



LANDSCAPE NOTES:

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. SAMPLES OF MULCH ARE TO BE PROVIDED TO THE OWNER / ENGINEER FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO MULCH IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM OWNER.
3. CONTRACTOR MAY BE REQUIRED TO PROVIDE SITE IRRIGATION FOR LANDSCAPE AREAS AROUND BUILDINGS, AS DIRECTED BY THE OWNER. IRRIGATION SHALL PROVIDE 100% COVERAGE OF ALL AREAS INDICATED. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
4. IN AREAS OF THE SITE WHERE THERE IS NO IRRIGATION SYSTEM, THE CONTRACTOR WILL BE REQUIRED TO WATER ALL PLANT MATERIAL FOR THE DURATION OF AN ENTIRE GROWING SEASON UNTIL PLANT MATERIAL IS ESTABLISHED. ANY PLANT MATERIAL THAT DIES DURING THIS PERIOD DUE TO LACK OF WATER IS TO BE REPLACED AT THE CONTRACTOR'S EXPENSE. THIS REPLACEMENT WILL HAVE NO AFFECT ON THE WARRANTY. REPLACEMENT REQUIREMENTS AND A NEW WARRANTY PERIOD WILL BEGIN UPON TIME OF PLANT REPLACEMENT.
5. EXISTING TREES INDICATED TO REMAIN SHALL BE FLAGGED OR BLAZED PRIOR TO ESTABLISHING THE GRADING DISTURBANCE LIMIT. THE SITE SHALL BE INSPECTED BY THE ENGINEER PRIOR TO DISTURBANCE. TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING ORANGE CONSTRUCTION FENCE AT THE CROWN LIMIT DURING HEAVY CONSTRUCTION OPERATIONS.

LANDSCAPE PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO HIS SATISFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN.
2. PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES HE SHALL MAKE THE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION.
3. ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER, AND MAY BE INSPECTED AT THE PLACE OF GROWTH OR ON SITE PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL WHICH IS NOT TO HIS/HER SATISFACTION.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING WORK (INCLUDING WATERING, SPRAYING FOR INSECTS AND DISEASE, MULCHING, MOWING, FERTILIZING, CULTIVATING, EDGING AND WEEDING) FOR A PERIOD OF 90 DAYS AFTER ACCEPTANCE BY THE OWNER.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL LANDSCAPE PLANTING WORK AND MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE THE WORK HAS BEEN ACCEPTED BY THE OWNER AS INSTALLED. ALL PLANT MATERIAL NOT IN HEALTHY GROWING CONDITION SHALL BE REMOVED IMMEDIATELY AND REPLACED AS SOON AS POSSIBLE WITH LIKE KIND AND SIZE AT NO CHARGE TO THE OWNER.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM THE SOIL AND NATIVE FILL SOILS AT THE PROJECT SITE AND SUBMITTING THEM TO AN APPROVED SOIL TESTING LABORATORY, AND OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIALS.
7. PLANTING MIX SHALL CONSIST OF 3 PARTS APPROVED TOPSOIL AND 1 PART COMPOST. INCORPORATE HYDROGEL SOIL MOISTURE ADDITIVE IN SANDY SOIL CONDITIONS TO THE TOP 6" OF PLANTING MIX AT THE RATE OF 1 TABLESPOON PER S.F. OR AS SPECIFIED BY THE MANUFACTURER.
7. ALL PLANTING AREAS, SHRUB BEDS AND TREES SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES OF SHREDDED BARK MULCH AS SPECIFIED. PRIOR TO MULCHING APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY THE OWNER) AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT RECURRING WEED AND GRASS GROWTH.
8. IF STONE MULCH IS PROPOSED IT SHALL BE DOUBLE WASHED CORBLESTONE 2" MIN. - 4" MAX. INSTALLED ON WEED BARRIER. STONES TO BE HAND PLACED SO AS NOT TO DAMAGE PLANT MATERIAL DURING INSTALLATION.
9. DO NOT CREATE DEPRESSIONS OR TRAP WATER AROUND PLANTS, NEAR BUILDING FOUNDATION OR SIDEWALKS. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE.
10. CONTRACTOR IS TO TAKE SPECIAL CARE WHEN INSTALLING NEW PLANT MATERIAL SO AS NOT TO DISTURB ANY EXISTING VEGETATION DESIGNED TO REMAIN. ANY EXISTING VEGETATION DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS OF SIMILAR SPECIES AT THE CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO THE OWNER.

TREE AND SHRUB NOTES:

1. ALL TREES LOCATED IN GRASSED AREAS SHALL BE PLANTED AS PER DETAILS AND MULCHED WITH AT LEAST 4 FOOT DIAMETER OF SHREDDED BARK MULCH, TO A MINIMUM 3" DEPTH.
2. SHRUB BEDS SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED BARK MULCH.
3. TREES SHALL BE PLANTED NO CLOSER THAN FIVE (5) FEET FROM THE BACK OF THE SIDEWALK OR BUILDING STRUCTURE.
4. LOCATION AND LAYOUT OF ALL SHRUBS AND TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. REFER TO SHEET CD-2.
6. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.

TURF AND LAWN NOTES:

1. ALL DISTURBED AREAS SHALL RECEIVE 4" MINIMUM OF TOPSOIL (COMPACTED) AND GRASSED WITH SEED OR SOD SUITABLE TO THE SOIL TYPE IDENTIFIED IN THE SOIL TESTING RESULTS AND TO THE FUTURE USE OF THE DISTURBED AREA. THE LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH OTHER TRADES REGARDING FINISH GRADING. ALL GRADING SHALL SLOPE AWAY FROM BUILDINGS. IF AVAILABLE CONTRACTOR IS TO USE STOCKPILED TOPSOIL ON-SITE. IF NOT AVAILABLE THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR IMPORTING THE TOPSOIL NECESSARY TO MEET FINISH GRADE.
2. TOPSOIL, SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEOUS MATERIALS; NOT FROZEN OR MUDDY. THE PH OF THE TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
3. LAWN AREAS SHALL BE GRASSED WITH KENTUCKY BLUEGRASS BLEND AT A RATE OF FIVE (5) POUNDS PER 1,000 SQ. FT. OF GRASSED AREA OR FESCUE /BLUEGRASS BLEND AT A RATE OF EIGHT (8) POUNDS PER 1,000 SQ. FT. FOR HAND SEEDING. STRAW MULCH SHALL BE APPLIED TO SEEDBED AREAS AT A RATE OF 80 LBS PER 1,000 S.F..
4. CONSERVATION AREA OR DETENTION BASINS SHALL BE SEEDDED WITH A NATIVE GRASS MIX OR MOIST MEADOW WILDFLOWER MIX (DEPENDENT ON SOIL MOISTURE) AT A MIN. RATE OF ONE (1.5) POUNDS PER 1,000 SQ. FT. OR APPROVED EQUIVALENT. STRAW MULCH SHALL BE APPLIED TO SEEDBED AREAS AT A RATE OF 80 LBS PER 1,000 S.F..
5. SEED MAY BE APPLIED EITHER BY MECHANICAL SPREADER OR HYDROSEEDING. IF HYDROSEEDING IS USED THE APPLICATION RATE SHALL BE IN ACCORDANCE WITH THE SEED PRODUCERS RECOMMENDATIONS FOR HYDROSEEDING, WHICHEVER METHOD IS CHOSEN A THICK STAND OF GRASS SHALL BE ACHIEVED WITHIN 21 DAYS OR A SECOND OVERSEEDING WILL BE REQUIRED.
6. SODDED LAWN AREAS SHALL BE GRASSED WITH KENTUCKY BLUEGRASS BLEND SOD. SOD SHALL BE LAD IN ROWS WITH TIGHT FITTING JOINTS PARALLEL TO THE 'CONTOUR LINES'. ALL SODDED AREAS SHALL BE ROLLED TO ACHIEVE A SMOOTH UNIFORM LAWN.
7. FERTILIZATION AND SOIL AMENDMENTS FOR ALL GRASSED AREAS SHALL BE AS PER THE LABORATORY ANALYSIS. HYDROSEEDING MAY BE SUBSTITUTED FOR MECHANICAL SEEDING BY MIXING SEED, FERTILIZER AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. MIX UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY UNIFORMLY AT A RATE AS REQUIRED TO OBTAIN THE SPECIFIED SEEDING RATE.
8. ANY EXISTING LAWN AREA DISTURBED BY CONSTRUCTION IS TO BE REPAIRED TO ITS ORIGINAL CONDITION BY SEEDING.

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	SIZE	SPACING	CONT.
TREES						
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	TREE	8' TALL	PER PLAN	B & B
CR	CRATAEGUS C. INERMIS 'CRAZAM'	CRAZAM HAWTHORN	TREE	3.5" CAL	PER PLAN	B & B
MA	MALUS DONALD WYMAN'	DONALD WYMAN CRAB	TREE	3" CAL	PER PLAN	B & B
PA	PICEA ABIES	NORWAY SPRUCE	TREE	8' TALL	PER PLAN	B & B
PG	PICEA OLUSICA	WHITE SPRUCE	TREE	9' TALL	PER PLAN	B & B
PS	PINUS STROBUS	WHITE PINE	TREE	10' TALL	PER PLAN	B & B
QR	QUERCUS RUBRA	RED OAK	TREE	3.5" CAL	PER PLAN	B & B
SHRUBS						
CS	CORNUS SERICEA 'CAROLINA'	RED TWIG DOGWOOD	SHRUB	48"	4' O.C.	CONT.
RC	RHOODODENDRON TAMAOKI	RAMAPO RHOODODENDRON	SHRUB	36"	5' O.C.	CONT.
SP	SPYRAEA JAPONICA 'EVERBLOOMING'	EVERBLOOMING SPIREA	SHRUB	30"	3' O.C.	CONT.
SV	SYRINGA VULGARIS	ULAC	SHRUB	48"	7' O.C.	CONT.
VD	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	SHRUB	36"	5' O.C.	CONT.
TS	THUJA OCCIDENTALIS	GREEN ARBORVITAE	SHRUB	8' HT.	6' O.C.	B & B
TX	TAXUS M. BROWNI	BROWN'S YEW	SHRUB	36"	5' O.C.	CONT.

A. ALL SIZES INDICATED ARE MINIMUM SIZE AT TIME OF PLANTING
 B. ALL PLANT MATERIAL SHALL CONFORM TO, AND SHALL BE PLANTED IN ACCORDANCE WITH THE STANDARDS RECOMMENDED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
FENCE		
1" TO CONTOUR LINE		
2" TO CONTOUR LINE		
EDGE OF STREAM OR RIVER		
LAKE OR POND		
PROPERTY LINE		
SILT FENCE		
GRADING LIMITS		
EDGE OF PAVEMENT		
EDGE OF WOODS		
BUILDING		
STORM SEWER		
SANITARY SEWER		
WATER LINE		
GAS LINE		
ELECTRIC & TELEPHONE		
CATCH BASIN		
MANHOLE		
HYDRANT		
WATER VALVE/CONTROL VALVE		
POWER POLE / UTILITY POLE		
TREE TO BE REMOVED		

TOWN OF BETHLEHEM APPROVAL

0 1 2
 INCHES
 Town of Bethlehem, NY

Town of Bethlehem Planning Board
 By direction of the Chairman
 these plans are hereby Approved.
 See first sheet for date & signature.

GORDON RESIDENTIAL DEVELOPMENT

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 BETHLEHEM, NEW YORK

LANDSCAPE PLAN

C-8

SHEET NUMBER 3 of 13

NO.	REVISION	DATE	BY
7	RESPONSE TO COMMENTS	09-12-13	LS
6	RESPONSE TO COMMENTS	07-18-13	LS
5	REVISED LAYOUT	06-03-13	LS
4	RESPONSE TO COMMENTS	02-15-13	LS
3	RESPONSE TO COMMENTS	02-06-13	LS
2	REDUCED 8 UNIT TO 6 UNIT	10-01-12	LS
1	ONE WAY DRIVE	09-20-12	LS

DATE: 06-17-12
 CME No.: 112-022
 SCALE: AS NOTED
 DESIGNED: L.S.
 DRAWN BY: T.A.R.
 CHECKED: M.B.T.