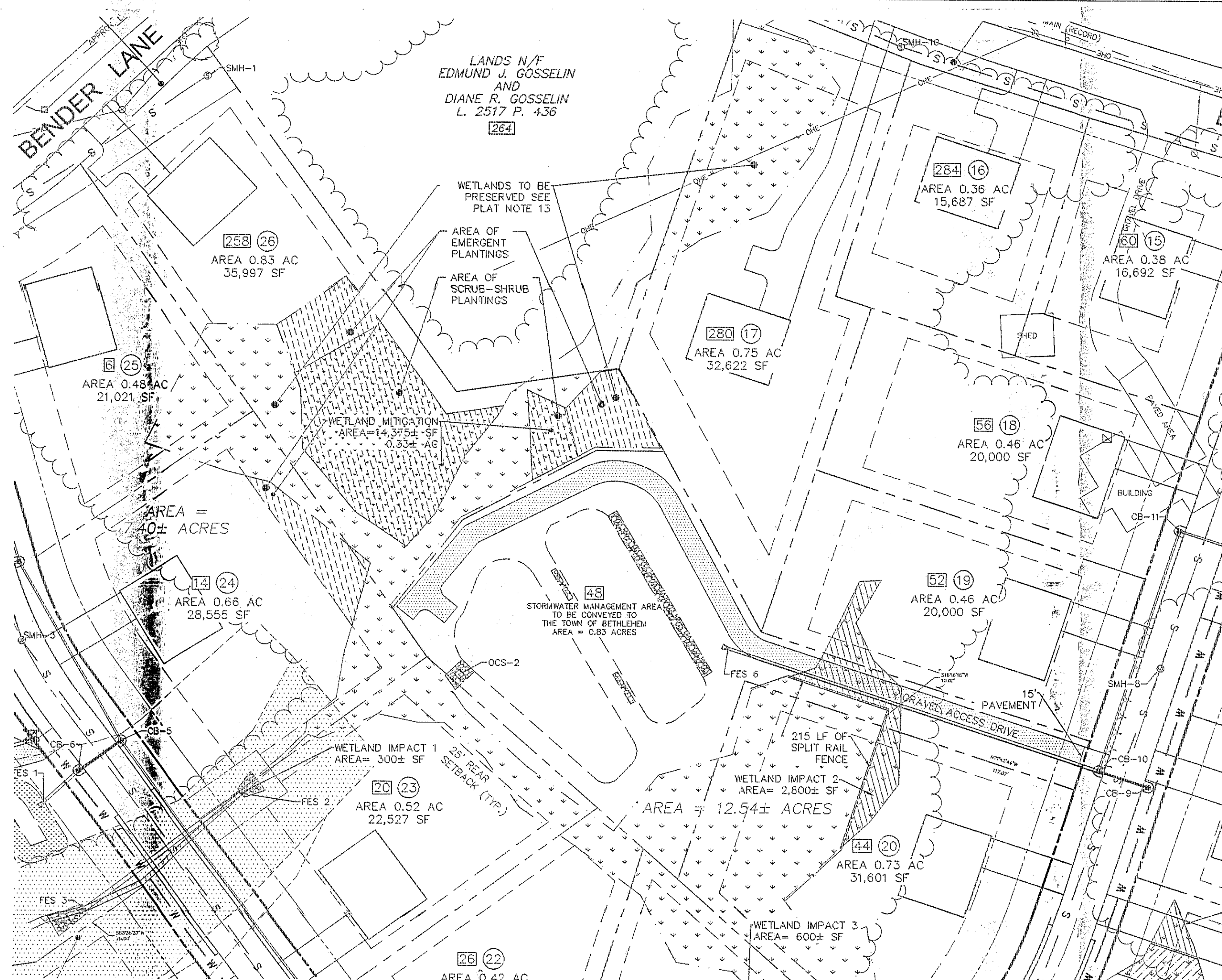


1
9
GRADING PLAN
SCALE: 1"=50'



2
9
PLANTING PLAN
SCALE: 1"=50'

WETLAND NOTES:

- 1) THE WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS, INCLUDING WETLAND DELINEATION AND WETLAND IMPACT ANALYSIS, DEPICTS THE LIMITS OF FEDERAL JURISDICTIONAL WETLANDS. NO CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING, STOCKPILING, STORING, STAGING OR OTHER RELATED ACTIVITY SHALL BE PERMITTED WITHIN THE WETLANDS, EXCEPT AS DESCRIBED IN THESE PLANS AND AUTHORIZED IN THE PERMIT DOCUMENT. SILT FENCE AND HAY BALE DYKES FOR TEMPORARY EROSION CONTROL SHALL BE UTILIZED AS NECESSARY. ANY ADDITIONAL WORK IN THE WETLAND AREA NOT SHOWN ON THESE PLANS AND NOT AUTHORIZED IN THE PERMIT SHALL NOT BE DONE WITHOUT FIRST CONTACTING THE ENGINEER OR ARMY CORPS OF ENGINEERS (ACEC). WETLAND AREAS SHALL BE PROTECTED FROM DISTURBANCE BY A DEED RESTRICTION OVER ALL PROTECTED WETLANDS AND UPLANDS AS SHOWN ON FUTURE PRESERVATION PLAN TO BE PREPARED AND FILED WITH THE COUNTY CLERK'S OFFICE.
- 2) WETLAND MITIGATION AREAS ARE TO BE FORMED THROUGH EXCAVATION, PLACEMENT OF TOPSOIL, AND WETLAND PLANTINGS.

PERMIT NOTES:

- 1) THE CONTRACTOR IS ADVISED THAT THEIR PERFORMANCE IS SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED IN THE PERMIT ISSUED BY THE ARMY CORPS OF ENGINEERS & NYSDOT.
- 2) COMPLIANCE IS ABSOLUTELY MANDATORY, AND FAILURE TO COMPLY OR ENSURE THAT ITS CONTRACTORS COMPLY MAY RESULT IN SANCTIONS AGAINST THE OWNER/DEVELOPER INCLUDING BUT NOT LIMITED TO, A SUSPENSION OR REVOCATION OF THE PERMIT. SUSPENSION OR REVOCATION OF THE PERMIT WILL REQUIRE CESSATION OF ANY WORK SUBJECT TO THE REVOCATION OR SUSPENSION ORDER.
- 3) THE CONTRACTOR IS HEREBY REQUIRED TO COMPLY WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE CONTRACTOR IS FURTHER ADVISED THAT THE PLANS HAVE BEEN PREPARED IN SUCH A WAY AS TO CONFORM TO THE PERMIT. THE CONTRACTOR SHALL NOT BE PERMITTED TO MODIFY ANY CONSTRUCTION SEQUENCE WHICH WOULD CONTRAVENE THE TERMS AND CONDITIONS OF THE PERMIT.
- 4) MITIGATION SITE ANNUAL MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH THE ACEC PERMIT TO ENSURE LONG-TERM SUCCESS OF THE CREATED AREA.

GENERAL NOTES:

- 1) PRIOR TO THE START OF THE CLEARING AND GRUBBING AND/OR ANY CONSTRUCTION ADJACENT TO THE WETLAND, THE ENGINEER SHALL MARK OUT THE WETLAND AREAS AND AREAS TO BE PRESERVED. THE TREES TO BE SAVED, AND THE LOCATION OF SILT FENCES FOR TEMPORARY EROSION CONTROL & PROTECTIVE BARRIER. NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED WITHIN THE BOUNDARIES OF THE WETLAND AREAS TO BE PRESERVED AS SHOWN ON THE PLANS BY THE BARRIER AND THE SILT FENCE. NO REMOVAL OF ANY TREES OR PLANT MATERIAL SHALL BE ALLOWED WITHIN THESE AREAS WITHOUT THE APPROVAL OF THE ENGINEER.
- 2) IF APPLICABLE, CONSTRUCTION ACCESS SHALL BE CONSTRUCTED OF NON-FILL TYPE WETLAND MAT. ACCESS AREA TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.
- 3) THE WETLAND AREAS TO BE CREATED ARE GENERALLY SHOWN ON THESE PLANS AND DETAILS. THE FINAL SHAPE AND LOCATION OF THE WETLAND AREAS WILL BE DETERMINED BY THE ENGINEER PRIOR TO THE START OF ANY CLEARING OR GRUBBING. THE INTENT IS TO CREATE NEW WETLAND BY WETLAND PLANTINGS/SEED AND CREATE A NATURALISTIC EDGE. CARE SHOULD BE TAKEN SO AS NOT TO DISTURB THE BOUNDARY OF THE EXISTING WETLANDS. THIS COMMON INTERFACE SHALL BE GRADED TO MATCH THE EXISTING WETLAND ELEVATION WITH A SMOOTH TRANSITION TO THE WETLAND CREATION AREA.
- 4) IT IS ANTICIPATED THAT CLAY SOILS ARE PRESENT AND EXCAVATION SHALL NOT EXTEND BELOW CLAYEY SUBSTRATUM SOILS NECESSARY TO POND WATER. A TEST PIT SHALL BE PERFORMED WITHIN THE PROPOSED MITIGATION AREA TO ALLOW OBSERVATION OF THE REPRESENTATIVE SOIL PROFILE BY THE ENGINEER.
- 5) WETLAND TOPSOIL PROPOSED FOR RE-USE SHALL BE PROTECTED FROM DEHYDRATION AND NO MATERIAL SHALL BE STOCKPILED WITHIN THE BOUNDARIES OF ANY WETLANDS.
- 6) ALL WETLAND PLANTINGS SHALL BE LAID OUT IN A RANDOM MANNER AS WOULD THEY OCCUR IN THE NATURAL ENVIRONMENT.

- 7) ALL MITIGATION WORK SHALL BE COMPLETED BY DATE SPECIFIED IN ACEC PERMIT. MITIGATION SITE ANNUAL MONITORING AND REPORTING TO BE CONDUCTED PER MITIGATION REPORT & ACEC PERMIT REQUIREMENTS, INCLUDING CONTROL OF INVASIVE PLANT SPECIES INCLUDING: LOOSESTRAFE, REED, CANARY GRASS, AND PHRAGMITES.
- 8) ADDITIONAL PLANTING NOTES:
 - HERBACEOUS, SHRUB AND TREE PLANTING AREAS ARE GENERAL AND MUST BE CONFIRMED IN FIELD BY THE ENGINEER OR LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM TIME OF INSTALLATION.
 - CONFORM WITH AMERICAN ASSOCIATION OF NURSERYMEN FOR ALL WOODY PLANT MATERIAL STANDARDS.
 - ALL MITIGATION AREAS SHALL BE MONITORED AT LEAST ONCE DURING EACH GROWING SEASON IN ACCORDANCE WITH ACEC PERMIT CONDITIONS AND WETLAND MITIGATION REPORT.
 - POTENTIAL NURSERY PLANT SOURCE: SOUTHERN TIER CONSULTING, INC. (OR EQUIVALENT) 2677 ROUTE 305, P.O. BOX 30 WEST CLARKSVILLE, NY 14786 (716) 968-3120 3122 (FAX) (800) 846-7614 (ORDERS)

CONSTRUCTION SEQUENCE:

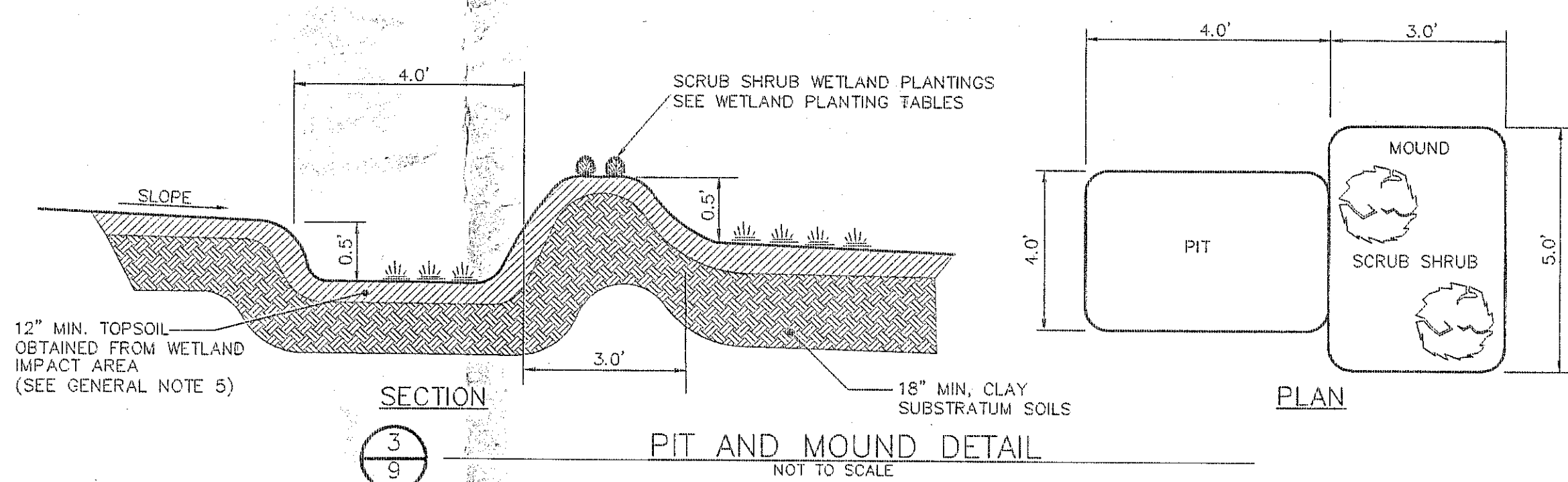
- 1) STAKEOUT MITIGATION AREA BOUNDARY.
- 2) INSTALL EROSION & SEDIMENT CONTROL DEVICES.
- 3) IF APPLICABLE, INSTALL NON-FILL TYPE ACCESS TO SITE.
- 4) CLEAR & GRUB & STOCKPILE OF EXISTING TOPSOIL FOR LATER USE.
- 5) PERFORM ROUGH EXCAVATION & GRADING. EXCESS SOIL MATERIAL TO BE DISPOSED OF UPLAND AREA APPROVED BY THE ENGINEER & A.C.O.E.
- 6) PLACE TOPSOIL.
- 7) CONSTRUCT PITS & MOUNDS.
- 8) STABILIZE AREA WITH WETLAND SEED MIX.
- 9) PLANT SHRUB & TREE PLANTINGS. (CONTACT NURSERY FOR APPROPRIATE TIME OF YEAR FOR PLANTING).

CONSTRUCTION INSPECTIONS:

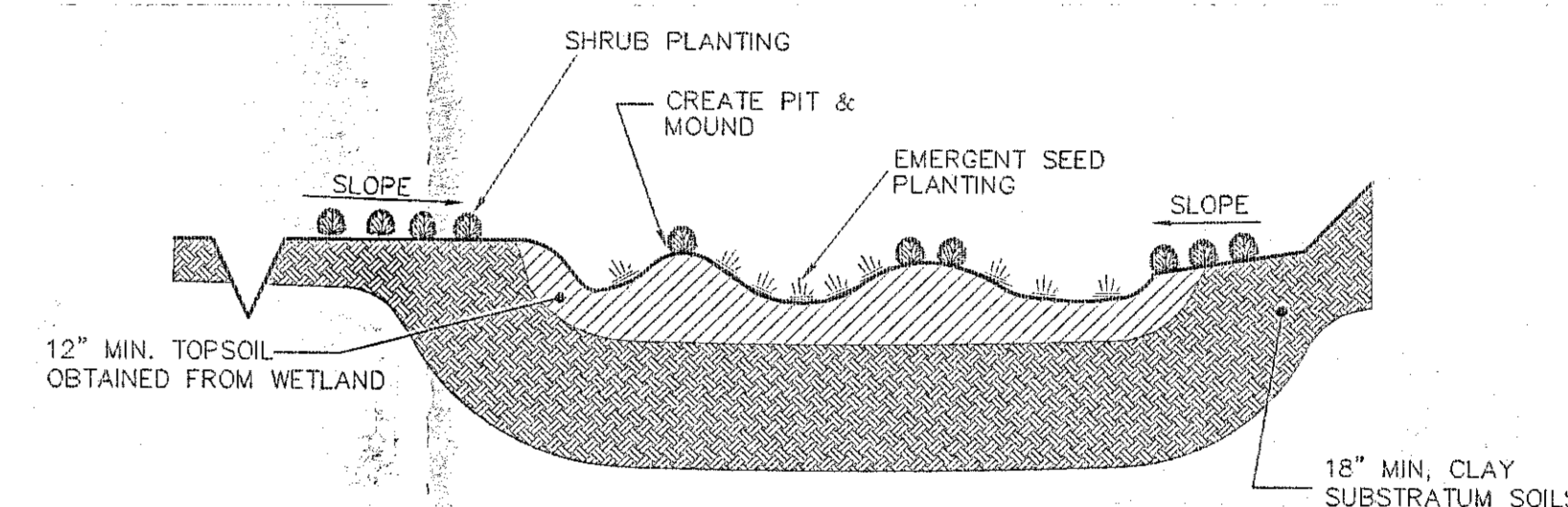
- ENGINEER TO INSPECT THE MITIGATION SITE AT THE FOLLOWING POINTS:
1. COMPLETION OF CLEAR & GRUB
 2. COMPLETION OF ROUGH GRADING
 3. DURING PLANTING OF SHRUBS & TREES (CONTACT NURSERY FOR APPROPRIATE TIME OF YEAR FOR PLANTING).

HERBACEOUS COMMUNITY (EW = EMERGENT WETLAND) (0.33± ACRES)									
SEED WITH WETLAND HUMMOCK SEED MIX									
SCRUB SHRUB WETLAND PLANTINGS (0.22± ACRES)									
UNDERSEED WITH WETLAND HUMMOCK SEED MIX									
SYMBOL	CLASS	BOT. NAME	COMMON NAME	REG. IND. STATUS	SIZE	SPACING	QUANTITY	COND.	
Ce	PSS	CORNUS SERICA	RED-OSIER DOGWOOD	FAC W+	18"-24"	6'-8'	100	BR	
Ar	PSS	ALNUS RUGOSA	SPECKLED ALDER	FAC W+	18"-24"	6'-8'	100	BR	

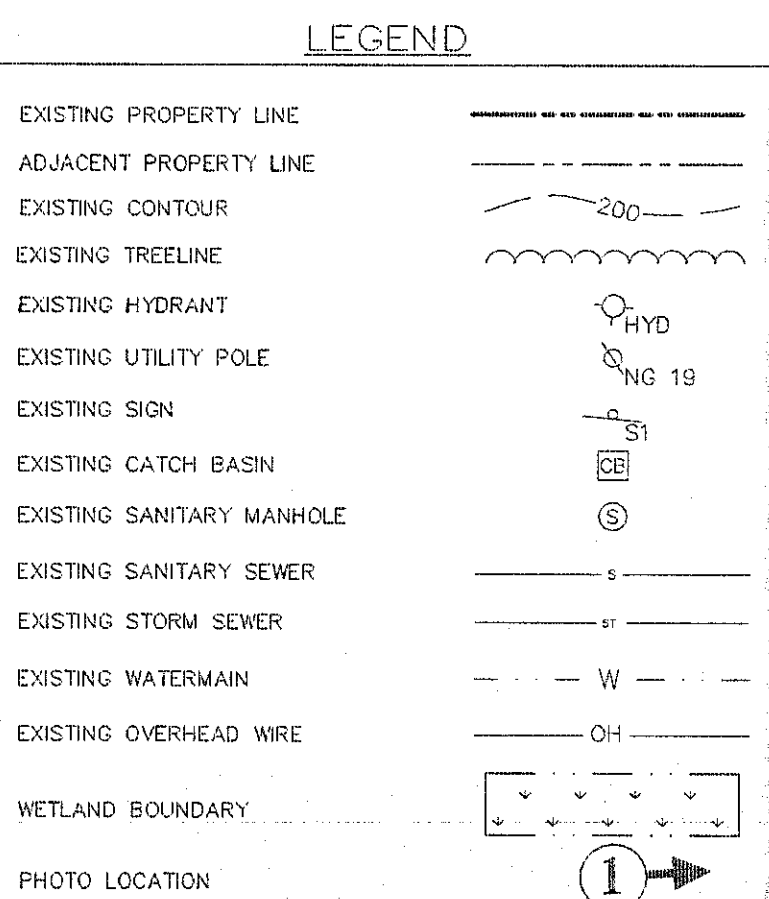
WHM - WETLAND HUMMOCK SEED MIX			
(SOUTHERN TIER CONSULTING, INC.)			
SCIRPUS ATROVIRENS/CYPERINUS	GREEN BULRUSH	43.6%	
JUNCUS EFUSUS	SOFT RUSH	16.0%	
CAREX VULPINODEA	FOX SEDGE	33.5%	
LEERSIA ORYZOIDES	RICE CUT GRASS	1.30%	
CAREX COMOSA	BEARDED SEDGE	1.30%	
CAREX CRINITA	FRINGED SEDGE	0.90%	
CAREX LURIDA	SHALLOW SEDGE	0.20%	
CAREX LUPULINA	HOP SEDGE	0.20%	
UNDERSEED SCRUB SHRUB AND FORESTED WETLANDS AT 4LBS/ACRE			



3
9
PIT AND MOUND DETAIL
NOT TO SCALE



4
9
TYPICAL SECTION THROUGH MITIGATION AREA
NOT TO SCALE

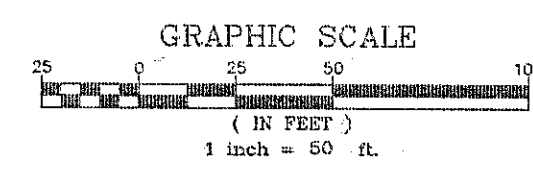


TAX MAP ID:
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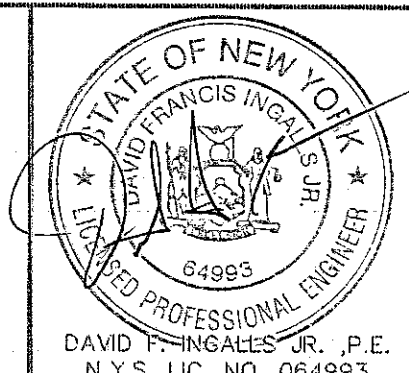
SITE AREA:
20.0± ACRES

OWNER:
LINDA & ROBERT JASINSKI
288 BENDER LANE
GLENMONT, NY 12054

APPLICANT:
CARDONA DEVELOPMENT, LLC
203 MURRAY AVE
DELMAR, NY 12054



NO.	DATE	REVISIONS
1	7/2/17	REVISIONS PER TOWN COMMENT
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3	7/2/17	REVISIONS PER TOWN COMMENT
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5	7/2/17	REVISIONS PER TOWN COMMENT
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99	7/2/17	REVISIONS PER TOWN COMMENT
100	7/2/17	REVISIONS PER TOWN COMMENT



ingalls
ingalls & associates, LLP
2603 GULDERLANE AVENUE
SCHENECTADY, NY 12306
PHONE: (518) 393-7226
FAX: (518) 393-5224

MITIGATION PLAN & DETAILS
BENDER FARMS
250 & 288 BENDER LANE
TOWN OF BETHLEHEM
ALBANY COUNTY
DATE: MAY 13, 2015
CHECKED BY: D.F. JOB NO. 14-066
DRAWN BY: C.D.L. CADD FILE: 14-066 ENV.dwg
SCALE: 1"=50'
SHEET 9 OF 11

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
By direction of the Chairman,
these drawings are hereby approved.
(See sheet 10 of 11)
Date and signature

ALBANY COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICE
By direction of the Commissioner of Health, these
plans are hereby approved. See sheet 10 for
date and signature.