

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.



POLE MOUNTED LIGHT (L1A)
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE. MODEL: BRPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

WALL MOUNTED LIGHT (L2)
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL: BRPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET

WALL MOUNTED HOUSE LIGHT (L3)
BARNLIGHT ELECTRIC WALL MOUNTED FIXTURE. MODEL: WESCO GOOSENECK. 100W. COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET

POLE MOUNTED LIGHT (L1B)
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE. MODEL: BRPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUTOFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.

NOTE THAT PARKING LOT LIGHTING SHOWS A RECONFIGURATION OF THE PREVIOUSLY APPROVED FIXTURES. NO NEW PARKING LOT FIXTURES ARE PROPOSED. NEW HOUSE LIGHTING (L3) IS SHOWN AT BUILDING 16 AND THE ADDITION TO BUILDING 9. THIS MATCHES EXISTING INSTALLED LIGHTING THROUGHOUT THE PROPERTY

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY TO REMOVE LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TRUNKS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.

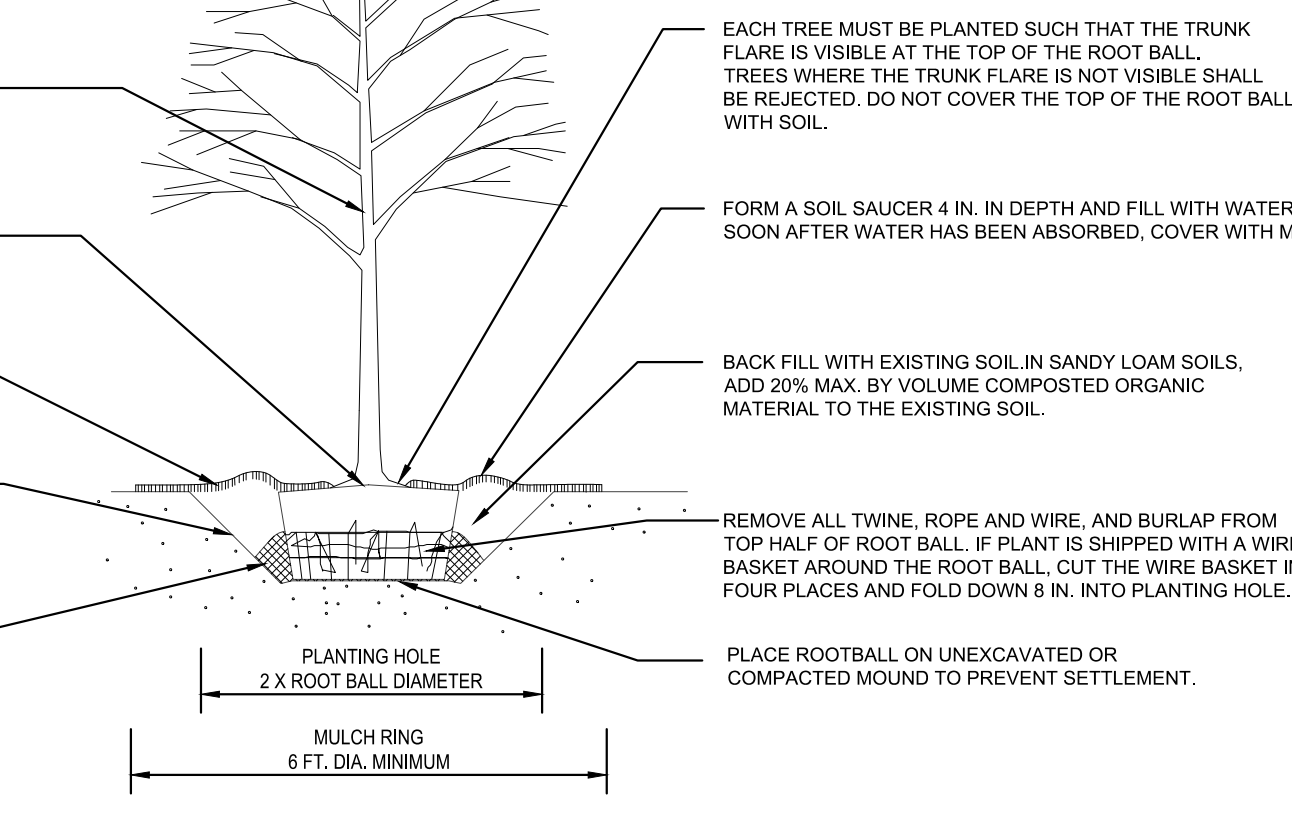
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE.

TREES SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT BORE TO ITS PREVIOUSLY EXISTING GRADE. PLANT TREE 2-3" IN ABOVE DESIRED GRADE TO ALLOW FOR SOME SETTLING.

2" MULCH: DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH FREE OF TWIGS FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

1:1 SLOPE ON SIDES OF PLANTING HOLE

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.



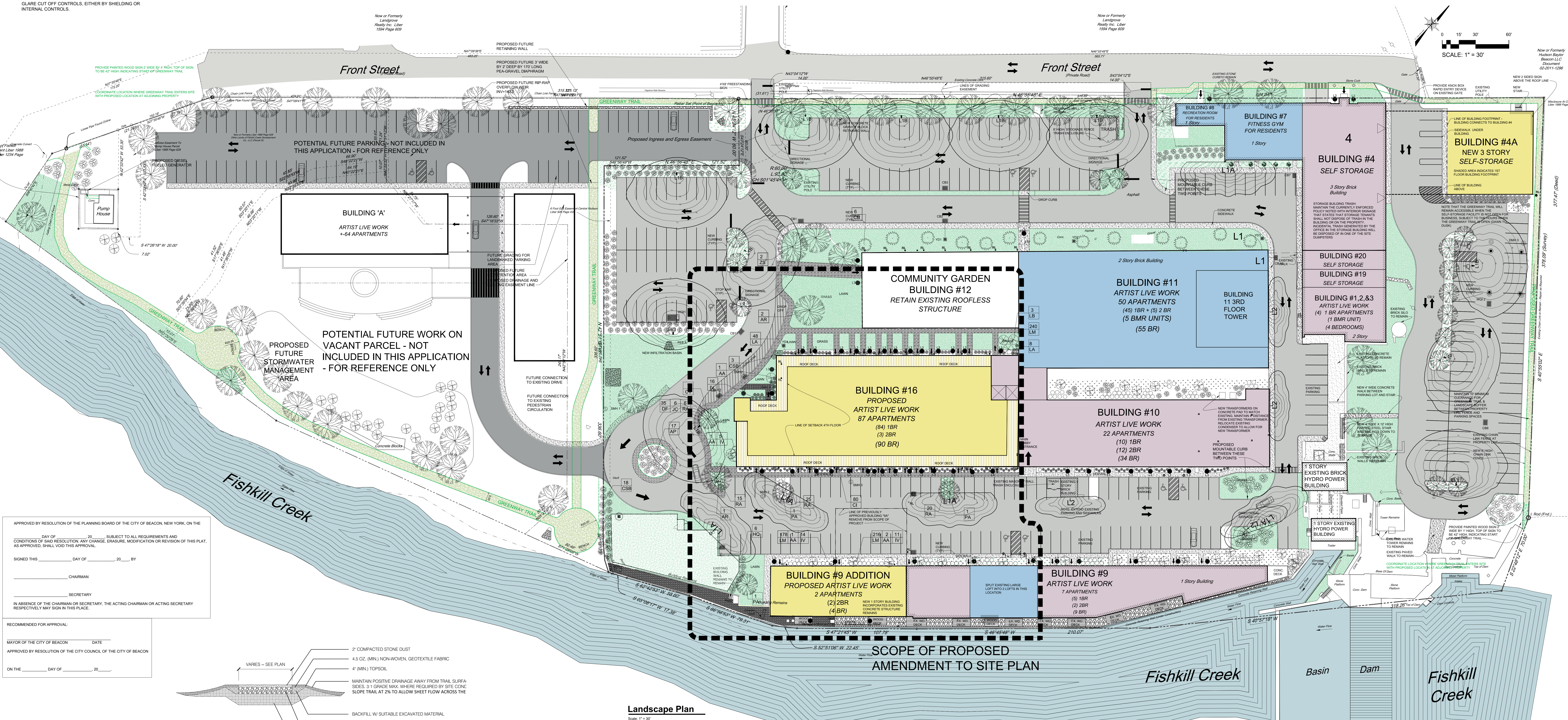
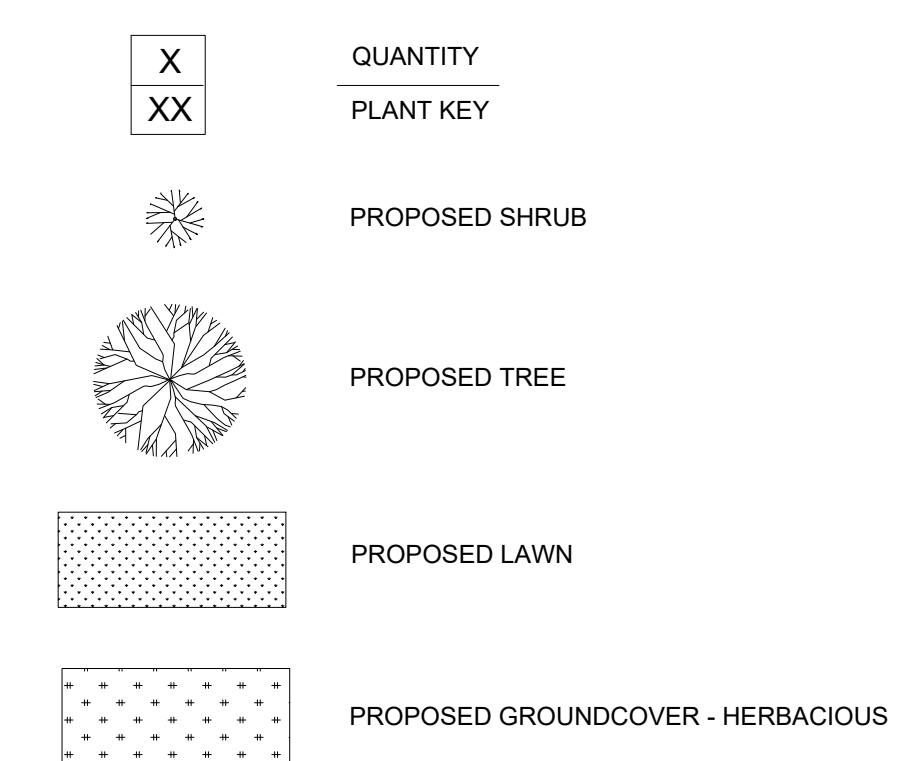
TREE PLANTING DETAIL

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

PLANT SCHEDULE

KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
TREES						
AS	ACER RUBRUM	2	3" - 3.5"	B&B	SEE DRAWING	
AA	AMELANCHIER ARBOREA 'AUTUMN BRILLANCE' (SERVICEBERRY)	5	6"-7"	B&B	SEE DRAWING	MULTISTEM FORM
CV	CRATAEGUS VIRIDIS 'WINTER KING' (HAWTHORN)	1	2.5" - 3"	B&B	SEE DRAWING	MULTISTEM FORM
LB	LINDERA BENZON (SPICEBUSH)	3	7 GAL	B&B	SEE DRAWING	
PA	PLATANUS ACERIFOLIA	3	3" - 3.5"	B&B	SEE DRAWING	
SHRUBS						
AP	AESULUS PARVIFLORA (BOTTLEBRUSH BUCKEYE)	17	5 GAL		6' O.C.	STAGGERED ROWS
CI	CARYOPTERIS INCANA 'JASON'	80	3 GAL		4' O.C.	STAGGERED ROWS
CSB	CORNUS SERICEA 'BAILEY' (REDTWIG DOGWOOD)	21	5 GAL		4' O.C.	STAGGERED ROWS
HQ	HYDRANGEA QUERCIFOLIA	6	5 GAL		4' O.C.	STAGGERED ROWS
IV	ITEA VIRGINICA 'LITTLE HENRY' (VIRGINIA SWEETSPIRE)	48	2 GAL		3.5' O.C.	STAGGERED ROWS
JC	JUNIPERUS CONFERTA 'BLUE STAR'	6	2 GAL		3.5' O.C.	STAGGERED ROWS
LA	LEUCOTHOE ALOXALIS	56	2 GAL		3.5' O.C.	STAGGERED ROWS
RA	RHUS AROMATICA 'GRD-L0W'	66	2 GAL		4' O.C.	STAGGERED ROWS
HERBACIOUS						
DF	DESCAMPISIA FLEXIOSA 'AUREA'	35	1 GAL		18" O.C.	STAGGERED ROWS
LM	LIROPE MUSCARI 'VARIEGATA'	635	BR		6" O.C.	STAGGERED ROWS
LAWN						
SEEDED WITH CONTRACTOR'S LAKEVIEW CONSERVATION MIX (OR APPROVED EQUAL) APPLIED AT 5 LBS PER 1000 SQ FT. 45% PERENNIAL RYEGRASS, 30% ANNUAL RYEGRASS, 12% CREEPING RED FESCUE, 11% KENTUCKY BLUEGRASS, 'ALLEY CAT', 2% WHITE CLOVER, DUTCH SOURCE, ERNST CONSERVATION SEEDS						

LEGEND



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, REVISION, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____ BY _____

CHAIRMAN

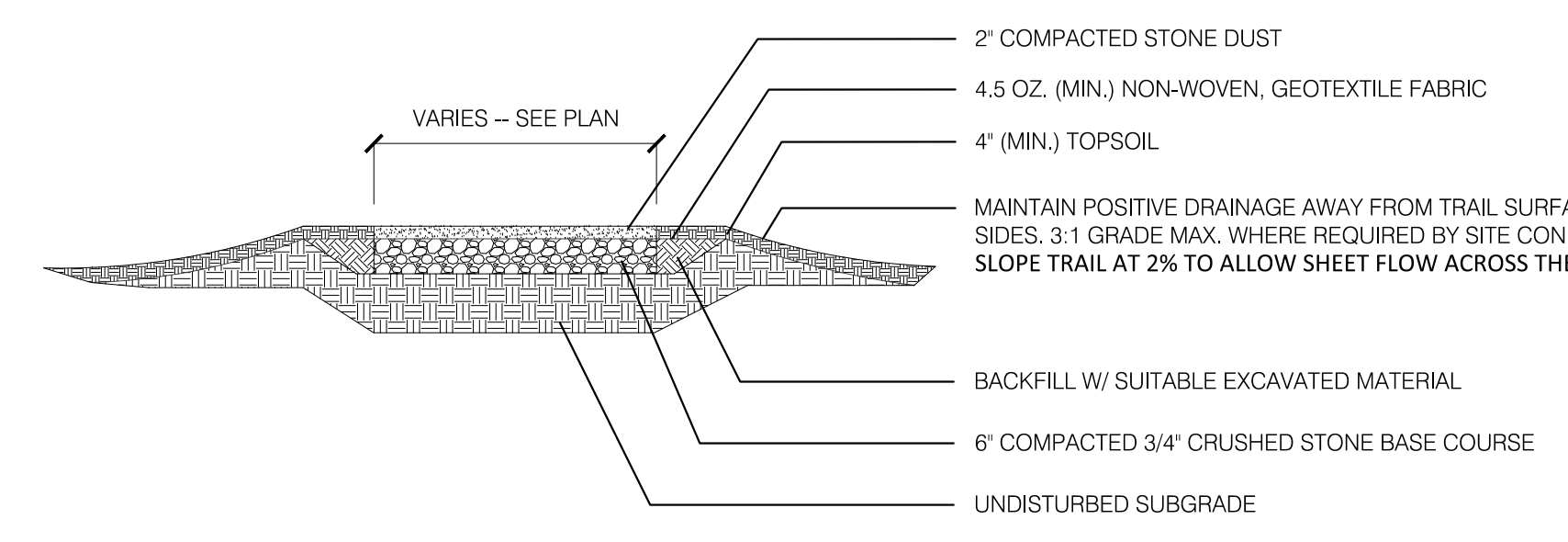
SECRETARY

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

RECOMMENDED FOR APPROVAL:

MAYOR OF THE CITY OF BEACON DATE _____

APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEACON ON THE _____ DAY OF _____, 20____



Typical Greenway Trail Cross Section
Scale: 1" = 30"

SCOPE OF PROPOSED AMENDMENT TO SITE PLAN

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/29/17	REVISED PER PLANNING BOARD COMMENTS	AJS

Amendment to Special Use Permit Application
Landscape Plan & Lighting - Sheet 3 of 10