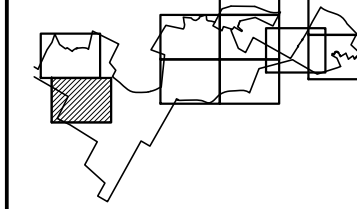


FOR REGULATORY  
APPROVALS ONLY

PREPARED FOR:  
Crossroads Ventures, L.L.C.  
PO Box 267  
Mt. Tremper, NY 12457

The Modified Belleayre Resort at Catskill Park  
Wildacres Resort & The Highmount Spa Resort  
Town of Shandaken & Town of Middletown, New York  
Title  
Site Layout Materials and Planting Plan

Key Plan 



NORTH

## Revisions

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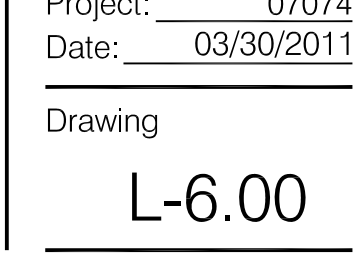
Project: 07074  
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SYLA.	QUBUY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPACING
		DECIDUOUS SHADE TREES			
AG	-	<i>Acer glabrum</i>	Amur Maple	2.5'-3.5' col.	BAB
AS	-	<i>Acer glabrum</i>	Paperbark Maple	2.5'-3.5' col.	BAB
AP	-	<i>Acer palmatum</i>	Japanese Maple	2.5'-3.5' col.	BAB
AR	-	<i>Acer rubrum</i> (October Glory)	Acer rubrum (October Glory)	2.5'-3.5' col.	BAB
AS	-	<i>Acer tomentosum</i> (Green Mountain)	Green Mountain Sugar Maple	2.5'-3.5' col.	BAB
BA	-	<i>Betula edulis</i>	Yellow Birch	14'-20' ht.	BAB, Multi-stem clump
BN	-	<i>Betula nigra</i> (Heritage)	Heritage River Birch	14'-20' ht.	BAB, Multi-stem clump
CP	-	<i>Thuja occidentalis</i>	Eastern White Pine	14'-20' ht.	BAB, Multi-stem clump
CB	-	<i>Cornus betulus</i>	Hornbeam	2.5'-3.5' col.	BAB
CC	-	<i>Cornus canadensis</i>	American Hornbeam	2.5'-3.5' col.	BAB
CO	-	<i>Cornus ovata</i>	Spicebush	2.5'-3.5' col.	BAB, Spring planting only
CLK	-	<i>Cnidaria crotolaria</i>	Yellowwood	2.5'-3.5' col.	BAB, Spring planting only
LL	-	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5'-3.5' col.	BAB, Spring planting only
PA	-	<i>Parrotia persica</i> (Bloodgood)	Parrotia	2.5'-3.5' col.	BAB, Spring planting only
QA	-	<i>Quercus alba</i>	White Oak	2.5'-3.5' col.	BAB, Spring planting only
QB	-	<i>Quercus rubra borealis</i>	Northern Red Oak	2.5'-3.5' col.	BAB, Spring planting only
QP	-	<i>Quercus prinus</i>	Prickly Pear Oak	2.5'-3.5' col.	BAB
UA	-	<i>Ulmus americana</i> (Yellow Forge)	American Elm	2.5'-3.5' col.	BAB

ORNAMENTAL TREES				
AMA	<i>Amelanchier arborea</i>	Downy Serviceberry	2.5–2.5' col.	BAB, Sing. Stem
AG	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	2.5–2.5' col.	BAB, Sing. Stem
CC	<i>Cercis canadensis</i>	Eastern Redbud	2.5–2.5' col.	BAB, Spring planting only
CAL	<i>Cornus alternifolia</i>	Pagoda Dogwood	2.5–2.5' col.	BAB
OK	<i>Cornus kousa</i>	Kousa Dogwood	2.5–3.5' col.	BAB
OF	<i>Cornus florida</i>	Flowering Dogwood	2.5–3.5' col.	BAB
OP	<i>Ostrya phaeophorum</i>	Washington Hawthorn	2.5–2.5' col.	BAB, Spring planting only
CV	<i>Vaccinium vitis-idaea</i> Winter King	Green Hawthorn	2.5–2.5' col.	BAB, Spring planting only
MA	<i>Astrylox</i>	Adonis Crochapple	2.5–2.5' col.	BAB, Spring planting only
MD	<i>Morus dioica</i>	Dolgo Crabapple	2.5–2.5' col.	BAB
MSS	<i>Morus 'Snowdrift'</i>	Snowdrift Crabapple	2.5–2.5' col.	BAB
MS	<i>Morus species</i>	Morus species	2.5–2.5' col.	BAB
PA	<i>Prunus sargentii</i>	Sargent Cherry	2.5–2.5' col.	BAB, Spring planting only
PSU	<i>Prunus subhirtella autumnalis</i>	Higan Cherry	2.5–2.5' col.	BAB, Spring planting only
PR	<i>Prunus x yedoensis</i>	Yodohime Cherry	2.5–2.5' col.	BAB
RI	<i>Rosa 'Aristocrat'</i>	Aristocrat Ornamental Rose	2.5–3.5' col.	BAB

EVERGREEN TREES			
AB	--	<i>Abies balsamea</i>	B&B
AF	--	<i>Abies fraseri</i>	B&B
JV	--	<i>Juniperus virginiana</i>	B&B
PG	--	<i>Picea glauca</i>	B&B
PS	--	<i>Pinus strobus</i>	B&B
TO	--	<i>Thuja occidentalis</i>	B&B
TC	--	<i>Teugo canadensis</i>	B&B

AP	Asteriscus pariflorus	Butterbrush Buckeye	2-3' ht.	CG
AA	Arundo donata 'Britannica'	Reed Cocksfoot	2-3' ht.	CG
AA	Azalea spp.	Azalea Species	2-3' ht.	CG
AB	Buddleia davidii	Butterfly Bush	2-3' ht.	CG
CE	Coleyanthus floridus	Sweetheart	2-3' ht.	CG
CE	Ceanothus americanus	New Jersey Tea	2-3' ht.	CG
CA	Ceanothus elliptica	Summersweet Ceanoth	2-3' ht.	CG
CP	Comptonia perenans	Sweetfern	2-3' ht.	CG
CA	Cornus alba	Tartarian Dogwood	2-3' ht.	CG
CAS	Cornus alba sibirica	Red Twig Dogwood	2-3' ht.	CG
CAU	Cornus alternifolia	Panicle Dogwood	2-3' ht.	CG
GAM	Cornus amomum	Silly Dogwood	2-3' ht.	CG
CC	Cornus canadensis	Bunchberry	2-3' ht.	CG
CC	Cotoneaster sp.	Cotoneaster spp.	2-3' ht.	CG
DC	Daphne caucasian	Caucasian Daphne	2-3' ht.	CG
DB	Daphne x burkwoodii	Burkwood Daphne	2-3' ht.	CG
DB	Dicra palustris	Leatherwood	2-3' ht.	CG
CA	Cornus alba	Tartarian Dogwood	2-3' ht.	CG
FG	Fothergilla gardenii	Dwarf Fothergilla	2-3' ht.	CG
FM	Fothergilla major Mt. Airy	Mt. Airy Fothergilla	2-3' ht.	CG
HY	Hamelia virginiana	Common Witchazel	2-3' ht.	CG
HY	Hydrangea anomala petiolaris	Climbing Hydrangea	2-3' ht.	CG
HYD	Hydrangea quercifolia	Oak-leaf Hydrangea	2-3' ht.	CG
HP	Hypericum proflitum	Shrubby St. John's Wort	2-3' ht.	CG
HY	Ilex glabra	Holly	2-3' ht.	CG
CA	Cornus alba	Tartarian Dogwood	2-3' ht.	CG
IMM	Ilex verticillata 'Dwarf Male'	Common Winterberry	2-3' ht.	CG
IV	Ilex verticillata 'Red Spite'	Common Winterberry	2-3' ht.	CG
IV	Ilex virginica	Virginia Sweetgum	2-3' ht.	CG
JH	Juniperus chinensis 'Sargentii Vidsa'	Green Sargent Juniper	15'-18' spr.	CG
JH	Juniperus horizontalis	Creeeping Juniper	15'-18' spr.	CG
KA	Kalmia angustifolia	Sheep Laurel	15'-18' ht.	CG
KL	Kalmia latifolia	Mountain Laurel	18"-24" ht.	CG
KL	Kalmia latifolia hybrids	Mountain Laurel	18"-24" ht.	CG
MP	Myrica pensylvanica	Northern Bayberry	15'-18' ht.	CG
PF	Pieris x Brouwer's Beauty	Brouwer's Beauty Andromeda	2-3' ht.	CG
PV	Prunus virginiana	Chokeberry	2-3' ht.	CG
RH	Rhododendron catabaiense 'Albium'	Colvillea Sweetgum	2-3' ht.	CG
RH	Rhododendron sp.	Rhododendron species	2-3' ht.	CG
RA	Rosa emontica 'Dro-low'	Fragrant rose	15'-18' spr.	CG
RA	Rosa Champlain	Canadian Rose	15'-18' spr.	CG
SA	Spiraea alba	Meadowsweet Spiraea	2-3' ht.	CG
SJ	Spiraea japonica	Japanese Spiraea	2-3' ht.	CG
ST	Spiraea tomentosa	Hardhack Spiraea	2-3' ht.	CG
SY	Syringa myrsin 'Paladin'	Meyer Lilac	2-3' ht.	CG
VA	Vaccinium corymbosum	Highbush Blueberry	2-3' ht.	CG
VB	Viburnum carlesii	Korean Viburnum	2-3' ht.	CG
VB	Viburnum dentatum	Arrowwood Viburnum	2-3' ht.	CG
VB	Viburnum plicatum tomentosum	Double Flie Viburnum	2-3' ht.	CG
VB	Viburnum trilobum	American Cranberrybush	2-3' ht.	CG
VB	Viburnum x burkwoodii	Burkwood Viburnum	2-3' ht.	CG
VB	Viburnum x coccineum	Fragrant Viburnum	2-3' ht.	CG
VB	Viburnum x lodi	Judd Viburnum	2-3' ht.	CG

PERENNIALS / GRASSES / GROUNDCOVERS / HERBACEOUS			
AC	<i>Achnanthes virgatum</i>	Silver Spike Grass	1 gal.
ACA	<i>Acaulis canadensis</i>	Astilbe	1 gal.
ANA	<i>Aster novae-angliae</i>	New England Aster	1 gal.
CV	<i>Carex vulpinoidea</i>	Fox Sedge	1 gal.
GP	<i>Gaultheria procumbens</i>	Wintergreen	1 gal.
IV	<i>Iris versicolor</i>	Blue Flag Iris	1 gal.
LB	<i>Loebelia spicata</i>	Great Blue Lobelia	1 gal.
MF	<i>Monarda fistulosa</i>	Wild Bergamot	1 gal.
OC	<i>Osmunda chinensis</i>	Chinese Fern	1 gal.
OP	<i>Oenothera punctulata</i>	Hot Scarlet Fern	1 gal.
OR	<i>Osmunda regalis</i>	Royal Fern	1 gal.
PV	<i>Panicum virgatum</i>	Red Switch Grass	1 gal.
PA	<i>Pennisetum alopecuroides</i> 'harmless'	"Dwarf" Fountain Grass	1 gal.
PI	<i>Pteris aquilina</i> 'Picta'	Ribbon Grass	1 gal.
PAC	<i>Polystichum acrostichoides</i>	Christmas Fern	1 gal.
RL	<i>Rubuscula laciniata</i>	Outcrop Coneyflower	1 gal.
VK	<i>Vaccinium</i>	Lowland Blueberry	5 gal.
YS	<i>Yucca filifolia atropurpurea</i>	Yucca	1 gal.

1. PLANT SCHEDULE REPRESENTS A LIST OF TYPICAL SPECIES AND SIZES TO BE UTILIZED FOR FINAL PLANTING SELECTION. DETAILED PLANTING PLANS WILL BE DEVELOPED FOR THE FINAL CONSTRUCTION PLANS. ADDITIONAL NON-INVASIVE SPECIES MAY BE INCLUDED AT TIME OF FINAL DESIGN
2. PLANTING IN SOTRINRWATER MANAGEMENT DEVICES SHALL BE IN ACCORDANCE WITH THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL.
3. SEEDED LAWN TO BE PLANTED TO LIMITS OF GRADING IN ALL AREAS.

1. ALL LINE AND GRADE DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY THE NEW YORK STATE REGISTERED SURVEYOR ENGAGED BY THE CONTRACTOR.
2. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
3. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND/OR APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
4. ALL LAYOUTS FOR WALKS AND PATHS SHALL BE ADEQUATELY STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION OF ANY WALKS, DRIVEWAYS, PAVEMENTS, LIGHTS AND SITE IMPROVEMENTS SHALL BE STAKED IN FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT / OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SEWER, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALKS, DRIVE, FENCES, TREES, ROOTBALLS, PROPOSED LIGHTING FIXTURES, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMAL GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE NATIONAL ASSOCIATION OF NURSERYMEN (ANSI). NO NEW MATERIAL FOR THE PROJECT SHALL BE OF SPECIATION QUALITY UNLESS APPROVED OTHERWISE BY OWNER'S REPRESENTATIVE.
2. ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON PLANT LIST.
3. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE PROJECT AS SHOWN ON THE DRAWINGS.
4. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH APPROVAL OF LANDSCAPE ARCHITECT. SPECIES TO BE SUBSTITUTED SHALL BE OF EQUAL OR BETTER QUALITY AND OF THE SAME SIZE, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO CONSTRUCTION AND SHALL REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE.
6. NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ADJUSTMENT OF ROUGH GRADING.

PROPERTY LINE

The diagram illustrates the vertical structure of a tree, divided into several horizontal layers. From top to bottom, the layers are labeled as follows:

- EXISTING TREELINE**: The top horizontal line, indicated by a dashed line.
- PROPOSED TREELINE / LIMIT OF CLEARING**: The second horizontal line, also indicated by a dashed line.
- EVERGREEN TREES**: A layer of trees represented by small, solid black circles.
- DECIDUOUS TREES**: A layer of trees represented by larger circles with internal patterns.
- ORNAMENTAL TREES**: A layer of trees represented by small circles with internal patterns.
- SHRUBS**: The bottom layer, represented by a cluster of small circles.

SYM	TYPE	MANUFACTURER	MODEL	LAMP	DESCRIPTION
WILDCARDS					
⊗	A	TEKA	BSZ-2516	80W INC	40° TALL BOLLARD
⊗	B	TEKA	BSZ-2016	80W INC	WALL SCORNE DOWNLIGHT AT 7°
⊗	C	TEKA	LSB2317	70W MH	40° TALL BOLLARD
⊗	D	TEKA	LSB2317	70W MH	PERIMETER CLUSTER AT 10°-15°
⊗	E	ANTIQUE STREET LAMPS	SS5225-SS521	100W MH	TYPE 1 STREET LIGHT
⊗	F	LSI	KO-8246-BP	100W INC	PATHWAY LIGHT AND POST, 7' TALL
⊗	G	LSI	COURTSDR CCLS	1000W MH	TENNIS COURT LIGHT, 22' HT.
⊗	H	AMP LIGHTING	LY10	100W MH	SCENE DOWNLIGHT, 8" HT.
⊗	I	AMP LIGHTING	LY10	100W MH	LANDSCAPE UPLIGHT
HIGHMOUNT					
⊗	A	GARCOO	BPM-83M-OM	OREZ LED	BOLLARD LIGHT, 40° TALL
⊗	B	SELUX	DSK-12-17620	19W CF	DECK WALL MOUNT

NOTE: SEE SHEET L-6.12 FOR ARCHITECTURAL LIGHTING  
INC=INCANDESCENT  
MH=METAL HALIDE  
CF=COMPACT FLUORESCENT

SIEVE	% PASSING BY WEIGHT
2 INCH	100
1 INCH	85-100
1/4 INCH	65 %
NO. 40 MESH	10-50
NO. 200 MESH	0-20

14. MAINTENANCE OF ALL PLANT MATERIALS AND LAWN SHALL BEGIN IMMEDIATELY AFTER INSTALLATION, AND CONTINUE UNTIL FINAL ACCEPTANCE. MAINTENANCE INCLUDES PRUNING, WEEDING, WATERING, FERTILIZATION, AND RE-SEEDING AS NECESSARY.

15. GUARANTEE: PLANTS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR FROM THE SITEMARK CONTRACT COMPLETION DATE OR STATEMENT OF SUBSTANTIAL PROJECT COMPLETION FROM THE OWNER'S REPRESENTATIVE. AT THE END OF

THE GUARANTEE PERIOD, ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE REMOVED FROM THE PROJECT SITE; AND REPLACED DURING THE NORMAL PLANTING SEASON, AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AS SPECIFIED IN THE PLANT SCHEDULE UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.

SCALE: 1"=50'