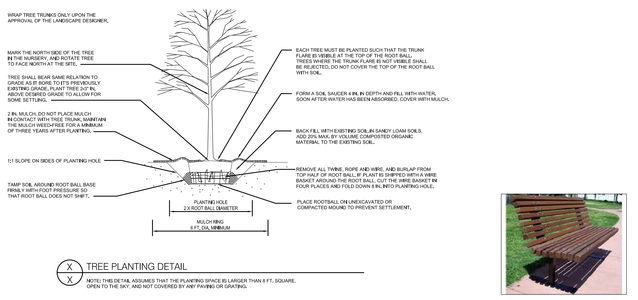
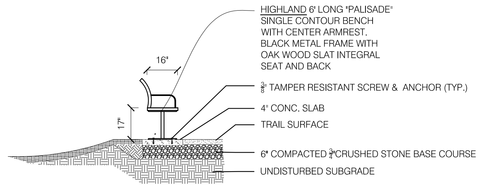
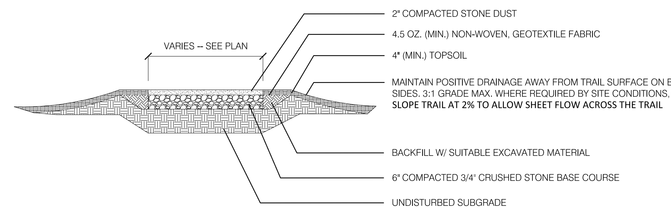




Bench Detail

Scale: NTS



Walking Path Detail

Scale: NTS

Site Plan

Scale: 1" = 30'

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.

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 labeled 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

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-PVS)
- NATIVE MEADOW (GRASSES, POLLINATOR ATTRACTING WILDFLOWERS) (ERNMX-105)
- GRASS - RED OCTOBER (G-AGRO)
- SHADED AREA BIO RETENTION MIX - (ERNMX-
- VINE - VIRGINIA CREEPER (V-PQ)
- EVERGREEN SHRUB (S-IG)
- BIO-RETENTION AREA MIX
- T-XX PROPOSED NEW ORNAMENTAL NATIVE TREE
- PROPOSED NATIVE EVERGREEN
- 24" EXISTING TREE TO REMAIN (WITH CALIPER)
- RE-FORESTATION / REPAIR PLANTINGS: BIRCH - BEECH - MAPLE SAPLINGS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
Trees					
T-AC	19	Amelanchier canadensis	Serviceberry	6-7'	B&B, Heavy rootball. Natural form.
T-AL	10	Amelanchier leavis	Smooth Serviceberry	5-6'	B&B, Heavy rootball. Natural form.
T-CF	1	Cornus florida	Dogwood	7-8'	B&B, Heavy rootball. Natural form.
T-CO	5	Cotinus obovatus	Smoketree	6-7'	B&B, Heavy rootball. Natural form.
T-CP	6	Crataegus phaenopyrum	Washington Hawthorn	7-8'	B&B, Heavy rootball. Natural form.
T-PS	4	Pinus strobus	White Pine	18-20'	B&B, Heavy rootball. Natural form.
T-PV	5	Vibrunum prunifolium	Blackhaw	7-8'	B&B, Heavy rootball. Natural form.
T-RP	166	Reforestation Planting	Beech, Birch, Maple	Whip	Depending on time of year, bare root in
Shrubs					
S-IG	135	Ilex glabra	Inkberry	3-4'	Field-grown. Dense, fibrous root
S-QI	2	Quercus ilicifolia	Scrub Oak	7-8'	Field-grown. Dense, fibrous root
Vines					
V-PQ	15	Parthenocissus quinquefolia	Virginia Creeper	1 gal	Over-flowing from container
Lawn					
G-ECO		Wildflower Farm/Ernst Seed Company ECO LAWN SEED			25,642 sf of Lawn Area to seed/establish
Grasses					
G-AGRO	1928	Andropogon gerardii 'Red October'	Big Blue Stem 'Red October'	Plugs	7,710sf
G-PVS	1946	Panicum virgatum	Switchgrass 'Shenandoah'	Plugs	7,784sf
Seed Mixes					
ERN-105		Native Meadow Mix	Native Pollinator Mix	Seed	
ERN-125		Native Meadow Mix	Native Pollinator Mix w/o gra	Seed	
ERN-153		Native Meadow Mix	Native Showy Wildflowers/gr	Seed	
ERN-181-1		Native Meadow(SWof Bldg	Native Steep Slope Mix	Seed	Native Meadow Areas= 45,426sf
ERN-127		#2	Basin Wildlife Mix	Seed	
ERN-183		Stormwater Management #1,	Native Detention Area Mix	Seed	
ERN-140		Stormwater Management #3	Shaded Detention Area Mix	Seed	Stormwater Management Areas=14,473sf

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
4	05/30/17	REVISE PER PLANNING BOARD COMMENTS	AJS

Landscape Plan

Sheet 3 of 15

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