



- GRADING NOTES**
1. EXISTING BASE INFORMATION DERIVED FROM FIELD SURVEY DATED 03/21/08 PERFORMED BY RETTEW ENGINEERING & SURVEYING P.C.
 2. ALL PROPOSED GRADES SHALL BE SET IN THE FIELD BY A NEW YORK STATE LICENSED LAND SURVEYOR.
 3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHTH INCH (1/8") PER FOOT. MAXIMUM CROSSPITCH OF ALL SIDEWALKS IS 2%. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
 4. WALKS SHALL NOT EXCEED 1 IN 20 SLOPE LONGITUDINALLY. RAMPS SHALL NOT EXCEED 1 IN 12 OR 30' IN LENGTH. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK. MAXIMUM CROSSPITCH OF ALL SIDEWALKS IS 2%.
 5. ALL PROPOSED TOP OF VERTICAL CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB UNLESS SHOWN OTHERWISE.
 6. WHERE NEW PAVING MEETS EXISTING PAVING, NEW PAVING SHALL MEET THE LINE AND GRADE OF THE EXISTING PAVING WITH NEW.
 7. EXCAVATION REQUIRED WITHIN 3 FEET OF EXISTING UTILITY LINE SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO OWNER.
 8. ALL AREAS REQUIRING FILL SHALL BE BROUGHT TO GRADE REQUIRED IN 4" MAXIMUM COMPACTED LIFTS. GENERAL FILL SHALL BE FREE OF DELETERIOUS MATERIAL, CONTAIN NO GRAVEL LARGER THAN 2", AND SHALL BE COMPACTED IN AN APPROVED MANNER.
 9. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURE AND PREVENT PONDING. FINISH SURFACES SHALL BE FREE FROM IRREGULAR SURFACE CHANGES.
 10. EXCAVATION REQUIRED WITHIN DRIP LINE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND. PLANT MATERIALS DAMAGED BY CONTRACTOR SHALL BE REPLACED IN KIND.
 11. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH LOCAL CODES AND ORDINANCES HAVING JURISDICTION AND OSHA REGULATIONS. MAINTAIN SIDE SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.
 12. THE GENERAL CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED ON THE UTILITY DRAWINGS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 13. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.
 14. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING DRAINAGE SYSTEM AT ALL TIMES. DURING EARTHWORK OPERATIONS, DRAINAGE OF THE SITE AND ADJACENT AREAS SHALL BE MAINTAINED CONTINUOUSLY TO PREVENT EROSION OR DAMAGE RESULTING FROM CONCENTRATED RUN-OFF. WHEN IT IS NECESSARY TO INTERRUPT THE EXISTING DRAINAGE PATTERNS AND/OR UTILITIES, PROVIDE TEMPORARY FACILITIES UNTIL WORK IS PERMANENTLY STABILIZED AND APPROVED BY OWNER'S REPRESENTATIVE.
 15. THE GENERAL CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED ON THE UTILITY DRAWINGS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 16. IN ALL LAWN AREAS, ROUGH GRADE SHALL BE BROUGHT TO WITHIN 6" OF FINISHED GRADE UNLESS OTHERWISE NOTED.
 17. CONTRACTOR SHALL ESTABLISH PERMANENT SECONDARY BENCHMARKS PRIOR TO THE START OF CONSTRUCTION. ALL SECONDARY BENCHMARKS SHALL BE SO LOCATED THAT THEY WILL NOT BE DISTURBED BY CONSTRUCTION.

LEGEND	SYMBOL
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING TREELINE	---
TREELINE (LIMIT OF CLEARING)	---
STORMWATER POND	---
SWALE	---
CULVERT	---
CATCH BASIN/PIPE	---
ISOLATED WETLANDS	---
NON-ISOLATED WETLANDS	---
SLOPES OVER 20%	---

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Design MJT/JTS
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Submission:
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The Modified Belleayre Resort at Catskill Park
Wildacres Resort & The Highmount Spa Resort
Town of Shandaken & Town of Middletown, New York
This
Grading and Drainage Plan

Key Plan

Revisions
03/02/2012

Project: 07074
Date: 03/30/2011
Drawing
L-4.00