

TOWN STANDARD GRADING NOTES:

1. THE TOTAL PROPOSED DISTURBANCE AREA IS APPROXIMATELY 0.85± ACRES AND THEREFORE A NOTICE OF INTENT AND PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN IS NOT REQUIRED UNDER THE NYS GENERAL PERMIT 0-15-002.
LARGER COMMON PLAN OF DEVELOPMENT AREA OF DISTURBANCE:
ORIGINAL HAAWK COURT - 4.10± ACRES
2. ADDITIONAL LOTS - 0.85± ACRES
TOTAL DISTURBANCE 4.95± ACRES
2. IT IS THE INTENT OF THESE PLANS AND NOTES TO BE USED AS A GUIDE BY THE CONTRACTOR TO ENSURE THAT NO ERODED MATERIAL MIGRATES FROM THE SITE OR ENTERS ANY WATER COURSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THIS GOAL IS MET BY IMPLEMENTING THESE PLANS AND ANY ADDITIONAL MEANS THAT MAY BE NECESSARY.
3. SOIL RESTORATION SHALL BE COMPLETED IN ALL AREAS OF CUT OR FILL. THESE AREAS SHALL RECEIVE AERATION AND AN ADDITIONAL 6 INCHES OF TOPSOIL.
4. SOIL RESTORATION SHALL BE COMPLETED IN ALL AREAS WHERE TOPSOIL IS STRIPPED. THIS SHALL INCLUDED THE REPLACEMENT OF A MINIMUM 6 INCHES OF TOPSOIL.
5. ALL GRADING TO BE 3:1 (HORIZONTAL: VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
6. UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATIONS AND CONFIGURATIONS AND RELATED SITE GRADING MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY SUBSTANTIAL VARIATION FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.
7. ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER. THAT PLACEMENT OF THE MATERIAL WAS DONE IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND THE INSTALLATION OF WATER MAIN, STORM SEWERS, AND SANITARY SEWERS. TO THIS END, NO FILL SHALL BE PLACED IN AREAS IDENTIFIED ON THESE PLANS AS CONTROLLED FILL AREAS UNTIL THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.
8. ALL PIPES AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO THE TOWN OF BETHLEHEM WATER AND SEWER AUTHORITY STANDARD SPECIFICATIONS.
9. THE CONTRACTOR SHALL VERIFY SIZE, TYPE, HORIZONTAL AND VERTICAL LOCATION OF THE MAIN AT THE PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTION. CONFLICTS WITH OTHER UTILITIES TO BE CONSTRUCTED ARE TO BE AVOIDED. DISCREPANCIES OR OTHER CONFLICTS WITH EXISTING UTILITIES SHALL BE REPORTED TO THE WATER SUPERINTENDENT IMMEDIATELY.
10. ALL TRENCH BACKFILL SHALL BE MECHANICALLY COMPACTED TO PREVENT SETTLEMENT. TOP TRENCH WITH 12" MIN. APPROVED GRAVEL IN PAVED SIDE OF EXISTING ROAD FOR SHOULDER BASE. REPLACE DAMAGED PAVEMENTS WITH LIKE KIND AND LIKE THICKNESS.

LANDSCAPING NOTES:

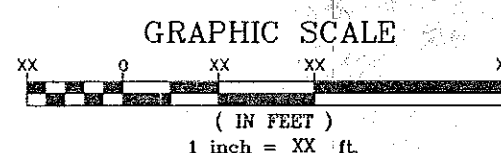
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
2. CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL DISTURBED OR OCCUPIED AREAS.
3. CONTRACTOR SHALL APPLY 3" MINIMUM OF LANDSCAPE GRADE TOP SOIL TO ALL DISTURBED AREAS, PLANT GRASS SEED AND SPREAD MULCH OVER ALL SEEDED AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, AND SHALL MAINTAIN A ONE (1) YEAR WARRANTY ON ALL TREES AND SHRUBS WHICH HAVE BEEN PLANTED BY THE CONTRACTOR ON SITE. ANY TREES OR SHRUBS THAT ARE DEAD OR DYING DURING THE WARRANTY PERIOD SHALL BE REPLACED WITH THE SAME SPECIES.
5. ALL EXISTING TREES TO REMAIN ON SITE, SHALL BE PROTECTED DURING CONSTRUCTION.
6. ALL PLANT MATERIAL SHALL CONFORM TO, AND BE PLANTED IN ACCORDANCE WITH THE STANDARDS RECOMMENDED BY THE AMERICAN STANDARD NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. TIME OF PLANTING SHALL GENERALLY BE PRIOR TO JUNE 15 AND AFTER SEPTEMBER 1. OTHER PLANTING REQUIREMENTS SHALL BE AS REQUIRED ABOVE AS WELL AS PER NURSERY AND LANDSCAPER RECOMMENDATIONS.
8. PROVIDE NECESSARY TOPSOIL ENHANCEMENT WITHIN PLANTING AREAS.
9. ALL PLANT SIZES INDICATED ARE MINIMUM AT TIME OF PLANTING.
10. ALL DISTURBED AREAS TO BE TOP-SOILED AND SEEDED USING ENVIRONMENTAL SEED MIX OR APPROVED EQUAL.
11. PLANTINGS PER PLAN ENTITLED "LANDSCAPED PLAN SOWING PROPOSED 2-LOT SUBDIVISION FOR THE CARDONA PROPERTY" BY CCS DESIGN/C.J. SABLESKI LANDSCAPE ARCHITECT. SEE PLAN FOR ADDITIONAL PLANTINGS ON THE REMAINING LANDS.

PLANTING SCHEDULE

ABBREV.	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
Pa	NORWAY SPRUCE	PICEA ABIES	8-10' HT.	16
Bn	RIVER BIRCH	BETULA NIGRA	10-12' HT.	3
Si	DAPPLED WILLOW	SALIX INTEGR 'HAKURO-NISHIKI'	2 GAL.	8
Mp	NORTHERN BAYBERRY	MORELLA PENSYLVANICA	2 GAL.	8

LEGEND

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED SETBACK	---
ADJACENT PROPERTY LINE	---
PROPOSED EASEMENT	---
EXISTING CONTOUR	200
EXISTING TREELINE	---
EXISTING HYDRANT	HYD
EXISTING UTILITY POLE	NG 19
EXISTING SIGN	SI
EXISTING CATCH BASIN	CB
EXISTING SANITARY MANHOLE	SM
EXISTING SANITARY SEWER	S
EXISTING STORM SEWER	ST
EXISTING WATERMAIN	W
EXISTING OVERHEAD WIRE	OH
WETLAND BOUNDARY	---
PROPOSED TREELINE	---
PROPOSED CONTOUR	200
PROPOSED SANITARY LATERAL	SL
PROPOSED WATER SERVICE	WS
PROPOSED DRY WELL	DW
PROPOSED SILT FENCE	SF
PROPOSED CLEARING LIMITS	CLD



NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

LANDS N/F
LORI J. McBRIDE
AND JAMES M. GLAVIN
L. 3019 P. 88
197 MURRAY AVE.

LANDS N/F
EDWARD C. GILLESPIE
AND PATRICIA DEDRICK
L. 2635 P. 367
191 MURRAY AVE.

LANDS N/F
ANTHONY V. CARDONA, JR.
L. 3031 P. 491
203 MURRAY AVE.

LANDS N/F
THE HENRY J. KLERSY, JR.
REVOCABLE TRUST
L. 3088 P. 1077

LANDS N/F
AMY P. LAURICELLA
L. 2710 P. 391
206 MURRAY AVE.

LANDS N/F
DAVID S. MOORE
L. 3038 P. 1151
210 MURRAY AVE.

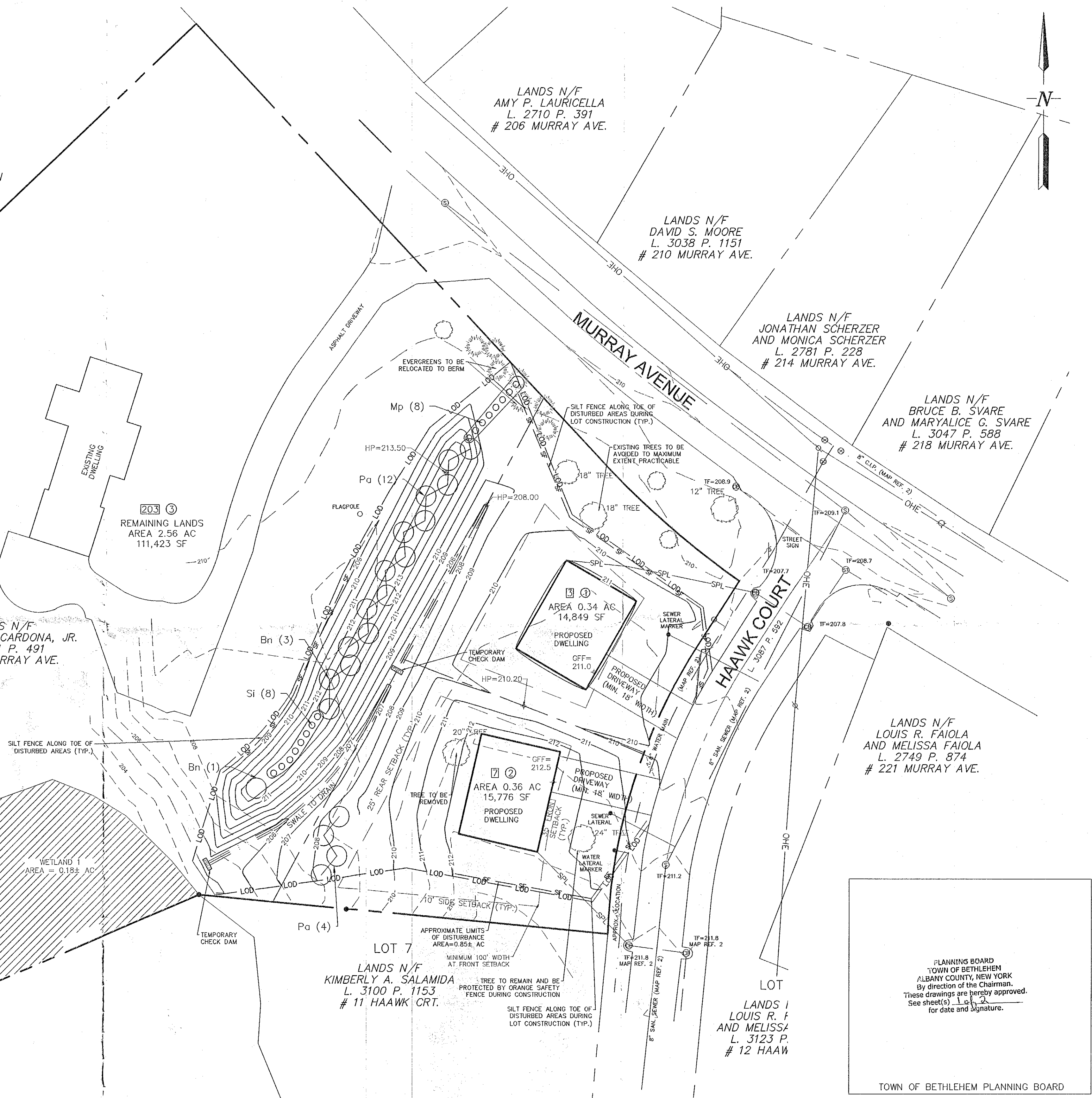
LANDS N/F
JONATHAN SCHERZER
AND MONICA SCHERZER
L. 2781 P. 228
214 MURRAY AVE.

LANDS N/F
BRUCE B. SVARE
AND MARYALICE G. SVARE
L. 3047 P. 588
218 MURRAY AVE.

LANDS N/F
LOUIS R. FAIOLA
AND MELISSA FAIOLA
L. 2749 P. 874
221 MURRAY AVE.

LANDS I
LOUIS R. F.
AND MELISSA
L. 3123 P.
12 HAAW

LOT 7
LANDS N/F
KIMBERLY A. SALAMIDA
L. 3100 P. 1153
11 HAAWK CRT.



PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
By direction of the Chairman.
These drawings are hereby approved.
See sheet(s) 1 & 2
for date and signature.

TOWN OF BETHLEHEM PLANNING BOARD

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

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