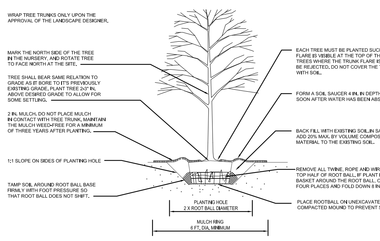
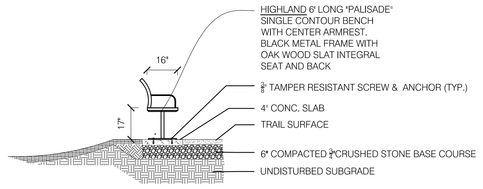
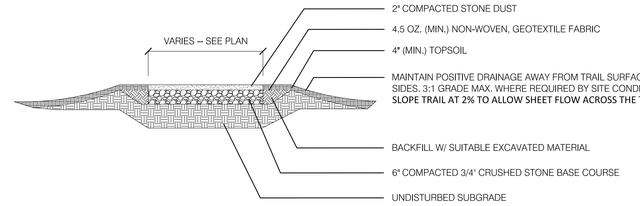




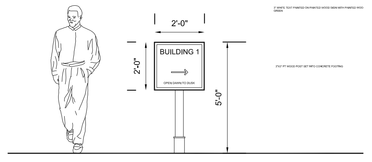
Bench Detail

Scale: NTS



Walking Path Detail

Scale: NTS



Directional Signage

Scale: NTS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____ BY

_____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

HATCHING & LANDSCAPE LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PATH (STEEL EDGING)
- EXISTING WOODLAND TO REMAIN (REMOVE DEAD, DISEASED, AND DAMAGED TREES)
- ECO-LAWN
- INDIAN SWITCH GRASS (G-PV)
- INDIAN SWITCH GRASS SHENANDOAH (G-PVS)
- NATIVE MEADOW (GRASSES, POLLINATOR ATTRACTING WILDFLOWERS)
- GRASS - RED OCTOBER (G-AGRO)
- SHADED AREA GRASS - (ERNMX-140)
- VINE - TRUMPET CREEPER (V-PQ)
- EVERGREEN SHRUB (S-IG)
- BIO-RETENTION AREA MIX
- PROPOSED NEW ORNAMENTAL NATIVE TREE T-XX
- PROPOSED NATIVE EVERGREEN
- EXISTING TREE TO REMAIN (WITH CALIPER)
- RE-FORESTATION PLANTINGS: BIRCH - BEECH - MAPLE SAPLINGS

GENERAL NOTES:

1. Woodland Area shall be left intact other than the removal of dead, diseased and damaged trees in Phase One. In Phase Two (date to be determined), invasive management shall be implemented to begin select- removal of Black Locusts, Norway Maples and Ailanthus trees.
2. All trees shall be balled and burlap unless otherwise specified on Plant List.
3. Contractor shall stake all plant locations in the field and obtain approval prior to installation.
4. Contractor shall verify location of all existing utilities. Utilities damaged during construction shall be repaired at contractor's expense.
5. Contractor shall leave site neat and orderly during course of project and store materials and equipment in owner-approved locations.
6. If site conditions conflict with intended design, contractor shall alert Owner.
7. Contractor shall honor all areas with Tree Protection enclosures.
8. Contractor shall enter and exit site through pre-approved routes only.

PLANTING NOTES FOR SEED MIXES:

1. Soil shall be prepped by removing all construction debris, roots and stones larger than 2", then raked.
2. Soil amendments determined by Landscape Designer in the field.
3. Areas to be seeded shall be marked and labelled with Seed Mix #.
4. Cast seeds with a small amount of mulch at a depth no greater than 1" and follow with light raking to encourage seed to soil contact. Cast in two directions.
5. Cover all seed with Straw (not hay).
6. When seeding slopes, cover straw with biodegradable Mesh Mat and biodegradable stakes.
7. Water thoroughly.
8. Water-schedule to be determined by time of year and weather.
9. Weed out all unwanted plants twice a week in first three seasons.

PLANTING NOTES FOR TREES and SHRUBS:

1. Soil shall be prepped by removing all construction debris, roots and stones larger than 3", then raked.
2. Soil amendments determined by Landscape Designer in the field.
3. Areas to be planted shall be marked and labeled
4. Each tree shall have a hole twice the width of the rootball and a few inches higher.
5. Burlap and wire must be removed from all rootballs before backfilling
6. Bed must be at least 3' out in all directions from center of trunk
7. Create a Water Well around each plant
8. Mulch from the outside of the Water Well to the edge of the Bed. Do not mulch inside.
9. Water thoroughly
10. Watering-schedule to be determined by time of year and weather conditions
11. Spray for deer if planted in fall. Sometimes bucks mark their territory on new plants by rubbing their antlers, which can be damaging.
12. Keep Bed weed-free until plant is established

TREE PROTECTION NOTES:

1. Tree Protection shall be built around all trees designated by Owner. See LEGEND. This task shall be performed and/or supervised by an arborist associated with Landscape Designer.
2. Tree Protection shall be honored by General Contractor, and all Contractors, and remain in place for life of project development.
3. A penalty for tree damage and non-compliance with Tree Protection shall be discussed at first Site Meeting and written into GC contract and each penalty shall be billed to General Contractor.
4. Tree Protection is defined as sturdy stakes every 4' and strong fencing built outside each tree's CRZ(Critical Root Zone), with KEEP OUT-PROTECTED TREE signs.
5. CRZ is defined as extending from the trunk to just outside the Drip Line, or a distance of 1.5' per inch of DSH(Diameter at Standard Height), whichever is greater.
6. Under Penalty, the following activities are not allowed within the CRZ:
   a. Stockpiling of construction materials or demo debris
   b. Vehicle or equipment parking
   c. Trenching for utility installation or repair(unless pre-approved)
   d. Changing soil grade by cutting or filling
   e. Damaging of roots by grading, tearing or grubbing
   f. Compaction of soil by equipment, vehicles, material storage and/or foot traffic
   g. Contaminating soil from washing out equipment(especially concrete) and vehicle maintenance
   h. Attaching anything to trees with nails, screws and/or spikes
   i. Wound or break tree trunks or branches through contact with vehicles and heavy equipment
   j. Wound trunks by string weed trimmers and lawn mowers
   k. Cause injury by fire or excessive heat
7. Most tree roots over 4" are likely to be structural roots. Cutting these roots could cause catastrophic failure.
8. Make all needed cuts to tree roots cleanly with sharp tools to encourage good wound closure; never tear with a backhoe.
9. After project completion, maintain an "invisible" passive TPZ (Tree Protection Zone) around all important trees though-out their lives by maintaining a mulched, grass-free area around the tree so weed-trimmers and mowers are always kept at bay and foot traffic is kept off the inner CRZ.
10
11

PLANT SCHEDULE PHASE ONE

QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
GRASSES					
lbs	G-AGN	*Andropogon gerardii 'Niagra'*	Big Bluestem 'Niagra'		Seed April-October planting
		Andropogon gerardii 'Red			
Trays	G-AGRO	*October'*	Big Blue 'Red October'		Plugs Spring or early Summer Planting
lbs	ECO-LAWN	*Buchloe dactyloides 'Texoka'*	Eco Lawn		Seed April-October planting
Trays	G-CP	*Carex pensylvanica*	Sedge		Plugs May-August Planting
lbs	G-PV	*Panicum virgatum*	Other varieties tbd		
					SEED: Spring Planting or After First Frost. PLUG: Spring or early
lbs	G-PVS	*Panicum virgatum 'Shenandoah'*	Indian Switchgrass	Seed	Summer
Shrubs					
	S-IG	*Ilex glabre*	Inkberry	3-4'	
TREES					
14	T-AC	*Amelanchier canadensis*	Serviceberry	5-6'	Plant Spring or Fall
3	T-AC	*Amelanchier canadensis*	Serviceberry	7-8'	Plant Spring or Fall
2	T-CV	*Chionanthus virginicus*	White Fringe	7-8'	Plant Spring or Fall
					Plant Spring/Fall. Conditions to
1	T-CF	*Cornus florida*	Flowering Dogwood	7-8'	support this specie:NE of Bldg #4
3	T-CO	*Cotinus obovatus*	Smoke Tree	6-7'	Plant Spring or Fall
6	T-CP	*Crataegus phaenopyrum*	Washington Hawthorn	7-8'	Plant Spring or Fall
1	T-PA	*Prunus americana*	American Plum	6-8'	Plant Spring or Fall
1	T-PP	*Prunus pensylvanica*	Pin Cherry	6-7'	Plant Spring or Fall
5	T-PV	*Prunus virginiana*	Chokecherry	5-6'	Plant Spring or Fall
3	T-QI	*Quercus ilicifolia*	Scrub Oak	8-10'	Plant Spring or Fall
2	T-VP	*Viburnum prunifolium*	Blackhaw	6-7'	Plant Spring or Fall
TBD IN FIELD	T-PS	*Pinus strobus*	Pine		
10	T-AL	*Amelanchier laevis*	Serviceberry	6-7'	Planters
VINES					
	V-CR	*Campis radicans*	Trumpet Creeper	3 gal	Fast growing
					Fast growing, requires some
	V-CV	*Clematis virginiana*	Virgin's Bower	3 gal	maint
	V-TH	*Lonicera sempervires*	Trumpet Honeysuckle	3 gal	Nice accent with other vines
	V-PQ	*Parthenicissus quinquefolia*	Virginia Creeper	3 gal	Beautiful fall foliage
SEED MIXES					
				See	
lbs	ERNMX-105	Native Meadow	Northeastern Native Mix	d	Spring or early Summer
			Retention Basin Low Maint	See	
lbs	ERNMX-126	Native Meadow	Mix	d	Spring or early Summer
				See	
lbs	ERNMX-132-1	Native Meadow	Native Woods w Rye	d	Spring or early Summer
				See	
lbs	ERNMX-140	Native Meadow	Partially Shaded Native Mix	d	Spring or early Summer

NOTE THAT PLANT MATERIAL QUANTITIES WILL BE DETERMINED BY THE LANDSCAPE DESIGNER

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	03/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	04/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS

Site Plan

Scale: 1" = 30'

Landscape Plan

Sheet 3 of 13

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: 1" = 30'
January 31, 2017