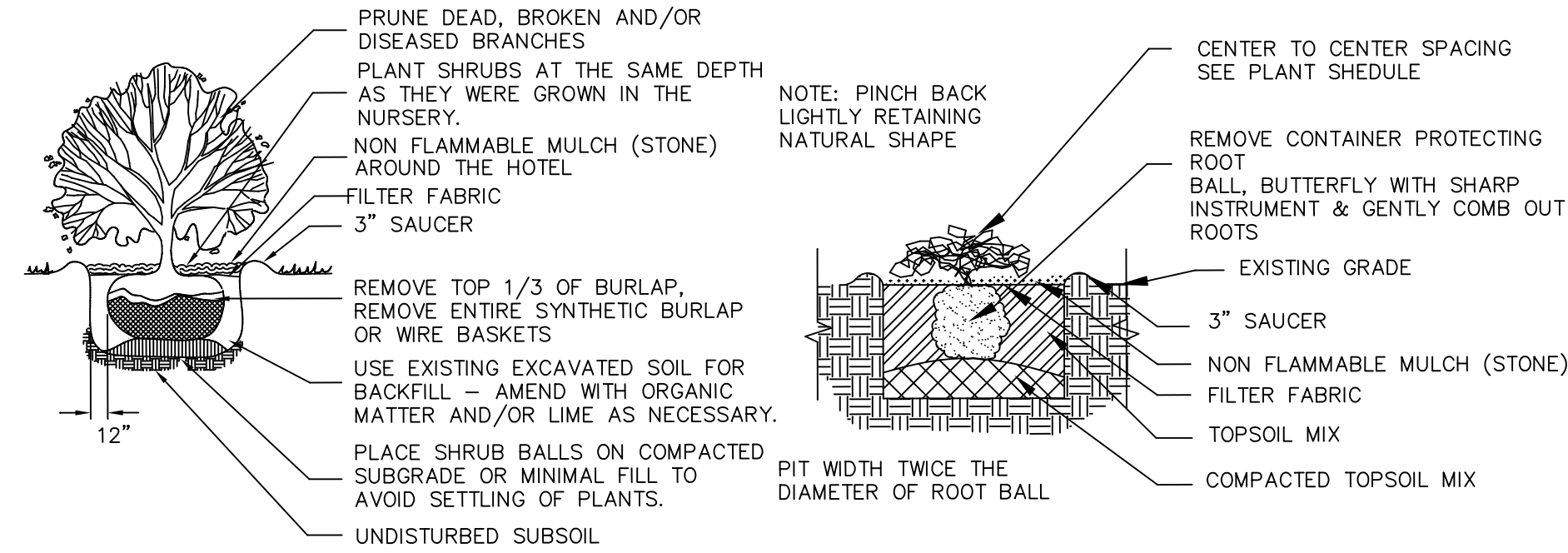


1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



2 TYPICAL SHRUB PLANTING DETAILS
NOT TO SCALE

Landscaping Notes:

- The contractor shall furnish and plant all plants in quantities as shown on this plan. No substitutes will be permitted unless approved by the owner. All plants shall be nursery grown.
- Plants shall be in accordance with the current "American Association for Nursery Stock" as published by the American Association of Nurserymen.
- Plant stock shall be grown within the hardiness zone 5 established by the plant hardiness zone map, miscellaneous publications no 814, agricultural research service, United States Department of Agriculture, latest revision.
- All plants must be moved with the root systems as solid units with the balls of earth firmly wrapped with burlap. No plants shall be accepted when the ball of earth surrounding its roots has been badly cracked or broken before planting. All plants shall be freshly dug. All plants that cannot be planted at once must be heeled-in by setting in the ground, and covering the balls with soil and then watering during transport. All plant materials shall be wrapped with wind proof covering.
- Plant material shall bear the same relationship to finished grade as to the original planting grade prior to digging.
- All disturbed areas not to be paved or otherwise treated shall receive four (4) inch loam and seed.
- See planting details and specifications for additional requirements.
- Tree stakes and wrap shall remain in place for no less than 6 months and no more than 1 year.
- Planting shall be completed from April 1st through November 1st.
- Maintenance shall consist of keeping the plants in a healthy growing condition and shall include weeding, cultivating, removing, lightening and repairing of guys, removal of dead material, resetting plants to proper grades or upright position and maintaining the planting saucer.
- All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced with new same size and type vegetation at the beginning of the next planting year.
- Replacements shall conform in all respects to the specifications for new plants and shall be planted in the same manner.

Site Management Notes:

- All waste generated from the hotel will be placed in a dumpster located in an enclosure at the southeast corner of the site. In addition, separate containers will be provided for recycling cardboard, paper, plastics, glass and metal. Pickup for the waste and recyclables will be twice a week. A 9'4" high concrete wall with a stone veneer matching the hotel exterior will be provided to screen the receptacles. Access to the dumpster and recycling receptacles will be provided through a solid steel gate and a solid steel door will provide access to the storage room. A 24 foot long by 20 foot wide concrete pad will be provided in front of the gate to provide a durable loading area during pickups. As part of the daily maintenance the trash/recycling enclosure will be inspected daily. In addition the parking lot and grounds will be inspected and cleaned of any trash on a daily basis.
- On the northeast corner shall be a 38 x 56 foot storage room, to store exterior maintenance equipment. There shall be a maintenance hose bibb to wash down the area around the storage room.
- All landscaping will be irrigated and daily maintenance of the grounds such as cutting of lawns, garden maintenance etc. will be performed weekly during the growing season.
- During the winter months maintenance will consist of snow and ice removal as required. The parking areas will be swept every spring to remove any sand accumulated during the winter months also the stormwater system will be inspected.
- Only natural herbicides and pesticides will be used if necessary in the management of the sites landscaping.

SHRUB & PERENNIAL SCHEDULE				
SYMBOL	SPECIES	COMMON NAME	QUANTITY	SIZE UPON PLANTING
	Spirea alba	White Meadowsweet	57	3 Gal. Cont.
	Cornus stolonifera	Red Osier Dogwood	15	3 Gal. Cont.
	Hemerocallis fulva	Common Daylily	53	1 Gal. Cont.

TREE SCHEDULE				
SYMBOL	SPECIES	COMMON NAME	QUANTITY	SIZE UPON PLANTING
	Cornus amomum	Silky Dogwood	4	3 Gal. Cont.
	Coronaria	Coronaria Crab Apple	1	2.5"-3" Caliper

SEEDING MIX FOR SITE LAWNS						
APPLICATION	SPECIES	% PURE LIVE SEED	APPLICATION RATE	FERTILIZER	LIMING RATE	SEEDING DATE
TEMPORARY	ANNUAL RYE	88.2%	10 LBS./1000 S.Y.	5-5-5 AT 207 LBS./1000 S.Y.	413 LBS./1000 S.Y.	3/15 TO 10/15
PERMANENT	PERENNIAL RYE	88.2%	4 LBS./1000 S.Y.	SEE NOTE 1 BELOW	800 LBS./1000 S.Y.	3/15 TO 6/1 AND 9/1 TO 10/15
	KENTUCKY BLUE GRASS MIX*	78.4%	6 LBS./1000 S.Y.			
	CREeping RED FESCUE	83.3%	11 LBS./1000 S.Y.			
PERMANENT	TALL FESCUE (VAR. KENTUCKY 3)	83.5%	7.5 LBS./1000 S.Y.	SEE NOTE 1 BELOW	800 LBS./1000 S.Y.	4/1 TO 6/15 AND 9/1 9/15
	BIRD'S FOOT TREFOL MIX REDTOP	**78.4%	2.0 LBS./1000 S.Y.			
		73.6%	1.0 LBS./1000 S.Y.			

- FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH A SOIL TEST. IN THE ABSENCE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AS FOLLOWS:
 A. 10-20-20 ANALYSIS COMMERCIAL FERTILIZER AT 140 LBS./1000 S.Y. 38-0-0 UREA FORM FERTILIZER AT 50 LBS./1000 S.Y.
 B. 32-0-0 TO 38-0-0 SULFUR COATED UREA FERTILIZER AT 99-50 LBS./1000 S.Y.
 C. 31-0-0 BROW FERTILIZER AT 61 LBS./1000 S.Y.
 - ALL SEEDING AREAS SHALL BE MULCHED WITH HAY OR STRAW APPLIED AT A RATE OF 6000 LBS./AC. (1240 LBS./1000 S.Y.), MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER AT 750 LBS./AC. OR EQUAL.
 - ALL AREAS RECEIVING SEEDING SHALL HAVE A MINIMUM OF 6" OF ORGANIC TOPSOIL.
- ** BLUEGRASS MIX: A COMBINATION OF CERTIFIED VARIETIES EACH AT 25% OR LESS OF MIX. MINIMUM 20% HARSEED AND 60% NORMAL SPROUTS.

MAP REVISION DATES		
DATE	REVISION	BY
27 MAY 2026	REVISED PER PLANNING BOARD COMMENTS OF 21 MAY 2026	TPFK

LANDSCAPING PLAN
FOR
DRIVE-THRU RESTAURANT
TOWN OF LLOYD
ULSTER COUNTY - NEW YORK

20 0 20 40 60
Scale: 1" = 20'
12 MAY 2026

MEDENBACH EGGERS & CARR
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047
WWW.MEELS.COM

CALEB CARR, P.E.
NEW YORK LIC. NO. 102177
L.S.-1
4 OF 7
E25.054



Any unauthorized alteration or addition to this plan is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law. Contractor shall verify with the Engineer all elevations & layout prior to construction.