

GENERAL NOTES

- EXISTING CONDITIONS DATA WAS COMPILED USING A SURVEY TITLED "ATLANPS LAND TITLE BOUNDARY SURVEY OF THE LANDS OF SAUGERTIES DEVELOPERS LLC" BY AUSFELD & WALDRUFF LAND SURVEYORS, DATED OCTOBER 26, 2021.
- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL CONTACT U.F.P.O. (1-800-962-7962) AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY HAVING JURISDICTION TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO CONTACT THE PROPER AUTHORITIES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO DEMOLITION, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A UTILITY LOCATING SERVICE IN ACCORDANCE WITH SPECIFICATION, THAT SHALL BE RESPONSIBLE FOR LOCATING AND DOCUMENTING ALL UNDERGROUND UTILITIES.
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). EXCAVATION REQUIRED WITHIN PROXIMITY OF UTILITY LINES SHALL BE DONE BY HAND. ANY DAMAGE AND INCURRED COSTS DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCY BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS TO THE OWNER.
- LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE LIMITS OF WORK LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT LIMIT OF WORK LINE. IF NO LIMIT OF WORK IS SHOWN, THE PROPERTY LINE SHALL BE THE LIMIT OF WORK.
- THE CONTRACTOR SHALL ESTABLISH PERMANENT BENCH MARKS. MAINTAIN ALL ESTABLISHED BOUNDS AND BENCH MARKS AND REPLACE ANY WHICH ARE DESTROYED OR DISTURBED.
- CONTRACTOR SHALL EMPLOY SPECIAL CARE IN SCHEDULING CONSTRUCTION SO AS TO MAINTAIN EXISTING VEHICULAR TRAFFIC PATTERNS, AND MINIMIZE DISRUPTION TO SURROUNDING PEDESTRIAN TRAFFIC. CONTRACTOR SHALL EMPLOY SPECIAL CARE TO PROTECT SAFETY OF PEDESTRIANS INSIDE AND OUTSIDE OF THE LIMIT OF WORK LINE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS FROM ALL JURISDICTIONS AFFECTED BY THIS WORK ARE IN PLACE PRIOR TO CONSTRUCTION. FOR PERMITS ALREADY ISSUED, CONTRACTOR SHALL OBTAIN COPIES OF PERMITS AND STRICTLY ADHERE TO PERMIT CONDITIONS. PERMITS THAT ARE OUTSTANDING SHALL BE SECURED BY THE CONTRACTOR AND COORDINATED WITH THE DIRECTOR'S REPRESENTATIVE.
- ALL ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON "RECORD DRAWINGS," AS SPECIFIED.
- STORAGE AREAS FOR THE GENERAL CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMITS OF WORK AS SHOWN ON THE PLANS OR AS APPROVED BY THE OWNER.
- SHOULD ANYTHING BE OMITTED FROM THE PLANS WHICH IS NECESSARY FOR A COMPLETE UNDERSTANDING OF THE WORK, OR SHALL ANY ERROR APPEAR IN THE VARIOUS INSTRUMENTS FURNISHED OR IN THE WORK BY OTHER CONTRACTORS AFFECTING THE WORK COVERED HEREBY, THE CONTRACTOR SHALL AND WILL PROMPTLY NOTIFY THE DIRECTOR'S REPRESENTATIVE, AND IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, HE SHALL AND WILL MAKE GOOD OF ANY DAMAGE OR DEFECT IN HIS WORK CAUSED THEREBY.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING INFRASTRUCTURE FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS EFFORTS OF DEMOLITION, REMOVALS AND OR RELOCATION WORK WITH ALL TRADES. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- CONTRACTOR TO COMPLY WITH ALL OSHA AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION.

- CONTRACTOR SHALL MAINTAIN NECESSARY TRAFFIC CONTROL DEVICES, DRUMS, DELINEATORS, SIGNS, FENCES, AND BARRICADES IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL MUTCD WITH NYS SUPPLEMENT TO PROPERLY PROTECT WORK, EQUIPMENT, PERSONS, AND PROPERTY FROM DAMAGE. ALL DAILY TRAFFIC IN THE VICINITY OF THE SITE SHALL NOT BE IMPEDED.

SITE PREPARATION AND SITE DEMOLITION NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ARRANGE PRE-CONSTRUCTION MEETING WITH DIRECTOR'S REPRESENTATIVE TO REVIEW ALL APPLICABLE PERMIT CONDITIONS, THE CONSTRUCTION PLANS AND GENERAL CONSTRUCTION SCHEDULE.
- CONTRACTOR SHALL REFER TO PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO MOBILIZATION / CONSTRUCTION. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SWPPP. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITIES. REFER TO PROJECT PLANS, NOTES AND DETAILS.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE GENERAL NOTES, UTILITY NOTES, SPECIFICATIONS, AND UTILITY LOCATING SERVICE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL UNDERGROUND UTILITIES WITHIN THE SITE HAVE BEEN IDENTIFIED AND LOCATED.
- ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE, UNLESS APPROVED BY THE DIRECTOR'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY AND PAY ALL ASSOCIATED COSTS.
- CONTRACTOR SHALL ABIDE BY ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
- CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
- BEFORE ANY CLEARING IS DONE, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE LANDSCAPE ARCHITECT TO IDENTIFY TREES WHICH ARE TO BE PROTECTED OR REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH AND SHARP EDGE AND PROTECTED UNTIL ABUTTING MATERIALS ARE INSTALLED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE DIRECTOR'S REPRESENTATIVE ON ALL MATERIALS TO BE REMOVED AND RECYCLED/DISPOSED OF OFF SITE. ALL HANDLING OF MATERIALS TO BE REMOVED, RECYCLED, OR DISPOSED OF MUST BE DONE SO IN A SAFE, LEGAL MANNER, IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE, FEDERAL AND ANY OTHER APPLICABLE REGULATIONS.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH, INCLUDING BASE MATERIAL AND FOOTINGS OR FOUNDATIONS, UNLESS OTHERWISE NOTED.
- EXISTING ITEMS INDICATED TO BE SALVAGED OR STOCKPILED SHALL BE CAREFULLY REMOVED AND STORED AS DIRECTED BY THE DIRECTOR'S REPRESENTATIVE.
- TREE, SHRUB AND VEGETATION REMOVAL SHALL INCLUDE THE FELLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEM AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED THROUGH THE REMOVAL OPERATIONS. PITS/HOLES REMAINING AFTER GRUBBING OPERATIONS SHALL BE BACKFILLED AND COMPACTED AS SPECIFIED.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND PERFORMING ALL SITE DEMOLITION AND REMOVALS REQUIRED TO FACILITATE PROPOSED CONSTRUCTION.
- FIELD VERIFY EXISTING UTILITIES AND RESPECTIVE CONNECTIONS AND REPORT FINDINGS TO DIRECTOR'S REPRESENTATIVE. UPON AUTHORIZATION, REMOVE AND DISPOSE FENCE AND UTILITIES AND ABANDON CONNECTION IN ACCORDANCE WITH CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IF UTILITIES MUST REMAIN IN SERVICE, PROTECT AGAINST DAMAGE AND MAINTAIN INTEGRITY OF SYSTEM.

LAYOUT NOTES:

- ALL LINE AND GRADE INFORMATION SHALL BE LAID OUT BY A NEW YORK STATE LICENSED SURVEYOR ENGAGED BY THE CONTRACTOR.
- ALL NEW WORK SHALL BE STAKED OUT PRIOR TO CONSTRUCTION. THE DIRECTOR'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES. FIELD ADJUSTMENTS MUST BE APPROVED BY THE DIRECTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
- DIMENSIONS TO CURBS ARE FROM FACE OR BOTTOM OF CURB TO FACE OR BOTTOM OF CURB.
- FIELD ADJUSTMENTS MUST BE APPROVED BY THE DIRECTOR'S REPRESENTATIVE AND IF NECESSARY APPROPRIATE MUNICIPAL OFFICIALS.
- ALL PROPOSED WALKS, PAVEMENTS, LIGHTS AND SITE IMPROVEMENTS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE DIRECTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO DIRECTOR'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- ALL EXISTING UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL & HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM SPODES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY GP-0-20-001. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THIS PROJECT IS IN ACCORDANCE WITH THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND GENERAL CONSTRUCTION SEQUENCING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT SWPPP FOR SPECIFIC REQUIREMENTS REGARDING EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT. A COPY OF THE SWPPP MUST BE MAINTAINED ON THE PROJECT SITE IN AN ACCESSIBLE LOCATION AT ALL TIMES DURING CONSTRUCTION.
- PRIOR TO ANY SITE WORK, ALL CONTRACTORS AND SUBCONTRACTORS RESPONSIBLE FOR CONSTRUCTION, REPAIR, AND MAINTENANCE OF ANY EROSION AND SEDIMENT CONTROLS OR STORMWATER DEVICES MUST SIGN/CERTIFY THE SWPPP AND IDENTIFY A "TRAINED CONTRACTOR".
- PRIOR TO BEGINNING EARTHWORK ACTIVITY, THE CONTRACTOR SHALL SUBMIT A MOBILIZATION PLAN SHOWING PROPOSED STOCKPILE AND STAGING AREAS, HAUL/ACCESS ROADS, FIELD OFFICES AND EQUIPMENT STORAGE AREAS, AND A SCHEDULE DETAILING THE STAGING OF CONSTRUCTION TO THE QUALIFIED INSPECTOR (SWPPP INSPECTOR) AND DIRECTOR'S REPRESENTATIVE FOR APPROVAL.
- THE CONTRACTOR SHALL NOT DISTURB MORE THAN (5) ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM NYSDEC. ALL DISTURBED AREAS THAT DO NOT MEET THE DEFINITION OF "FINAL STABILIZATION" AS LISTED IN THE NYSDEC SPODES GENERAL PERMIT FOR STORMWATER DISCHARGES MUST BE INCLUDED WHEN CALCULATING THE TOTAL AREA DISTURBED AT ANY ONE TIME. FINAL STABILIZATION CAN INCLUDE CRUSHED STONE, PAVEMENT, OR SEEDED LAWN WITH A MINIMUM DENSITY OF 80% COVERAGE.
- EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE SATISFACTORY PERFORMANCE AND COMPLIANCE WITH THE SWPPP.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THE SWPPP FOR INSPECTION REPORTS, AND IMMEDIATELY MAKE REPAIRS AND CORRECTIONS NOTED. REMEDIATION WORK THAT IS REQUIRED AS A RESULT OF FAILING TO MAKE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ANY CHANGES TO THE SWPPP PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE QUALIFIED INSPECTOR AND INCORPORATED INTO THE SWPPP PRIOR TO IMPLEMENTATION.
- ANY DEVIATIONS FROM OR CONSTRUCTION CONFLICTS WITH THE PROJECT SWPPP SHALL BE IMMEDIATELY REPORTED TO THE DIRECTOR'S REPRESENTATIVE. IF THE CONTRACTOR PROPOSES A REVISED STAGING, SEQUENCING AND/OR MOBILIZATION PLAN, A MODIFIED PLAN MUST BE SUBMITTED TO THE QUALIFIED INSPECTOR FOR APPROVAL.
- THE CONTRACTOR SHALL INITIATE TEMPORARY AND PERMANENT STABILIZATION MEASURES AS SOON AS PRACTICABLE IN ACCORDANCE WITH THE SWPPP.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS AND PROJECT SWPPP. IN ADDITION TO WHAT IS SHOWN ON PLANS, ANY SLOPES GREATER THAN 3:1 DISTURBED AS PART OF CONSTRUCTION SHALL BE STABILIZED IN ACCORDANCE WITH PROJECT DETAILS AND SWPPP.
- EROSION AND SEDIMENT CONTROL PROTECTIONS SHOWN ON THE PLANS REPRESENT THE MINIMUM MEASURES NECESSARY. ADDITIONAL MEASURES AND DEVICES MAY BE NEEDED DUE TO SITE SPECIFIC CONDITIONS OR CHANGING CONDITIONS DUE TO CONSTRUCTION. IN ORDER TO MAINTAIN COMPLIANCE WITH THE SWPPP AND GENERAL PERMIT, AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND THE AREA IS STABILIZED AND APPROVED BY THE QUALIFIED INSPECTOR.

TYPICAL EROSION AND SEDIMENT CONTROL SEQUENCING

CONSTRUCTION ASSOCIATED WITH EROSION AND SEDIMENT CONTROL SHALL TYPICALLY PROCEED IN THE FOLLOWING SEQUENCE. ANY DEVIATIONS OR ADJUSTMENTS TO THE TYPICAL SEQUENCING SHALL BE APPROVED BY THE QUALIFIED INSPECTOR. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN STRICT ACCORDANCE WITH THE PROJECT STORMWATER POLLUTION PREVENTION PLAN, AND CONTRACT DOCUMENTS.

PRE-CONSTRUCTION AND SITE PREPARATION

- PRE CONSTRUCTION MEETING - PROTOCOL MAY BE MODIFIED BY DESIGNATED QUALIFIED INSPECTOR.
- DEFINE INSPECTION SCHEDULE, REVIEW STORMWATER POLLUTION PREVENTION PLAN.
- DEFINE LIMITS OF DISTURBANCE AND CLEARING LIMITS.
- INSTALL TREE PROTECTION, AND WETLAND PROTECTION FENCE IF REQUIRED.
- INSTALL STABILIZED CONSTRUCTION ACCESS AND INITIAL STAGING AREAS.
- INSTALL PERIMETER EROSION CONTROL INCLUDING SILT FENCE, FILTER SOCKS, ETC.
- CLEAR AND GRUB EXISTING VEGETATION.

TEMPORARY RUNOFF AND DRAINAGE CONTROL

- TEMPORARILY STABILIZE CLEARED AREAS THAT WILL NOT BE DISTURBED WITHIN 14 DAYS.
- INSTALL ADDITIONAL PERIMETER EROSION CONTROL IN CLEARED AREAS AS NEEDED.
- INSTALL INLET PROTECTION

EARTHWORK AND SITE CONSTRUCTION

- STRIP & STOCKPILE TOPSOIL.
- INSTALL INFRASTRUCTURE, INCLUDING CATCH BASINS WITH INLET PROTECTION, PIPING, AND PERMANENT DRAINAGE STRUCTURES.
- PERFORM ROUGH GRADING.

TEMPORARY STABILIZATION OF WORK AREA

- STABILIZE ALL BARE SOIL AREAS AS SOON AS PRACTICAL AND IN ACCORDANCE WITH THE SWPPP.
- INSPECT ALL PERIMETER EROSION CONTROL AND REPAIR AS NEEDED AND/OR DIRECTED.
- INSTALL/REPAIR ALL INLET / OUTLET PROTECTION, AND STRUCTURAL STABILIZATION SUCH AS EROSION CONTROL BLANKETS, RIP RAP, AND CHECKDAMS.
- REMOVE SEDIMENT FROM TRAPPING DEVICES IN ACCORDANCE WITH THE SWPPP.

PERMANENT STABILIZATION

- PERFORM SOIL RESTORATION, DECOMPACTION AND FINISHED GRADING.
- INSTALL SOD OR SEED, MULCH ALL GRASSED AREAS AND STABILIZE SLOPES IN ACCORDANCE WITH THE SWPPP AND CONTRACT DOCUMENTS.
- INSTALL PROPOSED PLANT MATERIALS.
- RECEIVE CERTIFICATION OF FINAL STABILIZATION FROM QUALIFIED INSPECTOR.
- CLEAN ALL STORMWATER SYSTEMS OF SEDIMENT, TRASH, AND DEBRIS.
- REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ONLY WHEN WORK AREAS ARE APPROVED AS STABILIZED BY THE QUALIFIED INSPECTOR.

PLANTING NOTES:

- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMAL GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ALL NEW MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY UNLESS APPROVED OTHERWISE BY DIRECTOR'S REPRESENTATIVE.
- ALL CONTAINER GROWN PLANTS SHALL BE PREMIUM QUALITY AND APPEAR 'FULL' IN HEIGHT AND WIDTH WITHIN THE POT. PLANTS DEEMED SUBSTANDARD IN SIZE SHALL BE REJECTED.
- ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- IN GENERAL, PLANT SPECIES SUBSTITUTIONS WILL NOT BE ACCEPTED. IF SPECIFIED MATERIAL IS NOT OBTAINABLE, CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT ALONG WITH PROPOSED SUBSTITUTION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, SIZE, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE DIRECTOR'S REPRESENTATIVE.
- NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PLANT BEDS TO RECEIVE THREE INCHES (3") OF BARK MULCH UNLESS OTHERWISE SPECIFIED.
- ALL AREAS PROPOSED FOR LAWN SEEDING SHALL RECEIVE A MINIMUM OF 6" OF SUITABLE TOPSOIL PRIOR TO SEEDING. ALL DISTURBED AREAS NOT SCHEDULED FOR PROPOSED WORK SHALL RECEIVE FOUR INCHES (4") OF SUITABLE TOPSOIL PRIOR TO SEEDING.
- PLANTS SHALL BE DELIVERED ONLY AS THEY CAN BE INSTALLED IN REASONABLE TIME. ALL PLANTS ARE SUBJECT TO INSPECTION AT DELIVERY BY THE LANDSCAPE ARCHITECT/DIRECTOR'S REPRESENTATIVE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.

GRADING NOTES

- ALL PROPOSED GRADES SHALL BE SET IN THE FIELD BY A NEW YORK STATE LICENSED LAND SURVEYOR.
- 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.
- 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%. RAMPS SHALL NOT EXCEED 1 IN 12 OR 30' IN LENGTH. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE DIRECTOR'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SITE PAVEMENT SHALL MEET ALL BUILDING DOOR THRESHOLDS FLUSH AND IN ACCORDANCE WITH ADA GUIDELINES.
- ALL PROPOSED TOP OF VERTICAL CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB UNLESS SHOWN OTHERWISE.
- WHERE NEW PAVING MEETS EXISTING PAVING, NEW PAVING SHALL MEET THE LINE AND GRADE OF THE EXISTING PAVING.
- SET CATCH BASIN AND DROP INLET RIMS TO DRAIN SURROUNDING AREAS AND AT SAME PITCH AS SLOPING PAVEMENT. IF STRUCTURE IS SHOWN ADJACENT TO CURB, SET GRATE TIGHT TO FACE OF CURB.
- EXCAVATION REQUIRED WITHIN 3 FEET OF EXISTING UTILITY LINES 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.
- ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND SPECIFICATIONS.
- GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURE AND PREVENT PONDING. FINISH SURFACES SHALL BE FREE FROM IRREGULAR SURFACE CHANGES.
- 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.
- 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.
- 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 DIRECTOR'S REPRESENTATIVE.
- CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING DRAINAGE SYSTEM AT ALL TIMES. WHEN IT IS NECESSARY TO INTERRUPT THE EXISTING DRAINAGE PATTERNS AND/OR UTILITIES, PROVIDE TEMPORARY FACILITIES UNTIL WORK IS PERMANENTLY STABILIZED AND APPROVED BY DIRECTOR'S REPRESENTATIVE.
- THE SIDES OF ANY NEW CUT AND/OR FILL SLOPES SHALL BE CONSTRUCTED WITH SLOPES NO STEEPER THAN 1 FOOT (VERTICAL) OVER 2 FOOT (HORIZONTAL).

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPACING
DECIDUOUS TREES					
AR	4	Acer rubrum 'Frank's Red'	Red Maple	2'-2 1/2" cal.	B&B
BN	6	Betula nigra 'Heritage'	Heritage River Birch	6'-8" ht.	B&B, MULTI-STEM
AS	3	Acer saccharum 'Green Mountain'	Sugar Maple	2'-2 1/2" cal.	B&B
CK	2	Cedrus libanotis	Yellow Wood	2'-2 1/2" cal.	B&B
LT	2	Liriodendron tulipifera	Tuliptree	2'-2 1/2" cal.	B&B
QB	2	Quercus bicolor	Swamp White Oak	2'-2 1/2" cal.	B&B
QP	4	Quercus palustris	Pin Oak	2'-2 1/2" cal.	B&B
QR	2	Quercus rubra	Northern Red Oak	2'-2 1/2" cal.	B&B
ORNAMENTAL TREES					
AG	7	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	6'-8" ht.	B&B
		Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	2" cal.	B&B
CF	9	Cornus florida	Dogwood	2" cal.	B&B
CO	5	Cornus kousa chinensis 'Milky Way'	Milky Way Dogwood	2" cal.	B&B
CC	11	Cercis canadensis	Eastern Redbud	6'-8" ht.	B&B
MA	6	Malus 'Adams'	Adams Crabapple	2" cal.	B&B
PS	5	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2" cal.	B&B
EVERGREEN TREES					
AB	25	Abies balsamea	Balsam Fir	6'-8" ht.	B&B
PG	24	Picea glauca	White Spruce	6'-8" ht.	B&B
JV	25	Juniperus virginiana	Eastern Red Cedar	6'-8" ht.	B&B
PI	18	Pinus strobus	Eastern White Pine	6'-8" ht.	B&B
TC	22	Taxus canadensis	Hemlock	6'-8" ht.	B&B
SHRUBS					
		Buddleia davidii	Butterfly Bush	3 gal.	cont.
		Ceanothus americanus	New Jersey Tea	3 gal.	cont.
		Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	3 gal.	cont.
		Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	3 gal.	cont.
		Cornus alba	Red Twig Dogwood	3 gal.	cont.
		Fothergilla gardenii	Dwarf Fothergilla	3 gal.	cont.
		Ilex virginica 'Henry's Garnet'	Virginia Sweetspire	3 gal.	cont.
		Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	3 gal.	cont.
		Hydrangea paniculata 'Little Quickfire'	Little Quickfire Hydrangea	3 gal.	cont.
		Ilex glabra 'Nardi'	Inkberry	3 gal.	cont.
		Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal.	cont.
		Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal.	cont.
		Myrica pensylvanica	Northern Bayberry	3 gal.	cont.
		Philadelphus x 'Snowbelle'	Snowbelle Mockorange	3 gal.	cont.
		Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	3 gal.	cont.
RC	63	Rhododendron 'Catawbiense'	Purple Rhododendron	7 gal./30"-36" ht.	cont.
RP	38	Rhododendron 'PJM'	PJM Rhododendron	7 gal./30"-36" ht.	cont.
		Rhododendron 'Roseum Pink'	Roseum Pink Rhododendron	5 gal.	cont.
		Rhododendron 'Scintillation'	Scintillation Rhododendron	5 gal.	cont.
		Viburnum plicatum tomentosum	Double file Viburnum	5 gal.	cont.
		Viburnum trilobum 'Sally's Compact'	Compact Cranberrybush Viburnum	3 gal.	cont.
		Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	3 gal.	cont.
PERENNIALS / GRASSES / GROUNDCOVERS / HERBACEOUS					
		Anemone hepuchensis 'September Charm'	September Charm Anemone	1 gal.	cont.
		Arctostaphylos uva-ursi	Bearberry	1 gal.	cont.
		Aster novae-angliae	New England Aster	1 gal.	cont.
		Astilbe chinensis 'Vision in White'	Visions in White Astilbe	1 gal.	cont.
		Calamagrostis 'Karl Foerster'	Feather Reed Grass	1 gal.	cont.
		Carex vulpinoidea	Fox Sedge	1 gal.	cont.
		Chasmanthium latifolium	Northern Sea Oats	1 gal.	cont.
		Chelone obliqua	Pink Turtlehead	1 gal.	cont.
		Dennstaedtia punctiloba	Hay-scented fern	1 gal.	cont.
		Dicentra spectabilis	Common Bleeding Heart	1 gal.	cont.
		Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.	cont.
		Filix-femina	lady Fern	1 gal.	cont.
		Hemerocallis	Daylilies	1 gal.	cont.
		Hosta 'Gold Standard'	Gold Standard Hosta	1 gal.	cont.
		Lobelia cardinalis	Cardinal Flower	1 gal.	cont.
		Monarda didyma	Beebalm	1 gal.	cont.
		Osmunda cinnamomea	Cinnamon Fern	1 gal.	cont.
		Osmunda regalis	Royal Fern	1 gal.	cont.
		Panicum virgatum 'Shenandoah'	Red Switch Grass	1 gal.	cont.
		Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	1 gal.	cont.
		Tiarella 'Spring Symphony'	Spring Symphony Foam Flower	1 gal.	cont.
		Vaccinium angustifolium	Lowbush Blueberry	sod	sod

LIST INDICATES REPRESENTATIVE PLANT SPECIES TO BE USED WHEN DEVELOPING DETAILED PLANTING PLAN FOR PROJECT.



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Project Title:

Terramor  
Catskills  
NY ROUTE 212  
Saugerties, NY 12477

ISSUED FOR:  
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Project No.: 2021096  
Design: MJT  
Drawn: BAS Ch'k'd: MJT  
Date: 08/01/2022 Scale:

Rev.	Description:	Date:
Δ	Review Comments	8/1/22

Drawing Title

NOTES

Drawing No.

L-0.0





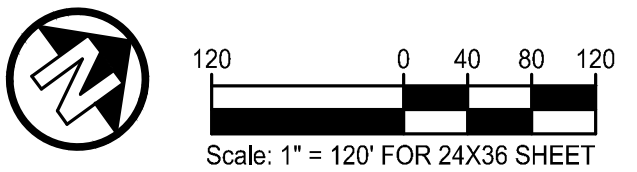
STRUCTURES LIST						
BUILDING NAME	USE	GSF	CAPACITY**	QTY	TOTAL CAPACITY	NOTES / ASSUMPTIONS
LODGE	GUEST DINING/LOUNGE	8,920	118 PEOPLE	1	118	CALCULATED BASED ON THE NUMBER OF SEATS IN THE STRUCTURE
WELCOME CENTER	GUEST CHECK-IN/CHECK OUT	1,000	8 PEOPLE	1	8	DEPENDING ON THE OCCUPANCY RATED AND SEASONALITY, WE CAN HAVE UP TO 4 COUPLES CHECKING IN/OUT AT THE SAME TIME, SERVED BY 1-2 FRONT DESK EMPLOYEES. CHECK IN/OUT WILL TAKE PLACE IN THE WELCOME CENTER, WHICH IS FURNISHED WITH INDOOR/OUTDOOR SEATING AREAS
MAINTENANCE	EMPLOYEE MAINT/LAUNDRY	2,825	8 PEOPLE	1	8	MAINTENANCE BUILDING HAS TWO WORK STATIONS FOR THE MAINTENANCE AND HOUSEKEEPING MANAGERS. DEPENDING ON WORKLOAD, WE ANTICIPATE HAVING UP TO 8 EMPLOYEES IN DIFFERENT AREAS OF THE BUILDING (LAUNDRY, STORAGE, WATER SYSTEM, ETC)
PAVILION	GUEST EVENTS	1,342	40 PEOPLE	1	40	THE PAVILION IS DESIGNED TO HOST DIFFERENT TYPES OF EVENTS. FOR EXAMPLE, IF A STAR GAZING LECTURE IS HOSTED IN A SEATED FORMAT, THE STRUCTURE CAN TAKE UP TO 40 PEOPLE. IF A BUYOUT EVENT LIKE A WEDDING OR CORPORATE EVENT IS TAKING PLACE THE PAVILION AND EVENT LAWN CAN TAKE UP TO 150 PEOPLE. PLEASE NOTE THAT THOSE ARE GUESTS STAYING AT THE RESORT
WELLNESS TENT	GUEST SPA	858	2 PEOPLE	1	2	USUALLY AN INDIVIDUAL OR A COUPLE WILL BE SERVED BY 1-2 MASSAGE THERAPISTS. THE SQUARE FOOTAGE INCLUDES THE INTERIOR OF THE TENT AS WELL AS THE PLATFORM DECK
CABANA	GUEST POOL	980*	8 PEOPLE	1	8	THE CABANA IS DESIGNED TO SERVE THE GUESTS IN THE POOL AREA
GENERAL MANAGER'S HOUSE	EMPLOYEE HOUSING	1,475	4/5 PEOPLE	1	4/5	THIS STRUCTURE IS OCCUPIED BY THE GENERAL MANAGER AND THEIR FAMILY
DORM	EMPLOYEE HOUSING	450	6 PEOPLE	4	24	EACH OF THE 4 UNITS CAN SLEEP UP TO 6 INDIVIDUALS (BUNK BEDS)
STUDIO	EMPLOYEE HOUSING	450	4 PEOPLE	2	8	DESIGNED FOR COUPLES. EACH UNIT HAS 2 STUDIOS
MESS HALL	EMPLOYEE DINING	450	12 PEOPLE	1	12	THIS UNIT CAN TAKE UP TO 12 PEOPLE. ON AVERAGE, 4-6 INDIVIDUALS WILL BE USING THIS HALL AT THE SAME TIME
WOODY 35 (TENT 1)***	GUEST ROOM	512	2 PEOPLE	45	90	
WOODY 45 (TENT 2)***	GUEST ROOM	632	5 PEOPLE	30	150	

\*THE CABANA IS A PARTIAL 'OPEN AIR' STRUCTURE. SEE ARCHITECTURAL PLANS. 250 SF IS ENCLOSED, AND 730 SF IS OPEN AIR, WITH A ROOF ONLY  
\*\*CAPACITY IS BASED ON THE SIZE AND FUNCTIONALITY OF THE BUILDING. CAPACITY DOES NOT TRANSLATE INTO THE AGGREGATE NUMBER OF PEOPLE ON THE PROPERTY  
\*\*\*TENT LOCATIONS ARE FIXED, BUT THE TYPE OF TENT AT EACH SITE ARE INTERCHANGEABLE WITHIN THE CONFINES OF THE TOTAL NUMBERS OF PROPOSED TENTS: (45) WOODY 35'S AND (30) WOODY 45'S.

## LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- 50' FACILITIES BUFFER
- HIKING TRAIL
- WETLAND
- STREAM
- EXISTING STONE WALL
- GLAMPING TENT WOODY 35
- GLAMPING TENT WOODY 45
- ELECTRIC VEHICLE CHARGING STATION
- NUMBER OF PARKING SPACES

PARKING REQUIREMENTS	DESIGN RATIO:	PROPOSED:
GUEST PARKING	1:35 PER CAMPSITE PLUS 16 FOR WELCOME CENTER AND 4 FOR LODGE	122 SPACES
EMPLOYEE PARKING	1 PER EMPLOYEE PLUS 2 FOR DELIVERY/SERVICE WORKERS	44 SPACES
TOTAL:		166 SPACES



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Design:		MJT/KAC	
Drawn:	BAS	Ch'k'd:	MJT
Date:	08/01/2022	Scale:	1"=120'
Rev.	Description:	Date:	
△	Review Comments	8/1/22	

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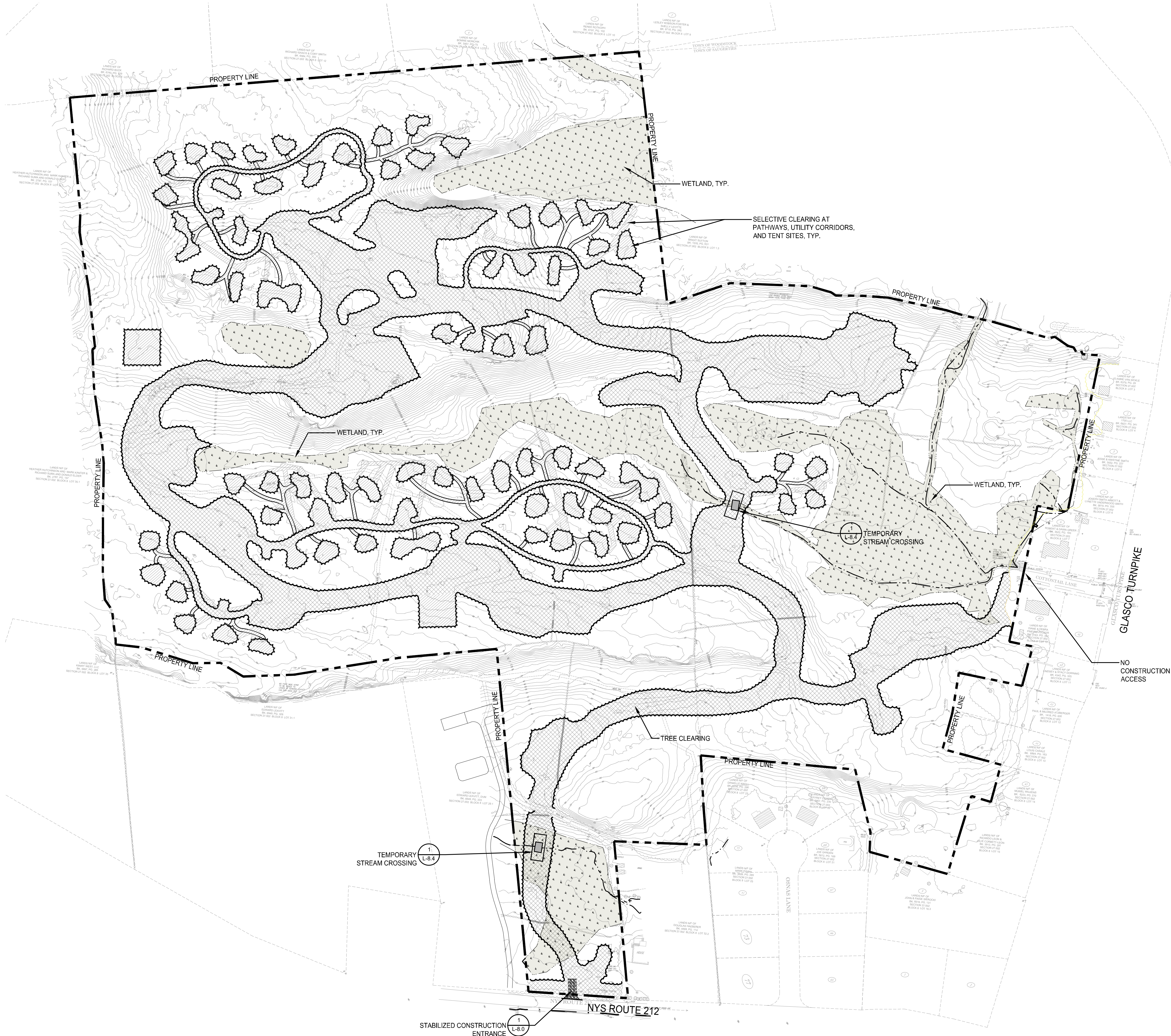
**OVERALL SITE PLAN**

Drawing No.

**L-2.0**



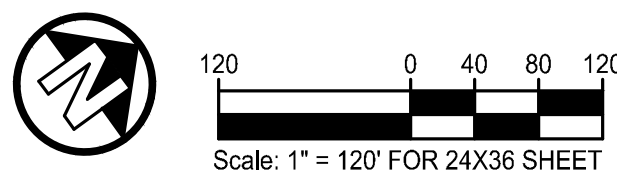
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NOTE:  
INSTALL ALL EROSION AND SEDIMENT CONTROL  
DEVICES PRIOR TO SITE DISTURBANCE. REFER  
TO SHEETS L-3.1 - L-3.9 FOR EROSION AND  
SEDIMENT CONTROL INFORMATION.

LEGEND

- PROPERTY LINE
- TREE CLEARING
- SELECTIVE TREE CLEARING
- WETLAND
- STREAM
- EXISTING STONE WALL
- PROPOSED TREELINE
- EXISTING TREELINE







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## KEY MAP

Terramor  
Catskills

NY ROUTE 212  
Saugerties, NY 12477

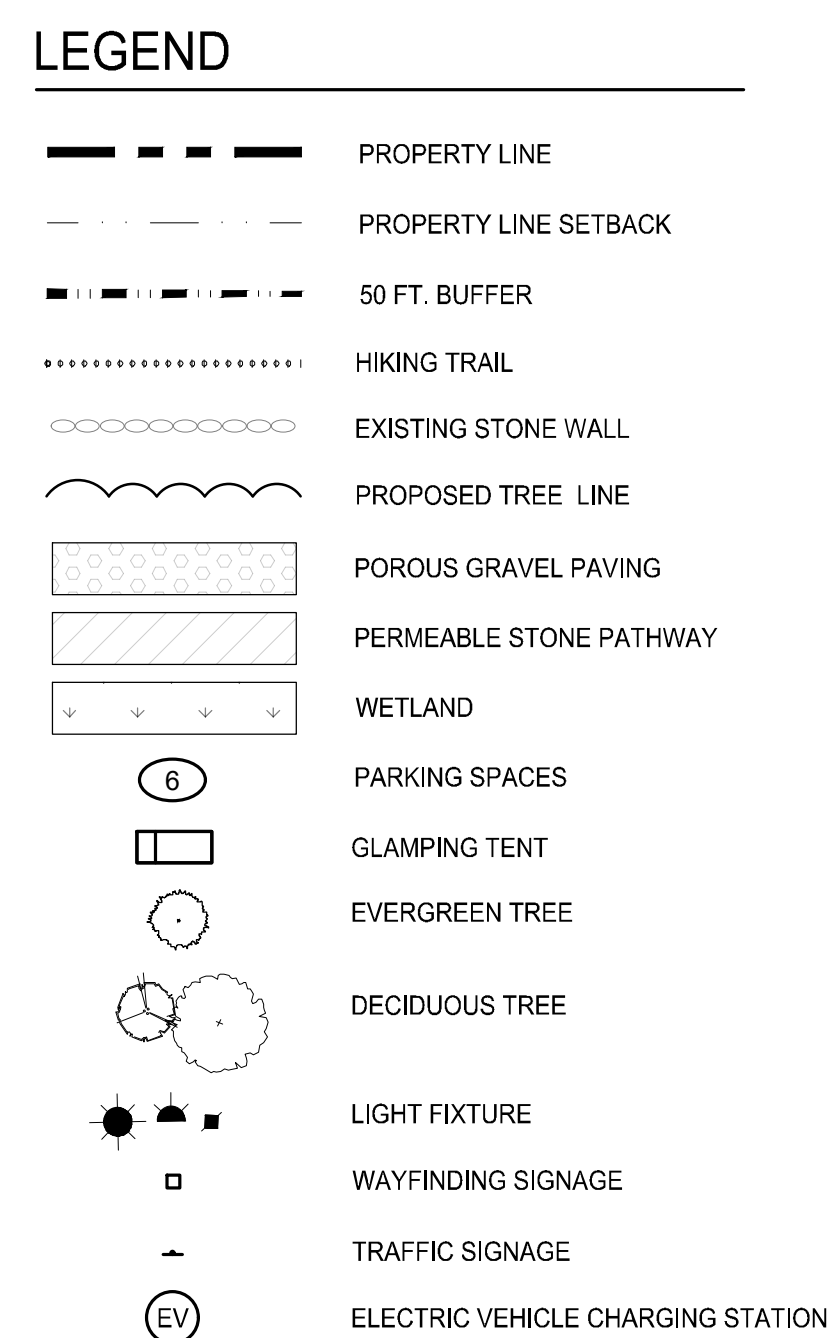
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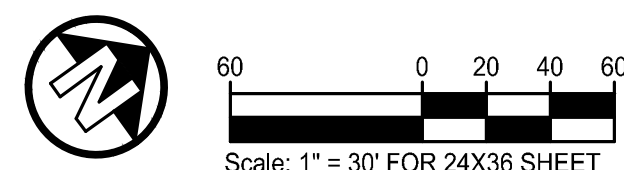
## LAYOUT, MATERIALS & PLANTING PLAN

Drawing No.

L-5.1



**NOTE:**  
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MATCHLINE: SEE SHEET L-5.2





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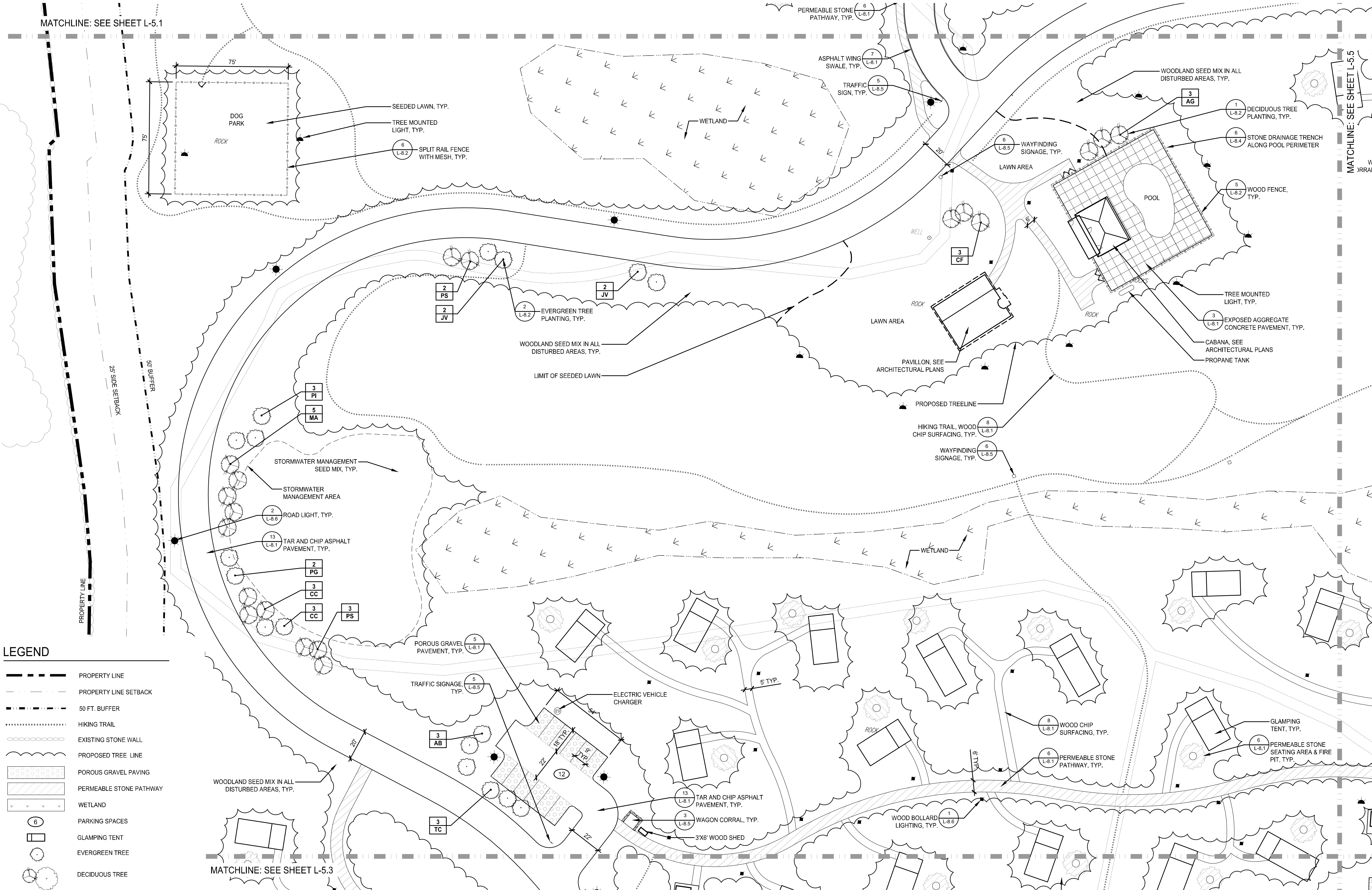
**LAYOUT,  
MATERIALS &  
PLANTING PLAN**

Drawing No.

**L-5.2**

MATCHLINE: SEE SHEET L-5.1

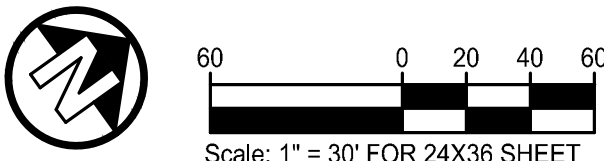
MATCHLINE: SEE SHEET L-5.3



## LEGEND

- PROPERTY LINE
- PROPERTY LINE SETBACK
- 50 FT. BUFFER
- HIKING TRAIL
- EXISTING STONE WALL
- PROPOSED TREE LINE
- POROUS GRAVEL PAVING
- PERMEABLE STONE PATHWAY
- WETLAND
- PARKING SPACES
- GLAMPING TENT
- EVERGREEN TREE
- DECIDUOUS TREE
- LIGHT FIXTURE
- WAYFINDING SIGNAGE
- TRAFFIC SIGNAGE
- ELECTRIC VEHICLE CHARGING STATION

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KEY MAP



NY ROUTE 212  
Saugerties, NY 12477

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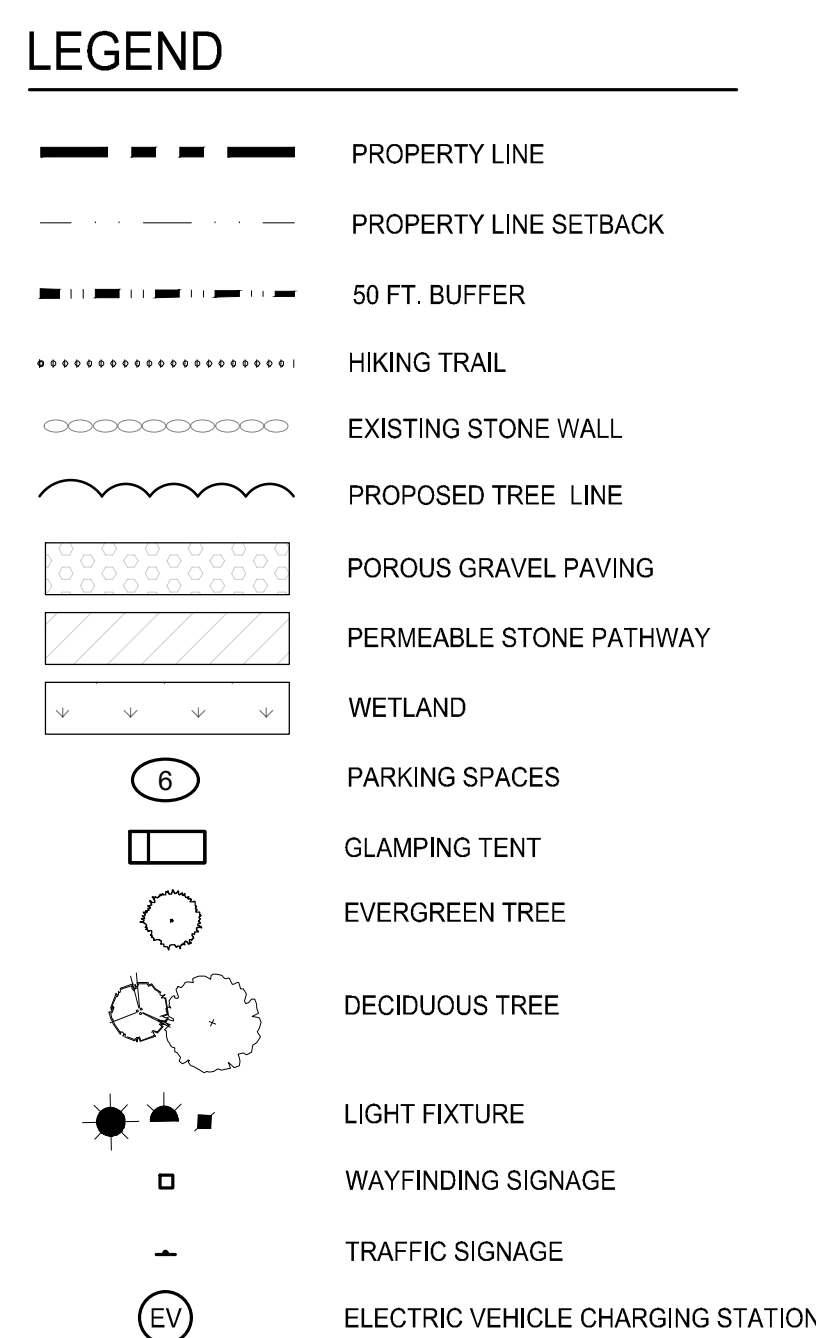
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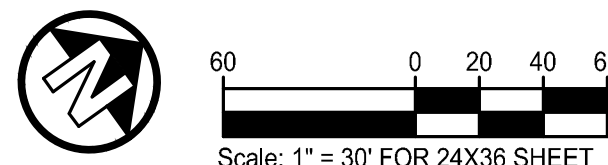
## LAYOUT, MATERIALS & PLANTING PLAN

Drawing No.

L-5.3

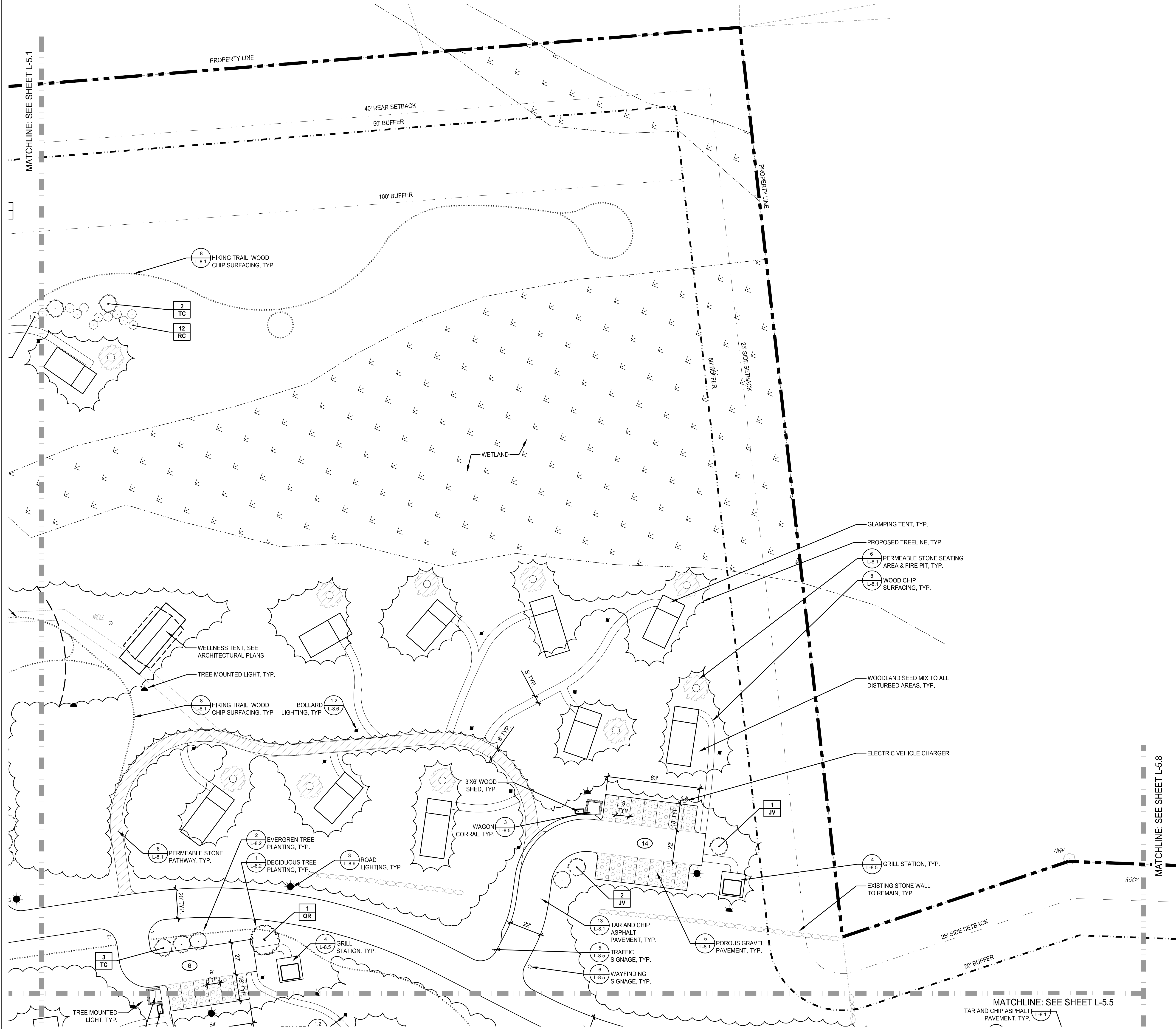


**NOTE:**  
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LEGEND

- PROPERTY LINE
- PROPERTY LINE SETBACK
- 50 FT. BUFFER
- HIKING TRAIL
- EXISTING STONE WALL
- PROPOSED TREE LINE
- POROUS GRAVEL PAVING
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**Terramor  
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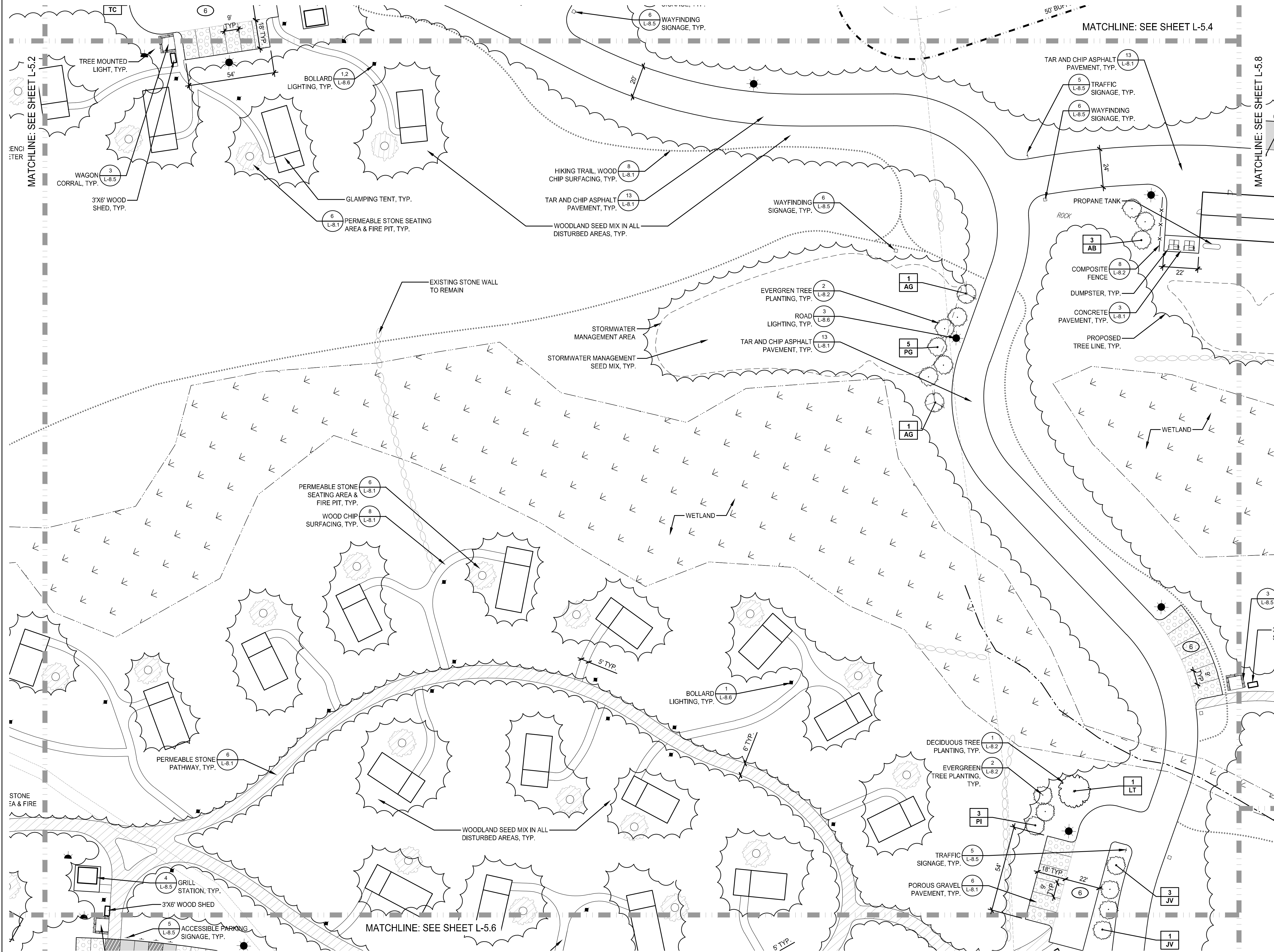
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△	Review Comments	8/1/22

Drawing Title  
**LAYOUT,  
MATERIALS &  
PLANTING PLAN**

Drawing No.

L-5.4

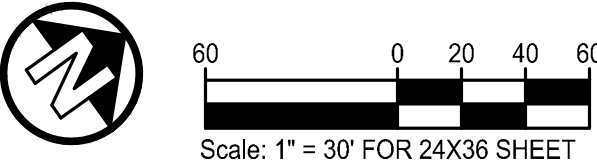




LEGEND

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- PROPERTY LINE SETBACK
- 50 FT. BUFFER
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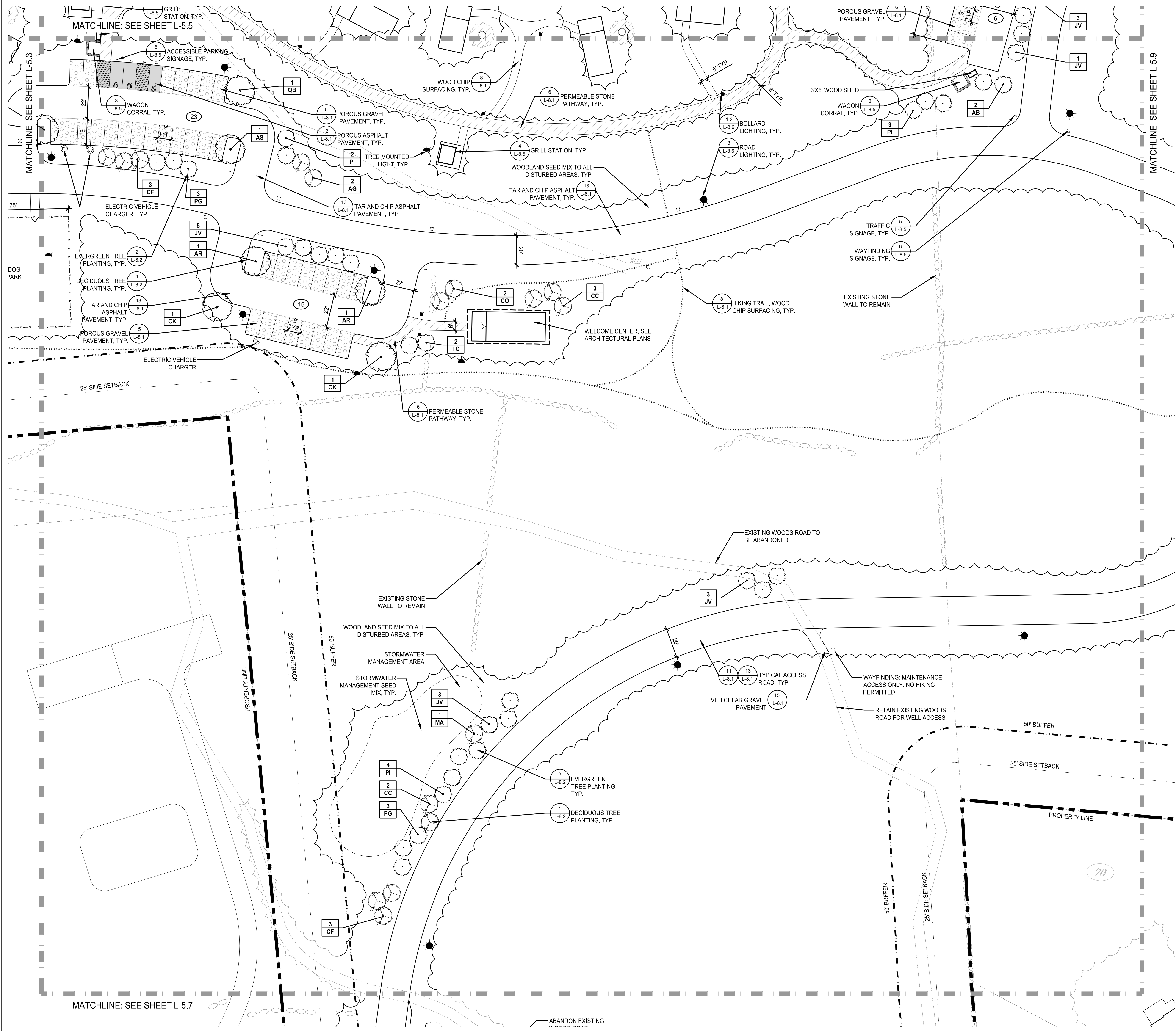
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Drawing No.

L-5.5

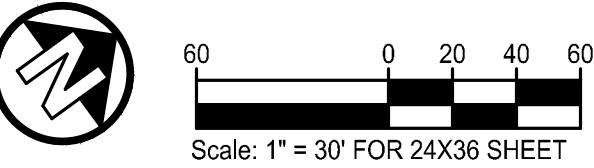




LEGEND

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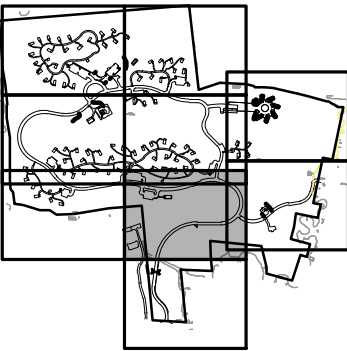
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Drawing Title

LAYOUT,  
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Drawing No.

L-5.6

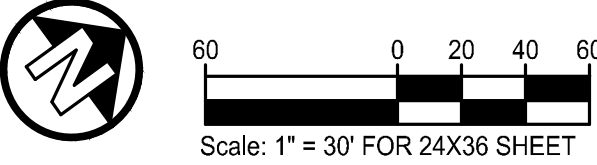




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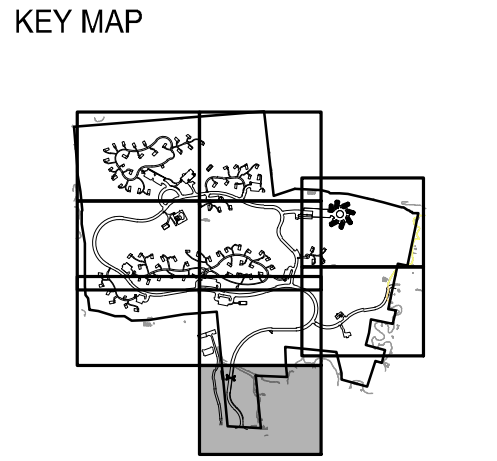
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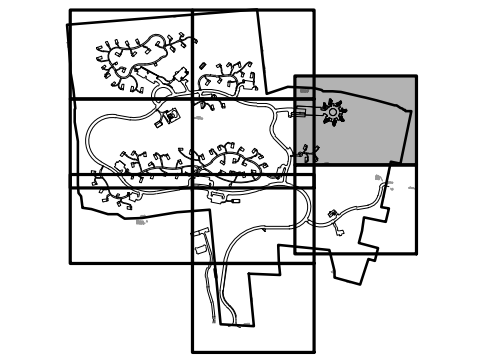
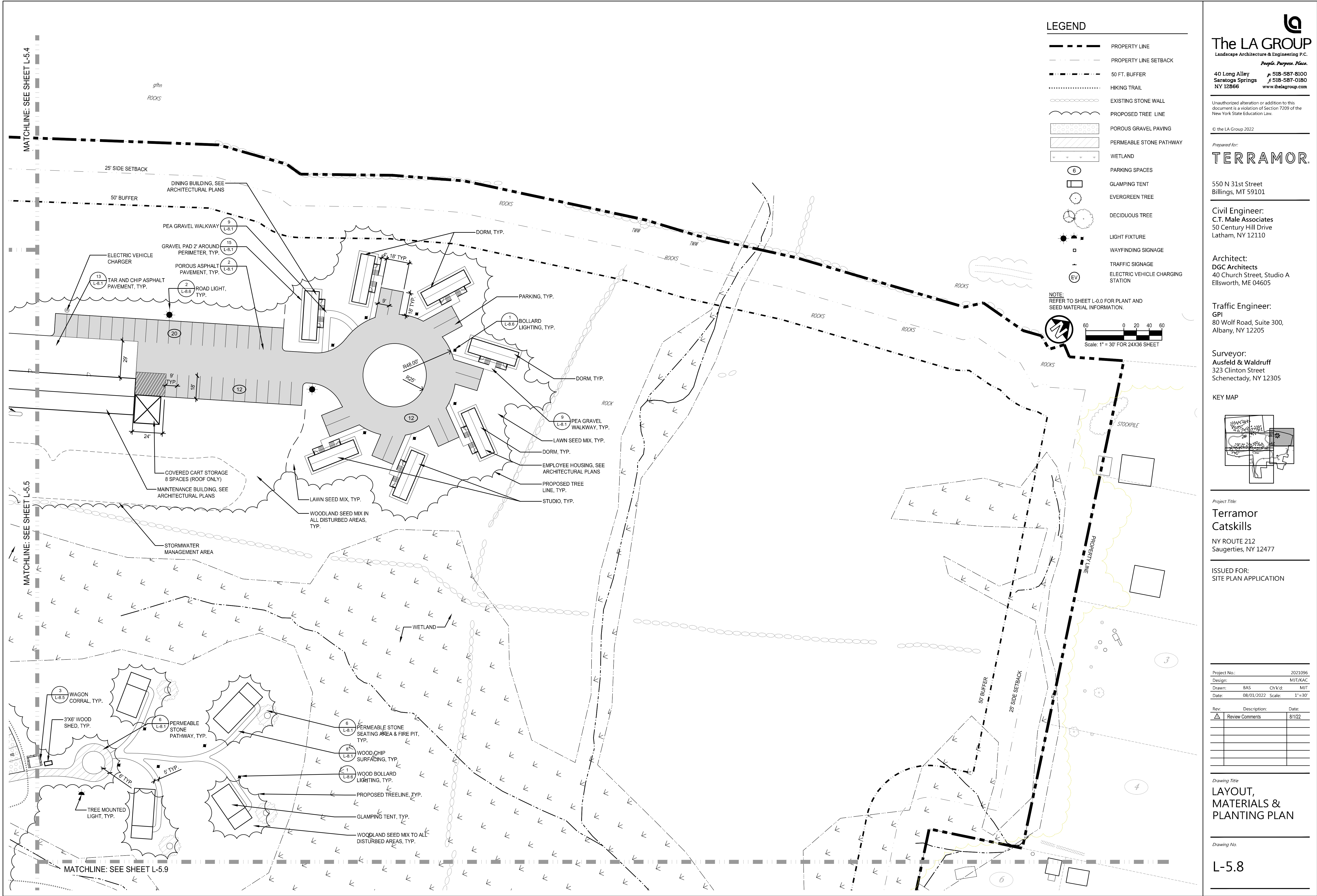
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Drawing Title  
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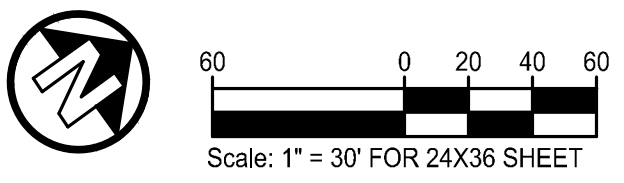
Drawing No.

**L-5.7**

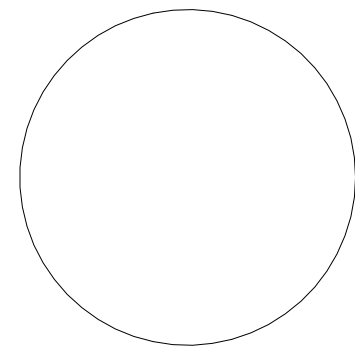




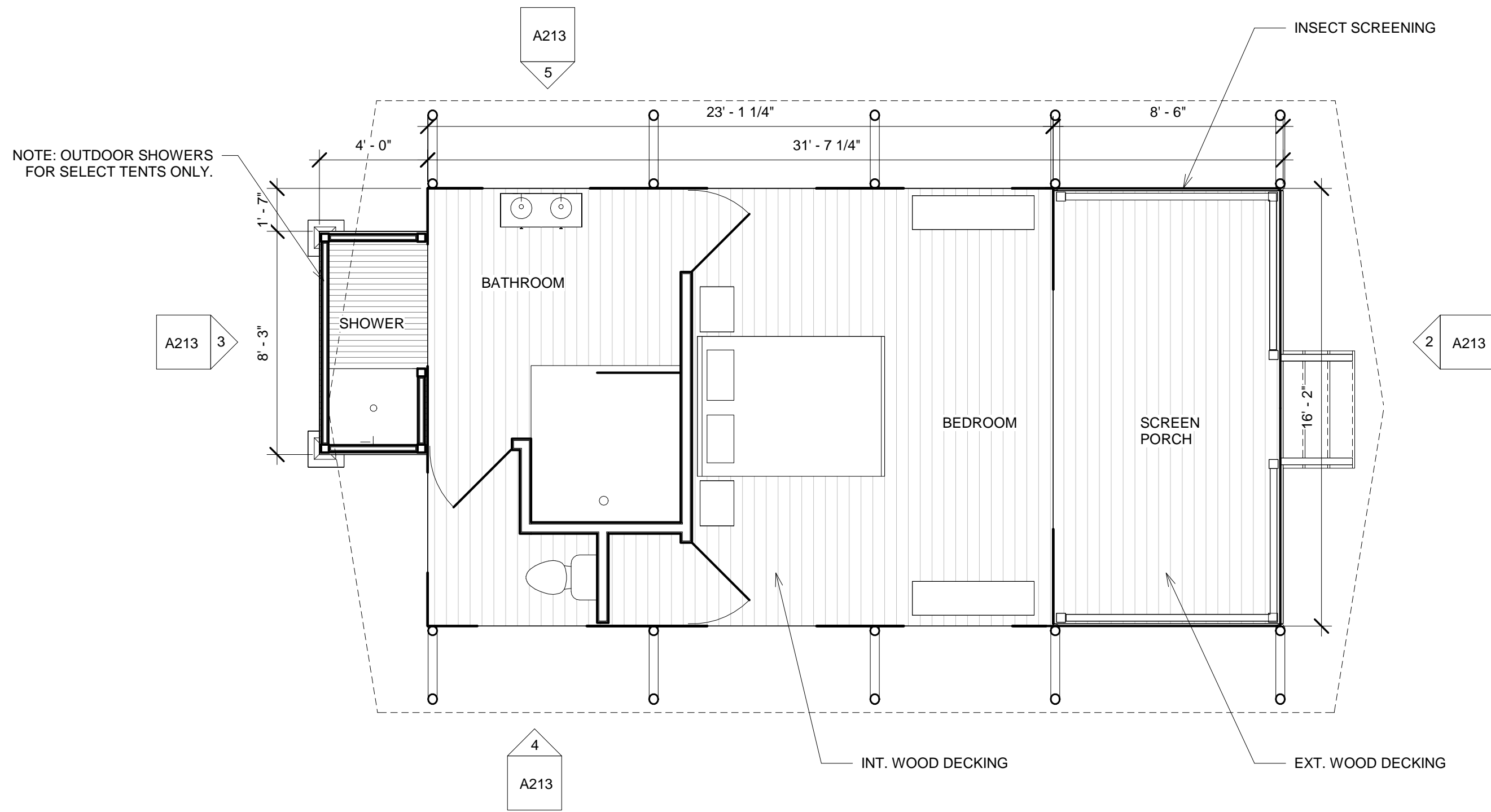




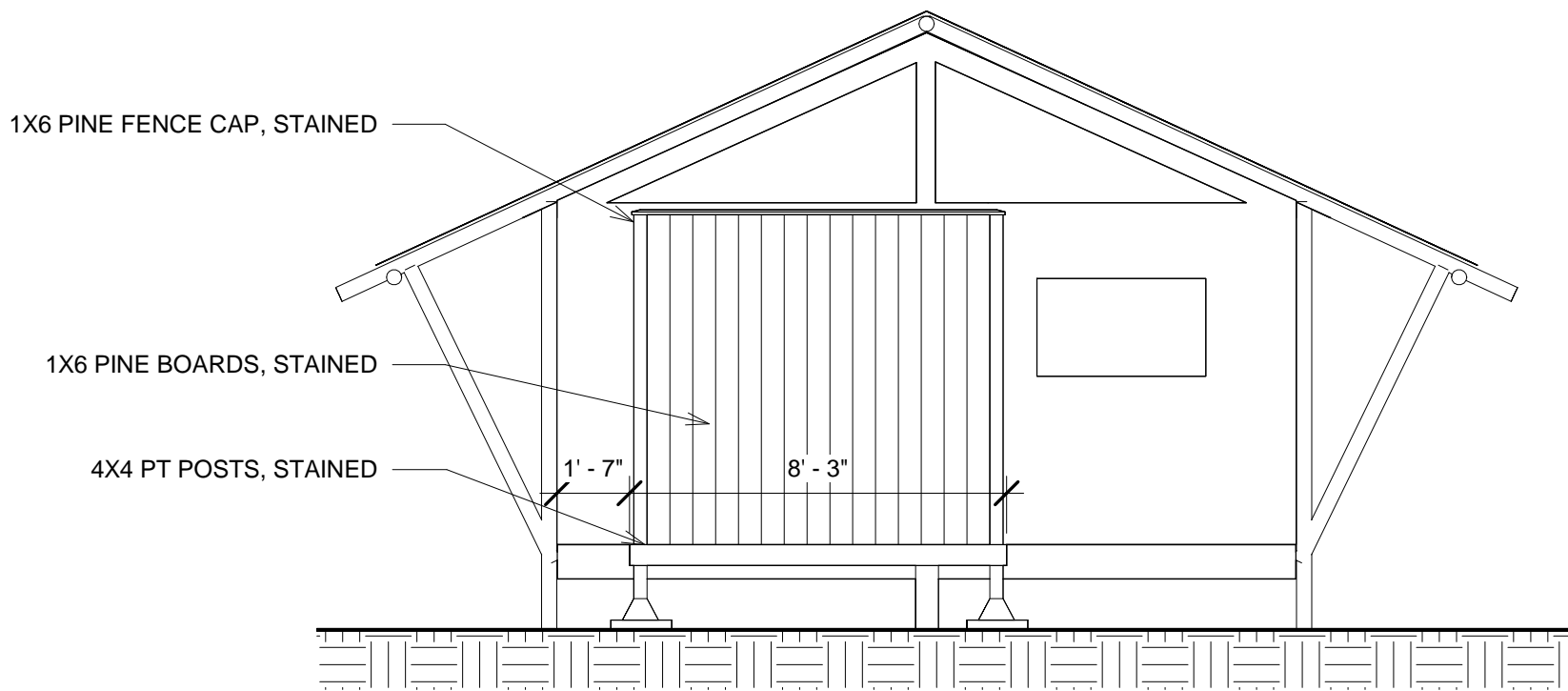




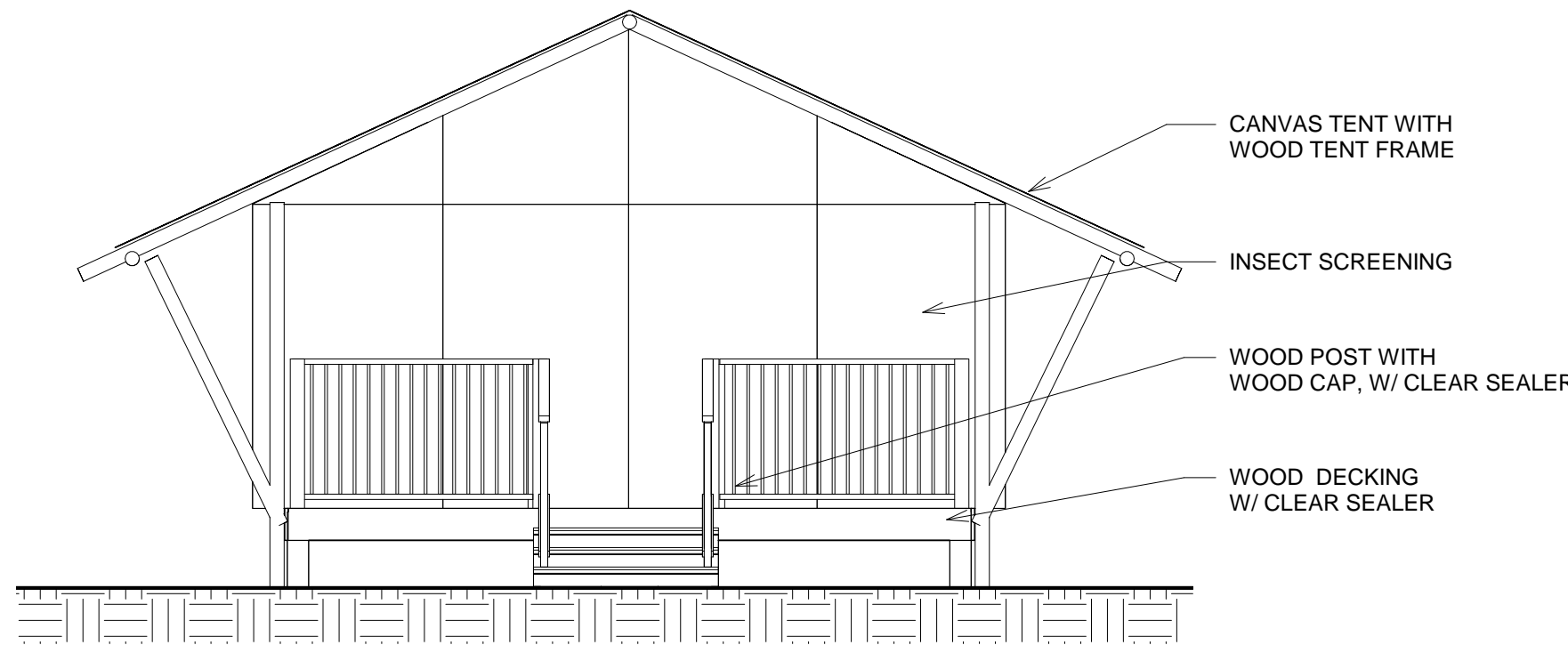
Rev.	Description:	Date:



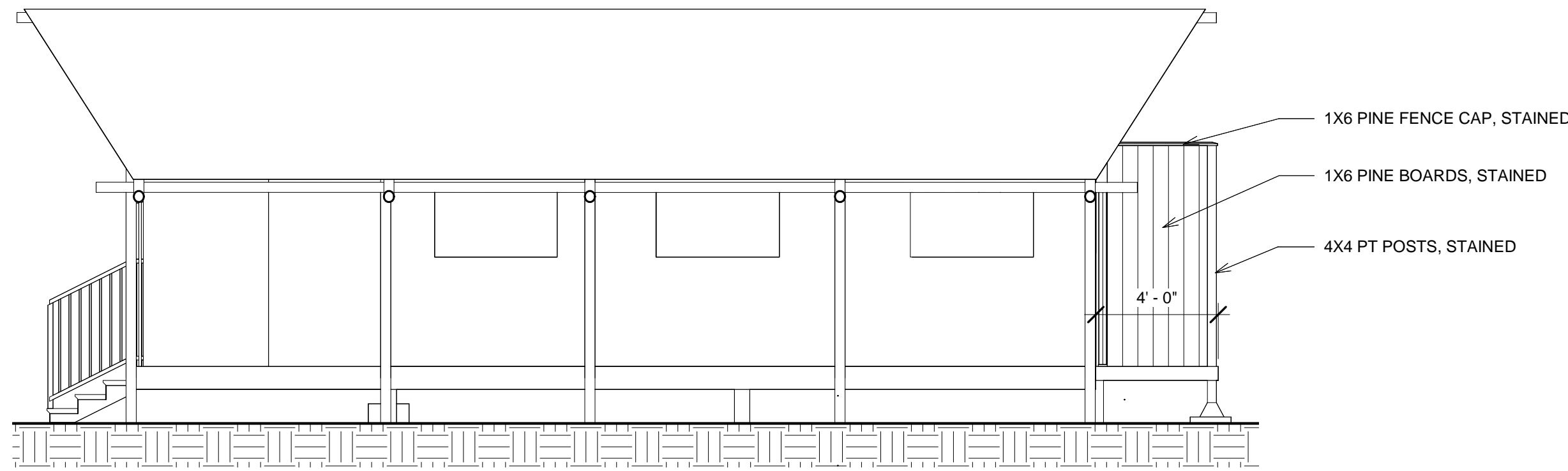
1 FLOOR PLAN  
1/4" = 1'-0"



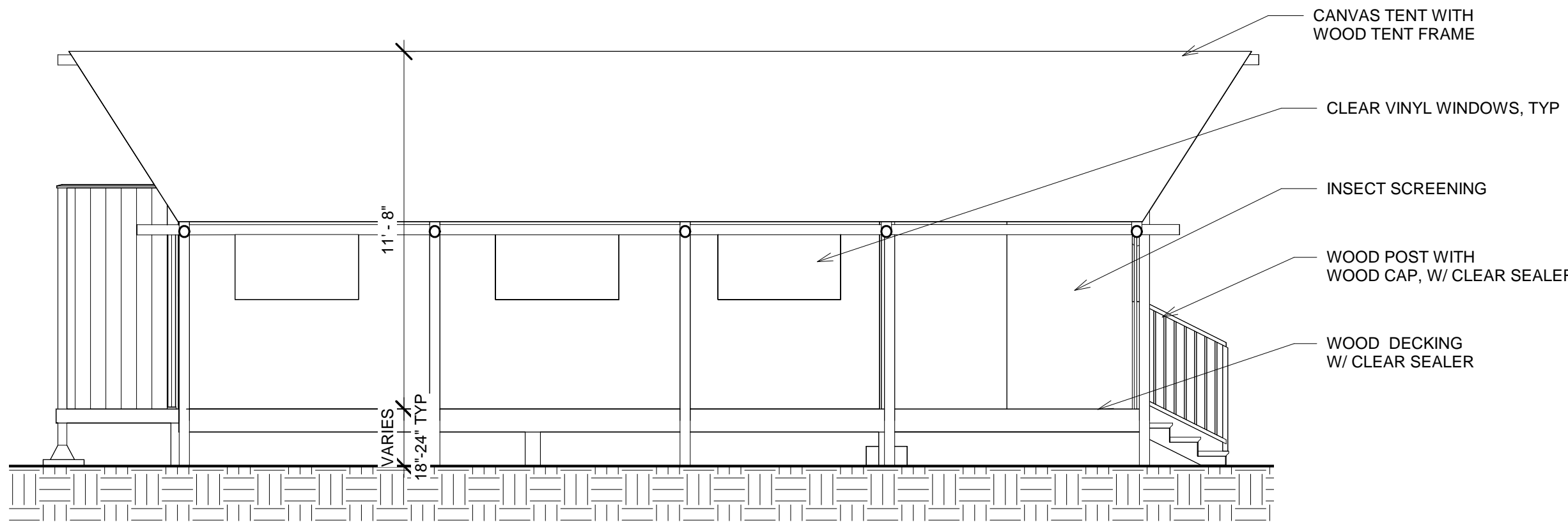
3 REAR ELEVATION  
1/4" = 1'-0"



2 FRONT ELEVATION  
1/4" = 1'-0"

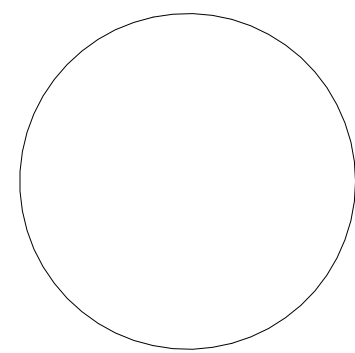


5 LEFT ELEVATION  
1/4" = 1'-0"

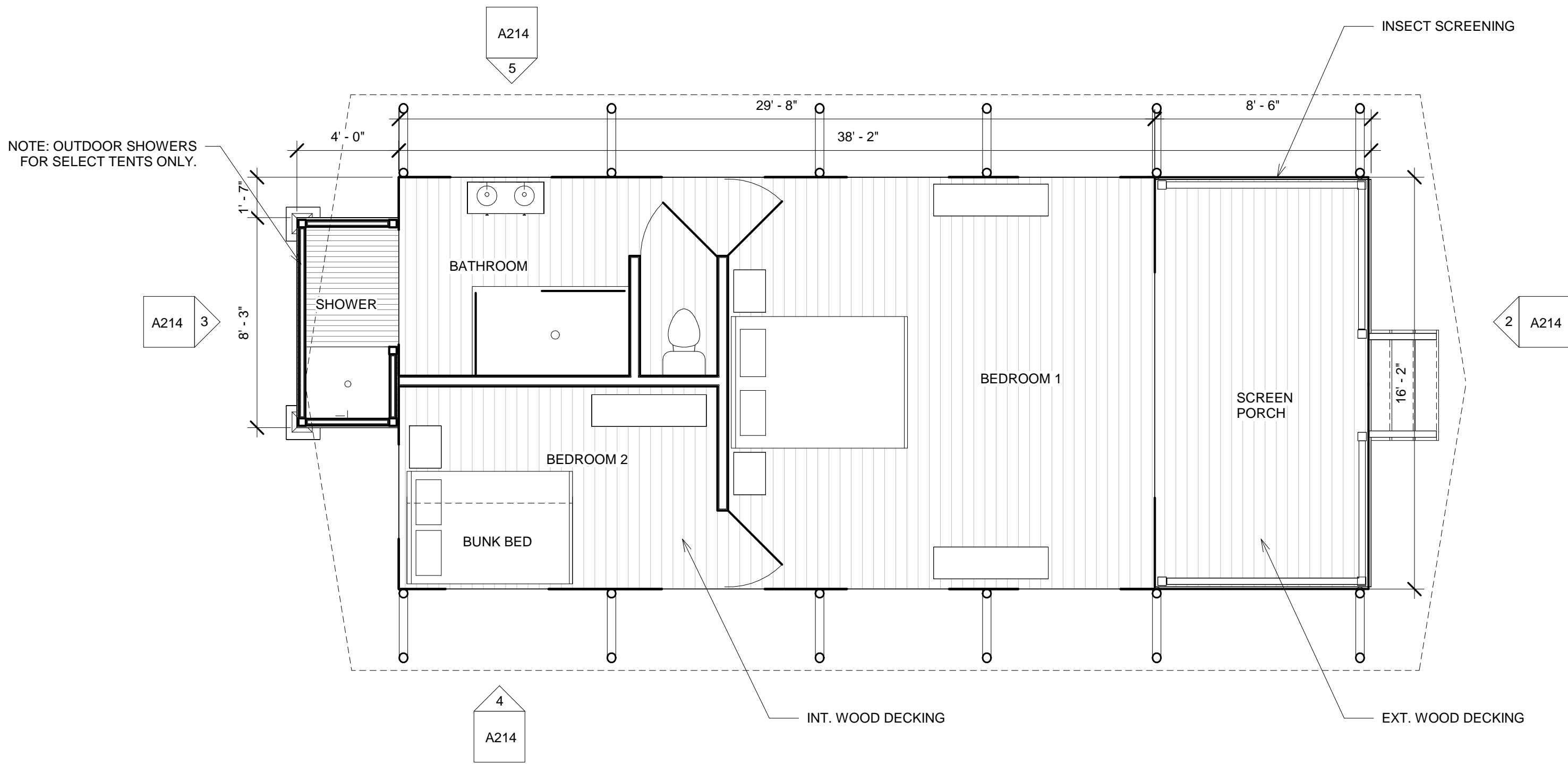


4 RIGHT ELEVATION  
1/4" = 1'-0"

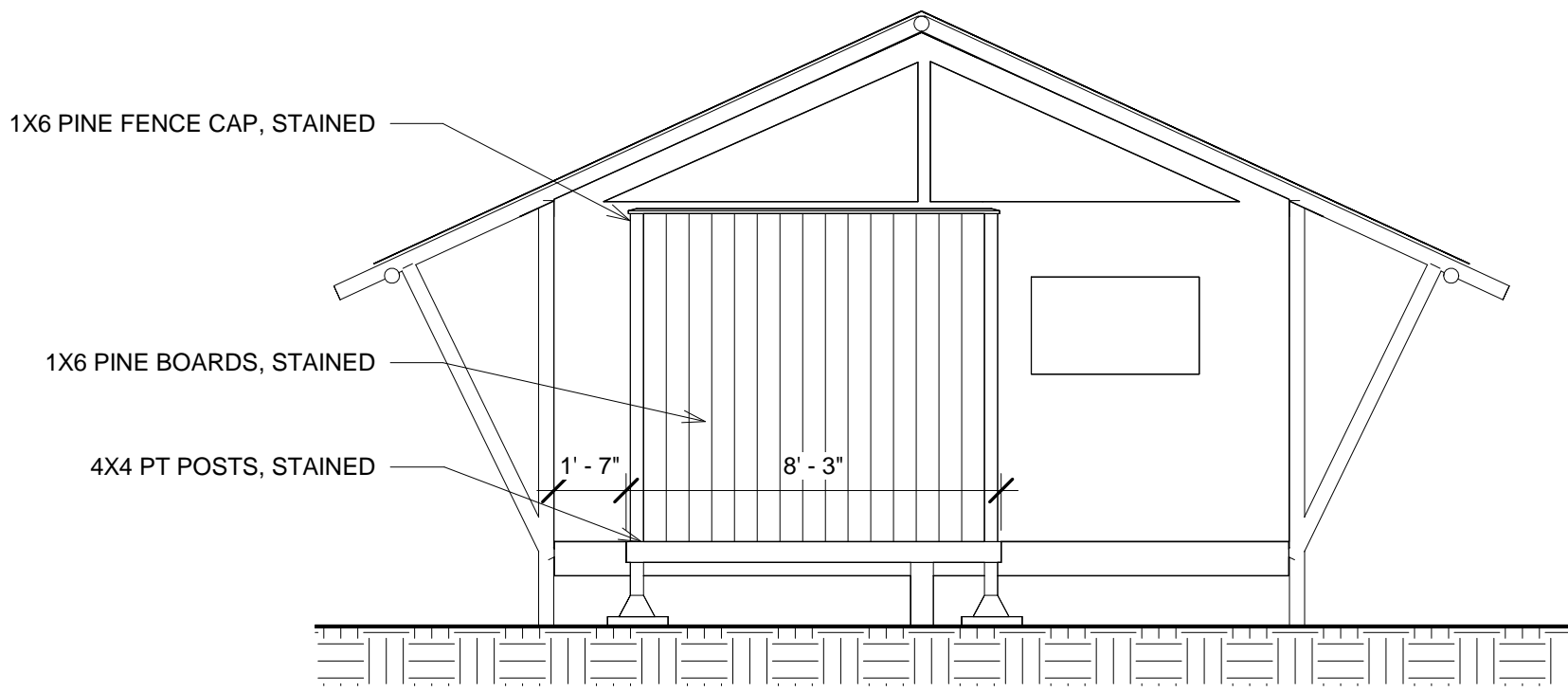




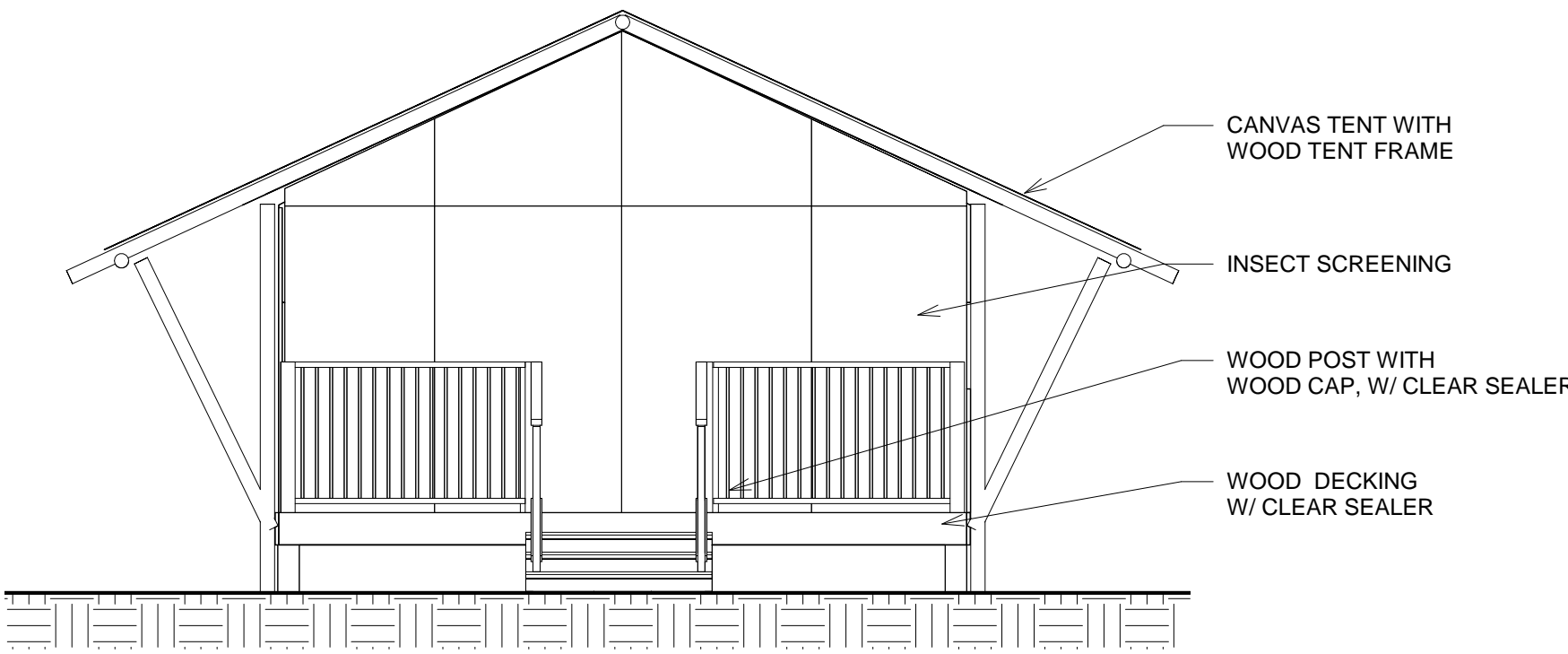
Rev.	Description:	Date:



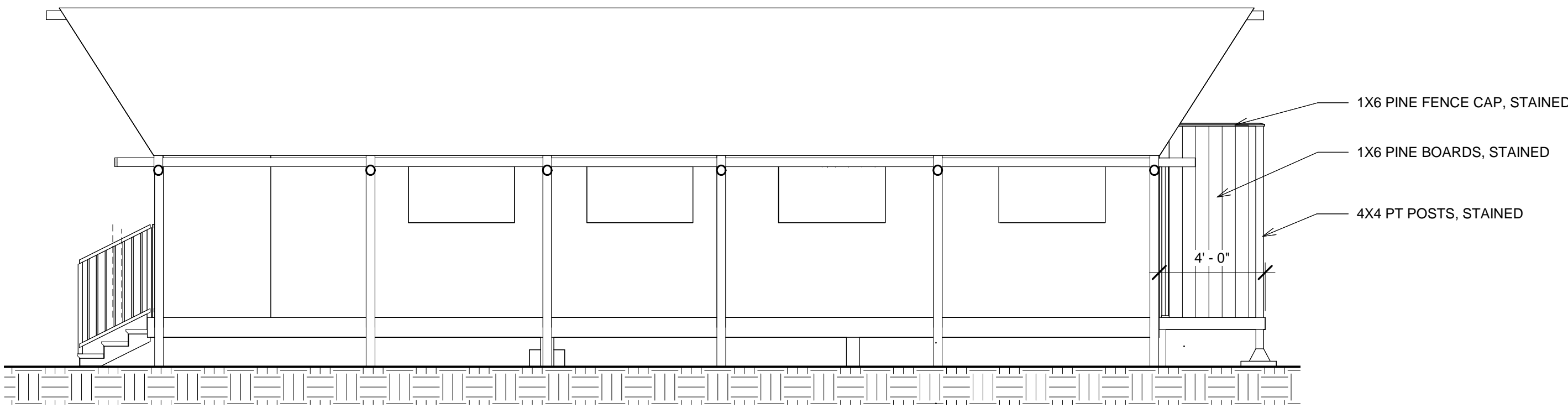
1 FLOOR PLAN  
1/4" = 1'-0"



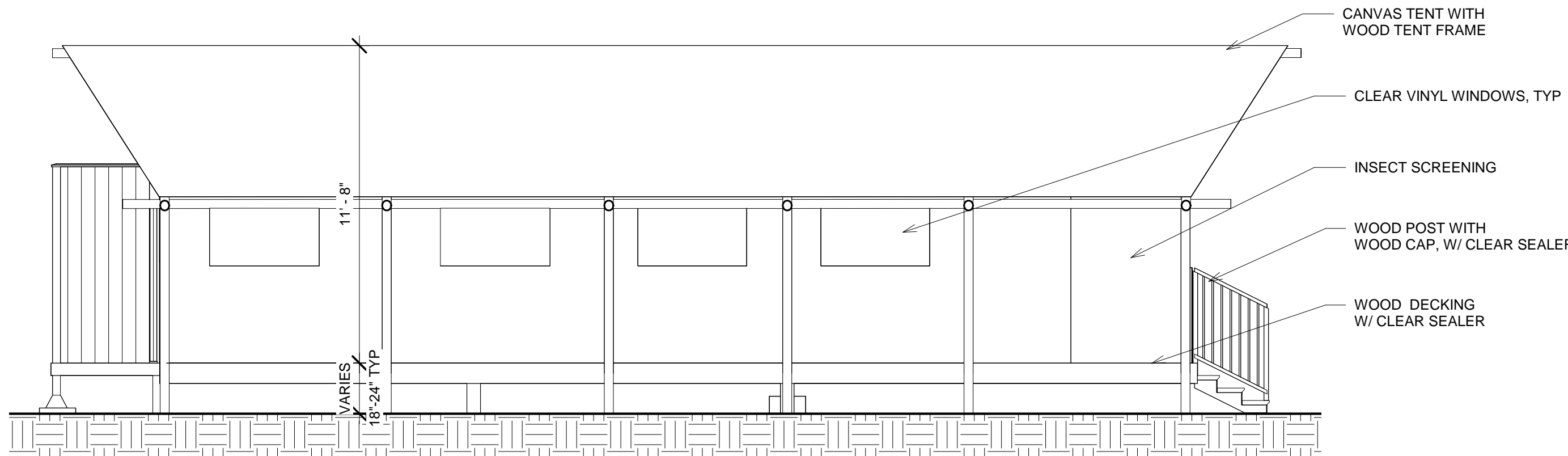
3 REAR ELEVATION  
1/4" = 1'-0"



2 FRONT ELEVATION  
1/4" = 1'-0"



5 LEFT ELEVATION  
1/4" = 1'-0"



4 RIGHT ELEVATION  
1/4" = 1'-0"