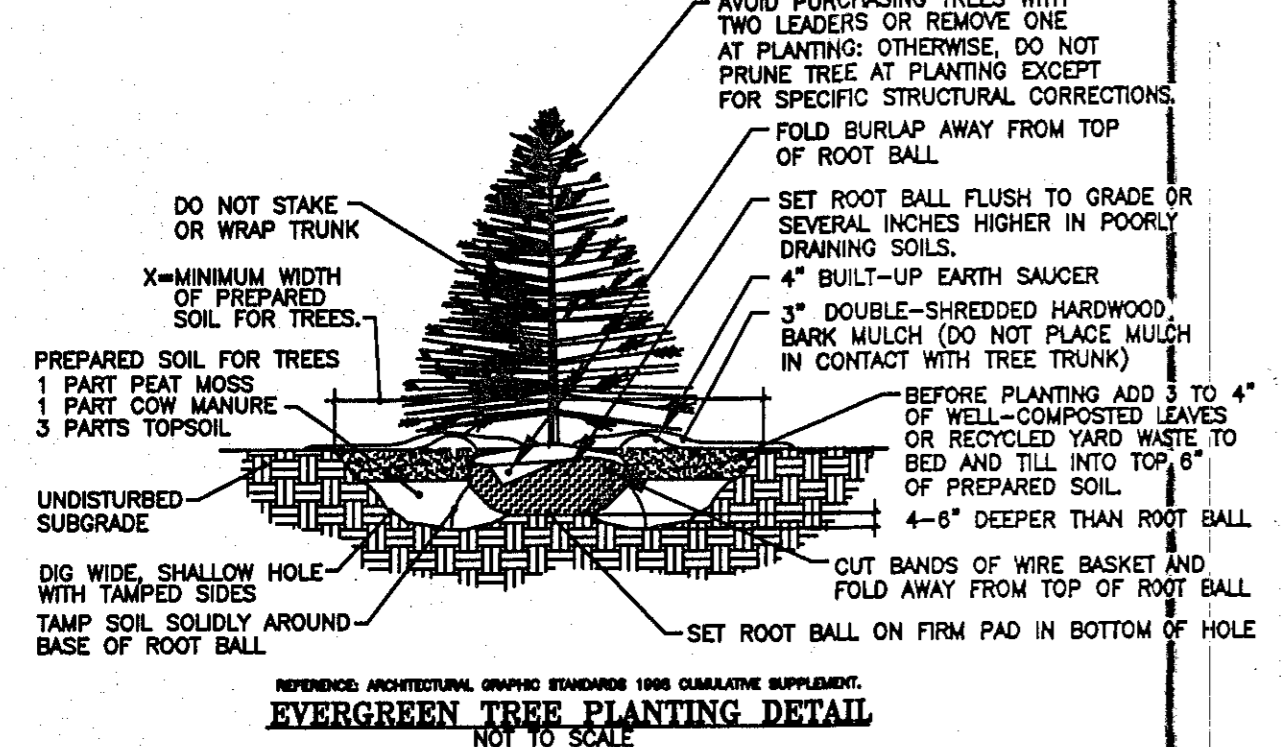


**Index of Phase 1 Landscape Plantings**

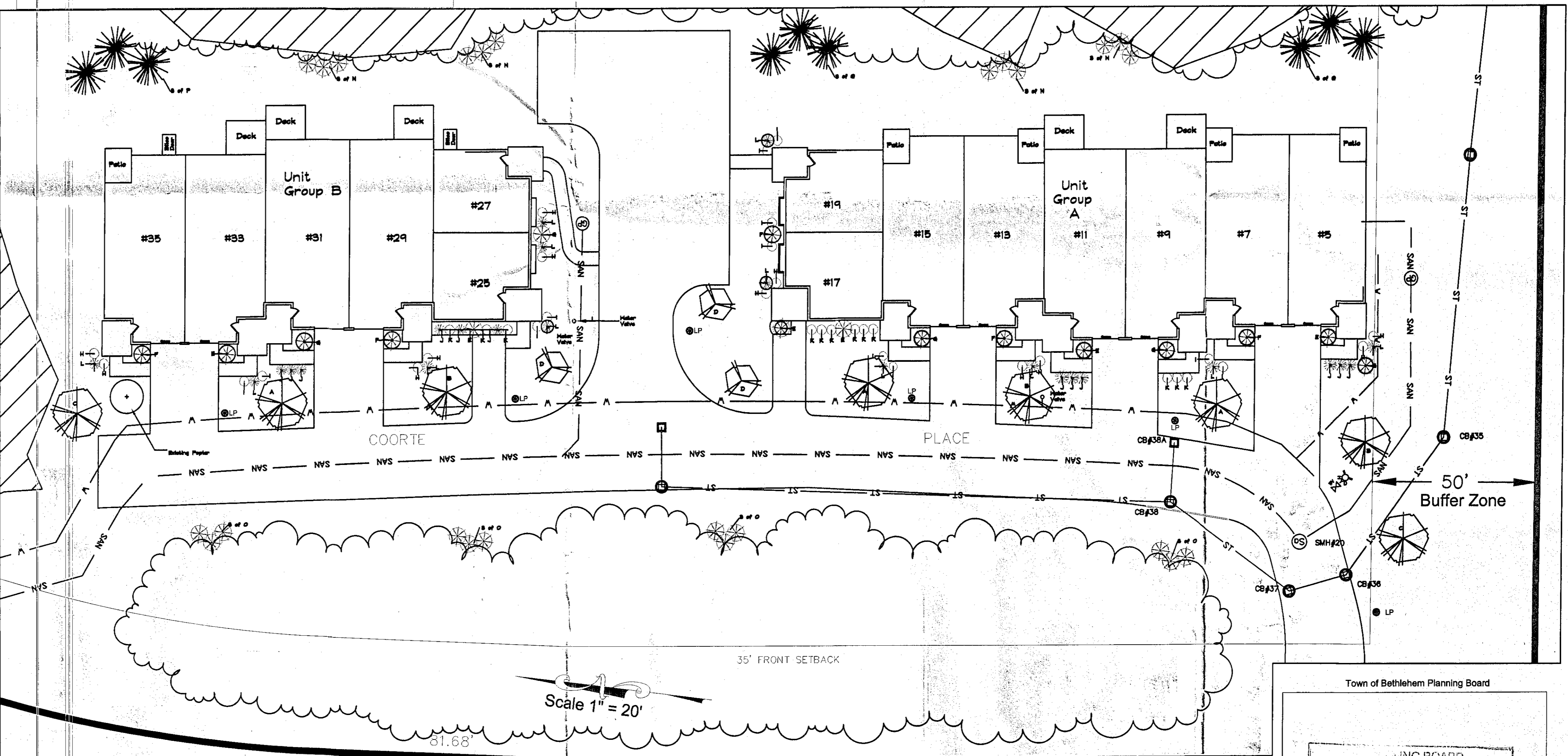
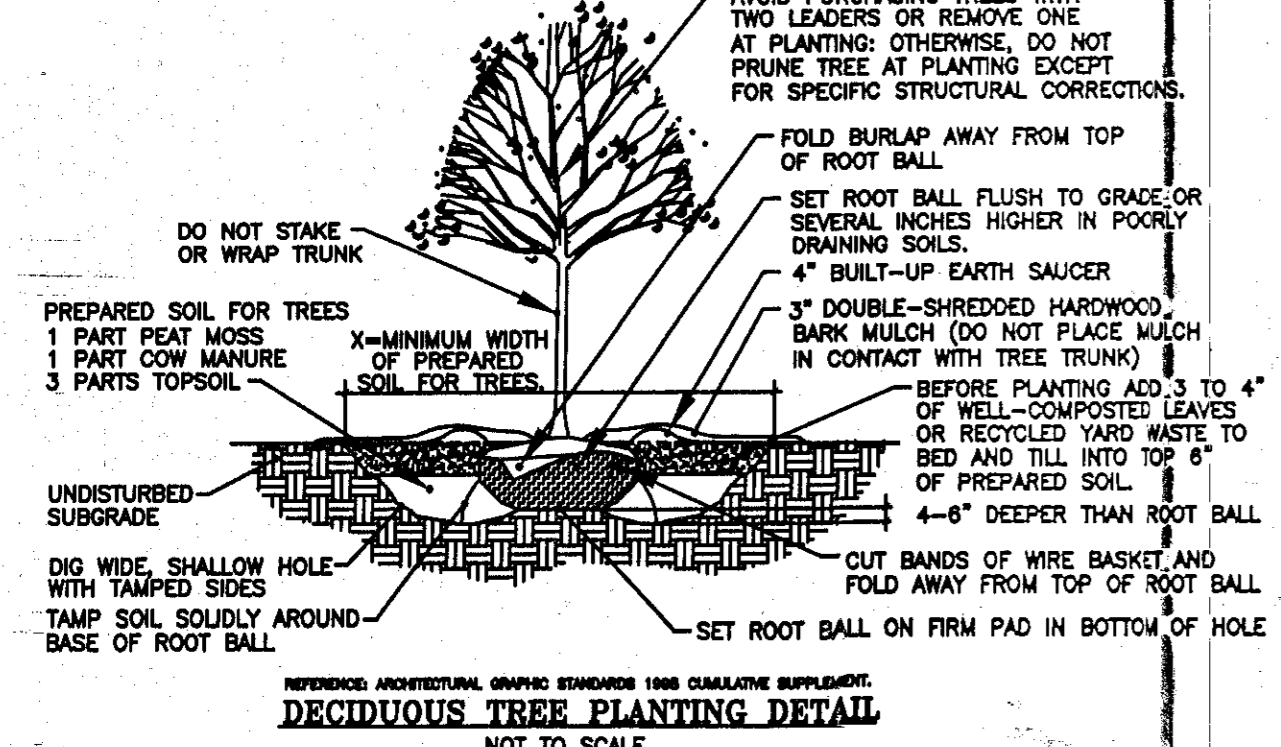
- 5 Coorte Place = 27 Aertsan Place; 16 Brugel Court
- 7 Coorte Place = 29 Aertsan Place; 14 Brugel Court
- 9 Coorte Place = 19, 31 Aertsan Place; 3 Brugel Court
- 11 Coorte Place = 21, 33 Aertsan Place; 5 Brugel Court
- 13 Coorte Place = 12 Brugel Court
- 15 Coorte Place = 10 Brugel Court
- 17 Coorte Place = 18 Aertsan Place
- 19 Coorte Place = 16 Aertsan Place
- 25 Coorte Place = 9 Aertsan Place
- 27 Coorte Place = 7 Aertsan Place
- 29 Coorte Place = 15 Aertsan Place; 7, 8 Brugel Court
- 31 Coorte Place = 17 Aertsan Place, 9, 6 Brugel Court
- 33 Coorte Place = 23, 35 Aertsan Place, 11, 4 Brugel Court
- 35 Coorte Place = 25, 37 Aertsan Place, 13, 2 Brugel Court



- NOTES:**
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
  - REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
  - PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
  - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
  - THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



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INFO@KLEINKEASSOCIATES.COM 518.439.7790

Town of Bethlehem Planning Board  
PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
This Site Plan Approved  
*[Signature]*  
Title: *Chairman*  
Date: *6/19/14*  
*SPT 165, A2 3/18/14*

**BREWSTER ENGINEERING ASSOCIATES, P.C.**  
CONSULTING ENGINEERS • PLANNERS  
743 COLUMBIA TURNPIKE, EAST GREENBUSH, NEW YORK 12061  
PHONE: 518.477.5253 FAX: 518.477.5253

**VAN DYKE SPINNEY PHASE 1**  
TOWN/COUNTY CITY/STATE

**TYPICAL LANDSCAPE PLANTINGS**

DRAWN BY:	ERK	DATE:	2/18/2014	CHECKED BY:	NONE	SCALE:	NONE
DATE:		DATE:		DATE:		DATE:	

DRAWING NUMBER: **3**

Phase 1 Landscape