

**BETHLEHEM  
TOWN CENTER  
LANDSCAPING MODIFICATION**

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GLENMONT, NY 12077

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**REVISIONS**

NO. DATE DESCRIPTION REV. CK'D  
1 12-21-12 PER TOWN COMMENTS JDO GEU

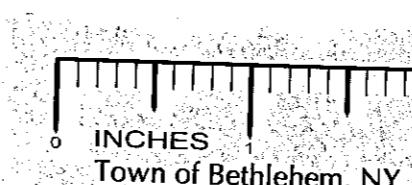
PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
This Site Plan Approved.  
Karen J. Fink  
Title: Chairman  
Date: March 29, 2013

SP1A 191

**GRADING & LANDSCAPING  
PLAN**

**GRADING & LANDSCAPING PLAN**

1"=30'



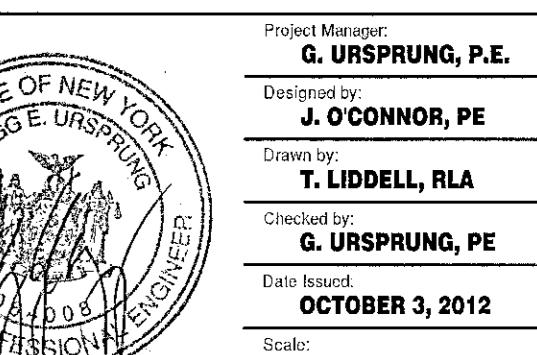
Town of Bethlehem, NY

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Project Number: 9337\_C130.DWG  
Drawing Number: 9337.01  
File Name: 9337\_C130.DWG  
Scale: 1" = 30'  
Date Issued: OCTOBER 3, 2012

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1" = 30'

Project Number: 9337\_C130.DWG  
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**LANDSCAPE NOTES:**

- ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK, ANSI, Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- ANY DISCREPANCY IN QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MULCH ALL ISLANDS AND PLANTINGS IN LAWN AREAS WITH SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES UNLESS OTHERWISE DIRECTED.
- ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIAL (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUARDS) AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPAIRS BEFORE THE END OF THE GUARANTEE PERIOD.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 4'; UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:

  - ORGANIC CONTENT OF 6-12%
  - SOIL ACIDITY RANGE OF PH 6.0 TO PH 6.8
  - SOLUBLE SALTS OF 1000 PPM OR LESS

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF SITE ON AND / OR IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:

  - IPH FACTOR.
  - MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS.
  - PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
  - NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHORUS AND POTASSIUM.

- SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS, A SYSTEM OF AMELIORATING MAY BE PROPOSED FOR APPROVAL. ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF PH 6.0 TO 6.8 INCLUSIVE.
- PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF 2 PARTS IMPORTED OR ON-SITE SCREENED TOPSOIL AND 1 PART COMPOST. THE RATIO OF TOPSOIL TO COMPOST IS SUBJECT TO CHANGE BASED ON THE TESTING RESULTS FOR TOPSOIL.
- LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT EXISTING UNMARKED UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS. ANY DRAWDOWNS FROM THE DETAIL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE SHEET C13 FOR LANDSCAPE DETAILS.
- UPON FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPED AREAS.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.

1 = PHOTO LOCATION

**PLANT LIST**

SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	INSTALLED SIZE	MATURE SIZE	CONDITION
<b>SHADE / FLOWERING TREES</b>						
AR	Acer rubrum 'Korpik'	Korpik Maple	3-1/2" Cal.	45' Ht. / 20' Sprd.	B&B	
BN	Betula nigra 'Heritage'	Heritage River Birch	12-14" Ht.	30-50' Ht. / 25-35' Sprd.	B&B, Clump	
GT	Gleditsia t. i. 'Skyline'	Skyline Honeylocust	3-1/2" Cal.	40-45' Ht. / 30-40' Sprd.	B&B, Min. 5' Branching Height	
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	3-1/2" Cal.	20-25' Ht. / 15' Sprd.	B&B	
<b>EVERGREEN TREES</b>						
AC	Abies concolor	Concolor White Fir	10'-12" Ht.	50-70' Ht. / 20-25' Sprd.	B&B	
PC	Picea glauca	White Spruce	10' Ht.	40-60' Ht. / 10-20' Sprd.	B&B	
PP	Picea pungens	Colorado Spruce	10'-12" Ht.	30-60' Ht. / 10-20' Sprd.	B&B	
<b>SHRUBS</b>						
EA	Euonymus alatus 'Fire Ball'	Fire Ball Burning Bush	No. 5 Cont.	5-7' Ht. / 5-7' Sprd.	Cont.	
JH	Juniperus h. 'Plumosa Compacta Youngstown'	Youngstown Andorra Juniper	No. 3 Cont.	15-18' Ht. / 5-6' Sprd.	Cont.	
RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Sprd.	2' Ht. / 6-8' Sprd.	Cont.	
RP	Rosa 'Radtkopink'	Pink Double Knock Out Rose	No. 3 Cont.	3-4' Ht. / 3-4' Sprd.	Cont.	
SD	Spiraea x bumalda 'Dort's Red'	Dort's Red Spirea	No. 3 Cont.	2-3' Ht. / 4-5' Sprd.	Cont.	
VD	Viburnum dentatum 'Brandywine'	Brandywine Arrow Wood Viburnum	30" Ht.	5-6' Ht. / 5-6' Sprd.	Cont.	