POLE MOUNTED LIGHT (L1A)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED
100W FIXTURE. MODEL #BPC-L-R2-1-H100-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

POLE MOUNTED LIGHT (L1B)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED
150W FIXTURE. MODEL #BPC-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 CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.

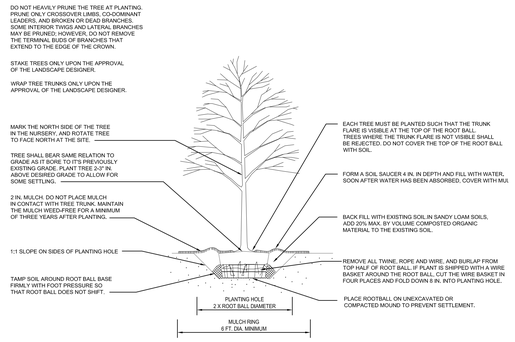
NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN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

WALL MOUNTED LIGHT (L2)
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED
FIXTURE. MODEL #BPC-L-R2-1-H50-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.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

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



X / X 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.

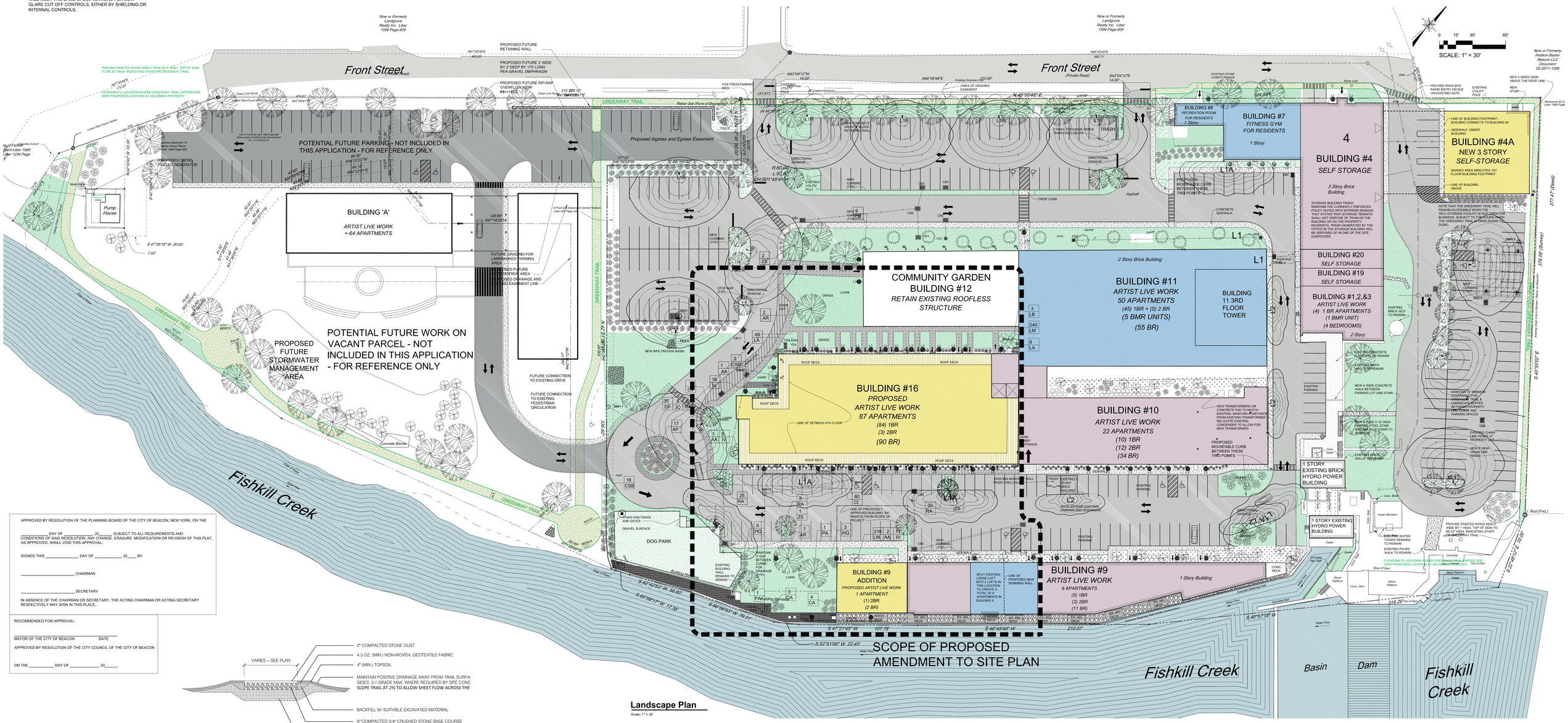
PLANT SCHEDULE - AMENDMENT TO SPECIAL USE PERMIT

KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
	TREES					
AR	ACER RUBRUM	4	3" - 3.5"	B&B	SEE DRAWING	
AA	AMELANCHIER ARBOREA 'AUTUMN BRILLANCE' (SERVICEBERRY)	4	6'-7'	B&B	SEE DRAWING	MULTISTEM FORM
CB	CARPINUS BETULUS 'FASTIGATA' (HORNBEAM)	6	8'-10'	B&B	SEE DRAWING	COLUMNAR FORM
CV	CRATAEGUS VIRIDIS 'WINTER KING' (HAWTHORN)	1	2.5" - 3"	B&B	SEE DRAWING	
LB	LINDERA BENZOIN (SPICEBUSH)	3	7 GAL.		SEE DRAWING	MULTISTEM FORM
PA	PLATANUS ACERFOLIA	2	3" - 3.5"	B&B	SEE DRAWING	
ZS	ZELKOVA SERRATA 'GREEN VASE'	4	3" - 3.5"	B&B	SEE DRAWING	
	SHRUBS					
AP	AESCULUS PARVIFLORA (BOTTLEBRUSH BUCKEYE)	17	5 GAL.		6' O.C.	STAGGERED ROWS
CI	CARYOPTERIS INCANA 'JASON'	80	3 GAL.		4' O.C.	STAGGERED ROWS
CA	CLETHERA ALNIFOLIA 'RUBY SWEET'	7	3 GAL.		4' O.C.	STAGGERED ROWS
CSB	CORNUS SERICEA 'BAILEYI' (REDTWIG DOGWOOD)	21	5 GAL.		4' O.C.	STAGGERED ROWS
HQ	HYDRANGEA QUERCIFOLIA	9	5 GAL.		4' O.C.	STAGGERED ROWS
IV	ITEA VIRGINICA 'LITTLE HENRY' (VIRGINIA SWEETSPIRE)	46	2 GAL.		3.5' O.C.	STAGGERED ROWS
JC	JUNIPERUS CONFERTA 'BLUE STAR'	6	2 GAL.		3.5' O.C.	STAGGERED ROWS
LA	LEUCOTHOE AUXALIS	56	2 GAL.		3.5' O.C.	STAGGERED ROWS
RA	RHUS AROMATICA 'GRO-LOW'	67	2 GAL.		4' O.C.	STAGGERED ROWS
	HERBACIOUS					
DF	DESCHAMPSIA FLEXUOSA 'AUREA'	35	1 GAL		18" O.C.	STAGGERED ROWS
LM	LIRIOPE MUSCARI 'VARIEGATA'	635	BR		6" O.C.	STAGGERED ROWS
	LAWN					

SEEDED WITH CONTRACTOR'S LAKEVIEW CONSERVATION MIX (OR APPROVED EQUAL). APPLIED AT 3LBS PER 1000SF. 45% PERENNIAL RYEGRASS, 'ROADSTER'; 30% ANNUAL RYEGRASS; 12% CREEPING RED FESCUE; 11% KENTUCKY BLUEGRASS, 'ALLEY CAT'; 2% WHITE CLOVER, DUTCH. SOURCE: ERNST CONSERVATION SEEDS

LEGEND

- X / XX — QUANTITY / PLANT KEY
- PROPOSED SHRUB
- PROPOSED TREE
- PROPOSED LAWN
- PROPOSED GROUNDCOVER - HERBACIOUS


Front Street (Private Road)
Now or Formerly Landgrove Realty Inc. Liber 1594 Page 609
PROPOSED FUTURE RETAINING WALL
PROPOSED FUTURE 3' WIDE BY 2' DEEP BY 170' LONG PEA-GRAVEL DIAPHRAGM
PROPOSED FUTURE RIP-RAP OVERFLOW WEIR
GREENWAY TRAIL
POTENTIAL FUTURE PARKING - NOT INCLUDED IN THIS APPLICATION - FOR REFERENCE ONLY
PROPOSED DIESEL FUELED GENERATOR
Pump House
BUILDING 'A'
ARTIST LIVE WORK
+-64 APARTMENTS
FUTURE GRADING FOR LANDBANKED PARKING AREA
PROPOSED FUTURE DETENTION AREA
PROPOSED DRAINAGE AND PARKING EASEMENT LINE
POTENTIAL FUTURE WORK ON VACANT PARCEL - NOT INCLUDED IN THIS APPLICATION - FOR REFERENCE ONLY
PROPOSED FUTURE STORMWATER MANAGEMENT AREA
FUTURE CONNECTION TO EXISTING DRIVE
FUTURE CONNECTION TO EXISTING PEDESTRIAN CIRCULATION
Fishkill Creek
Proposed Ingress and Egress Easement
COMMUNITY GARDEN
BUILDING #12
RETAIN EXISTING ROOFLESS STRUCTURE
BUILDING #16
PROPOSED
ARTIST LIVE WORK
87 APARTMENTS
(84) 1BR
(3) 2BR
(90 BR)
BUILDING #11
ARTIST LIVE WORK
50 APARTMENTS
(45) 1BR + (5) 2 BR
(5 BMR UNITS)
(55 BR)
2 Story Brick Building
BUILDING 11 3RD FLOOR TOWER
BUILDING #10
ARTIST LIVE WORK
22 APARTMENTS
(10) 1BR
(12) 2BR
(34 BR)
BUILDING #9 ADDITION
PROPOSED ARTIST LIVE WORK
1 APARTMENT
(1) 2BR
(2 BR)
BUILDING #9
ARTIST LIVE WORK
8 APARTMENTS
(5) 1BR
(3) 2BR
(11 BR)
1 Story Building
BUILDING #8
RECREATION ROOM FOR RESIDENTS
1 Story
BUILDING #7
FITNESS GYM FOR RESIDENTS
1 Story
BUILDING #4
SELF STORAGE
3 Story Brick Building
BUILDING #4A
NEW 3 STORY
SELF-STORAGE
BUILDING #20
SELF STORAGE
BUILDING #19
SELF STORAGE
BUILDING #1,2,&3
ARTIST LIVE WORK
(4) 1 BR APARTMENTS
(1 BMR UNIT)
(4 BEDROOMS)
2 Story
1 STORY EXISTING BRICK HYDRO POWER BUILDING
1 STORY EXISTING HYDRO POWER BUILDING
DOG PARK
GRAVEL SURFACE
CHAIN LINK FENCE AND GATES
EXISTING BUILDING WALL REMAINS TO REMAIN
MAINTAIN 6' GAP BETWEEN CURBS FOR DRAINAGE (TYP.)
NEW CONCRETE GRAVITY BLOCK RETAINING WALL
6' HIGH STOCKADE FENCE WITH LOCKABLE GATE
TRASH
DUMPSTER
DIRECTIONAL SIGNAGE
NEW CURBING (TYP.)
DROP CURB
PROPOSED MOUNTABLE CURB BETWEEN THESE TWO POINTS
CONCRETE SIDEWALK
EXISTING CRUSHER RUN WALK
EXISTING PARKING
NEW INFILTRATION BASIN
NEW PLUMBING
SCOPE OF PROPOSED AMENDMENT TO SITE PLAN
Basin
Dam
Fishkill Creek
PROVIDE KNOX BOX RAPID ENTRY DEVICE ON EXISTING GATE
NEW 2 SIDED SIGN ABOVE THE ROOF LINE
LINE OF BUILDING FOOTPRINT - BUILDING CONNECTS TO BUILDING #4
SIDEWALK UNDER BUILDING
LINE OF BUILDING ABOVE
SHADED AREA INDICATES 1ST FLOOR BUILDING FOOTPRINT
NOTE THAT THE GREENWAY TRAIL WILL REMAIN ACCESSIBLE WHEN THE SELF-STORAGE FACILITY IS NOT OPEN FOR BUSINESS; SUBJECT TO THE HOURS THAT THE GREENWAY TRAIL IS OPEN (DAWN TO DUSK)
STORAGE BUILDING TRASH: MAINTAIN THE CURRENTLY ENFORCED POLICY NOTED WITH INTERIOR SIGNAGE THAT STATES THAT STORAGE TENANTS SHALL NOT DISPOSE OF TRASH IN THE BUILDING OR ON THE PROPERTY. INCIDENTAL TRASH GENERATED BY THE OFFICE IN THE STORAGE BUILDING WILL BE DISPOSED OF IN ONE OF THE SITE DUMPSTERS
EXISTING BRICK SILO TO REMAIN
EXISTING CONCRETE WATER TOWER TO REMAIN
EXISTING BRICK WALL TO REMAIN
NEW 4' WIDE CONCRETE WALK BETWEEN PARKING LOT AND STAIR
NEW 4' HIGH X 12' HIGH PAINTED STEEL STAIR AND RAIL FROM TOP TO BOTTOM
NEW 6' HIGH CHAIN LINK FENCE
EXISTING WATER TOWER REMAINS TO REMAIN
EXISTING PAVED WALK TO REMAIN
COORDINATE LOCATION WHERE GREENWAY TRAIL ENTERS SITE WITH PROPOSED LOCATION AT ADJOINING PROPERTY
PROVIDE PAINTED WOOD SIGN 2' WIDE BY 1' HIGH, TOP OF SIGN TO BE 42" HIGH, INDICATING START OF GREENWAY TRAIL
MAINTAIN 10' MINIMUM CLEARANCE FOR GREENWAY TRAIL & LANDSCAPE BUFFER BETWEEN PROPERTY LINE, FENCE AND PARKING SPACES
EXISTING CHAIN LINK FENCE AT PROPERTY LINE
NEW 6' HIGH CHAIN LINK FENCE
EXISTING BRICK WALL TO REMAIN
NEW TRANSFORMERS ON CONCRETE PAD TO MATCH EXISTING. MAINTAIN CLEARANCE FROM EXISTING TRANSFORMER. RELOCATE EXISTING CONDENSER TO ALLOW FOR NEW TRANSFORMER
PROPOSED MOUNTABLE CURB BETWEEN THESE TWO POINTS
EXISTING PARKING
MAIN ENTRANCE
SIDEWALK
EXISTING MASONRY TRASH ENCLOSURE
TRASH EXISTING GRAVITY BLOCK WALL TO REMAIN
NOTE: EXTEND EXISTING PARKING SAW TO SAW CUT
DIRECTIONAL SIGNAGE
EXISTING STONE CURB TO REMAIN
EXISTING UTILITY POLE
NEW CONCRETE GRAVITY BLOCK RETAINING WALL
Now or Formerly Landgrove Realty Inc. Liber 1594 Page 609
Now or Formerly Hudson Baylor Beacon LLC Document 02-2011-1296
Moorhouse N Cy Liber 1988 Page
Stone Club
Gate
Fence
Shed
Tower Remains
Conc Base
Conc Wall
Conc Steps
Stone Platform
Conc Dam
Rear Of Dam
Motor Platform
Intake
Trailer
Concrete Top
Concrete Base
Water Flow
Top of Dam
Crest Concrete
Rod (Fnd.)
Existing Chain Link to Remain - Typical
Existing Chain Link to Remain - Typical
Concrete Retaining Wall
Concrete Retaining Wall Continues
Concrete Retaining Wall Continues
Concrete Retaining Wall Continues