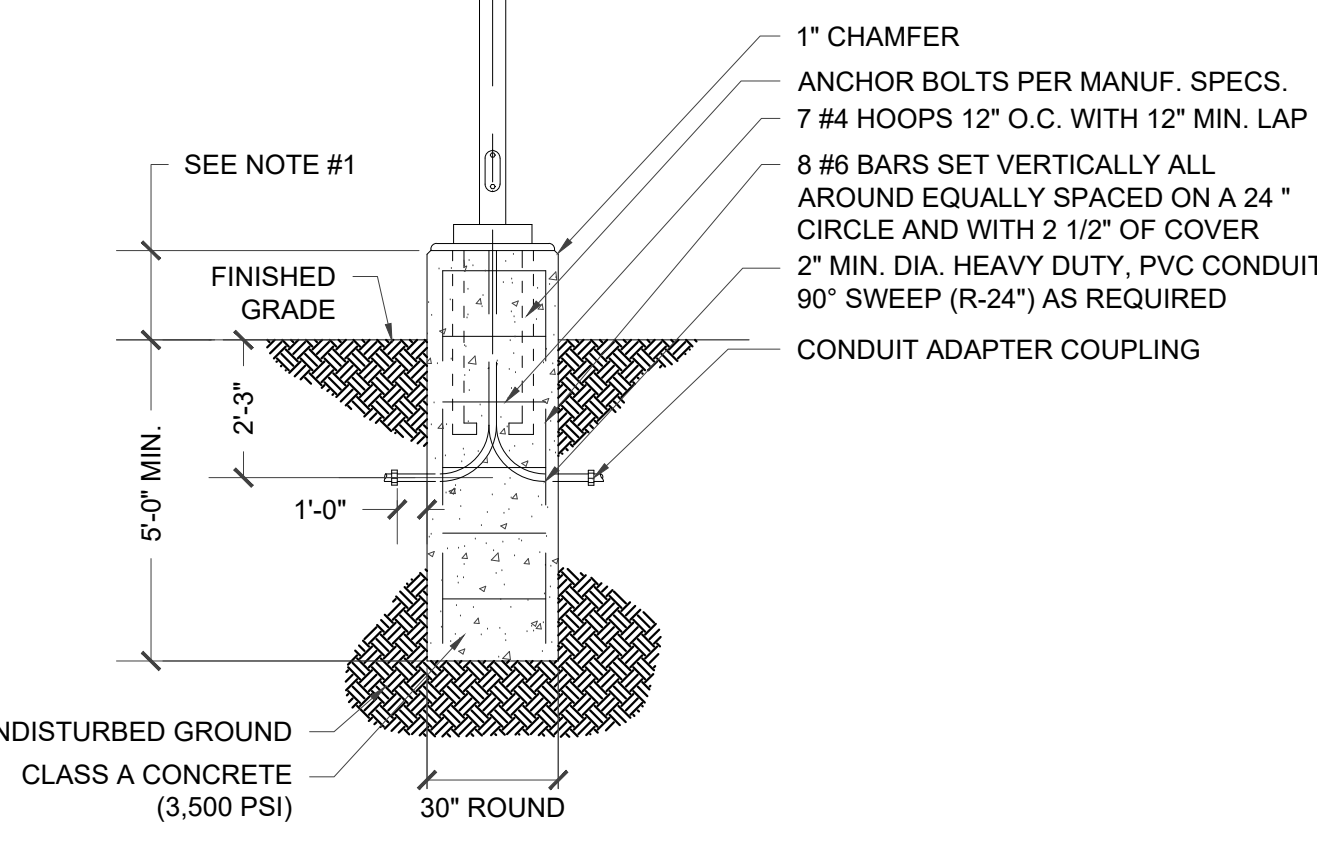




NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN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



POLE MOUNTED LIGHT (L1A)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED LIGHT FIXTURE MODEL #BPC-LR2-1-H100-BK-120-15-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT ON ASS SERIES BLACK ALUMINUM POLE = 10 FEET

POLE MOUNTED LIGHT (L1B)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED LIGHT FIXTURE MODEL #BPC-LR2-1-H100-BK-120-15-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT ON ASS SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE:

1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%.
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.

LIGHT POLE BASE DETAIL

NOT TO SCALE

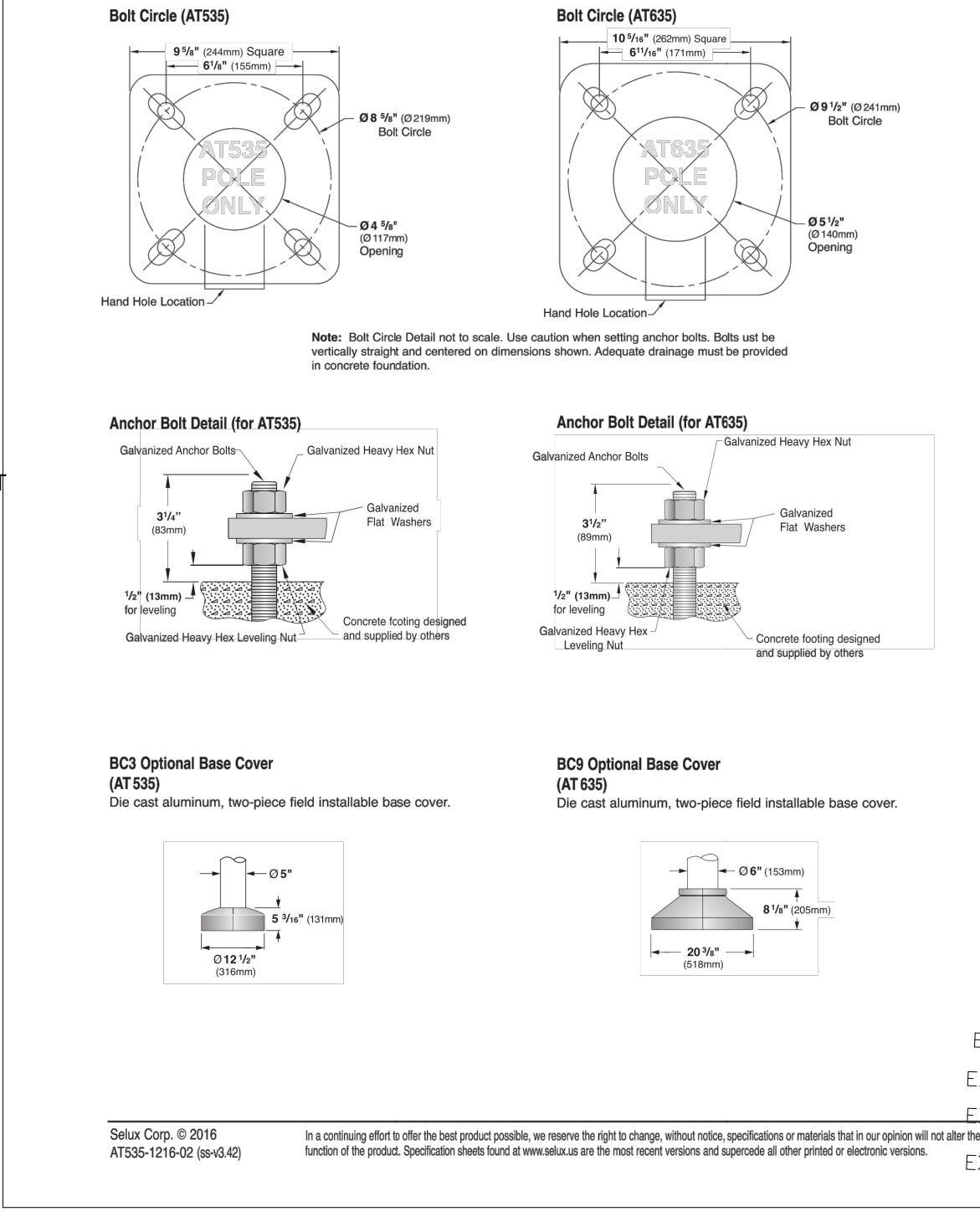


WALL MOUNTED HOUSE LIGHT (L3)

JOHN TIMBERLAND WALL MOUNTED FIXTURE. LED ENERGY EFFICIENT BLACK 5" HIGH OUTDOOR WALL LIGHT - DARK SKY COMPLIANT - STYLE # T0277 OR APPROVED EQUAL. 10 W LED LAMP. MOUNTING HEIGHT = 8 FEET

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

AT535/635 5'-3 1/2" x 16'-5 1/2" Round Tapered Aluminum Poles selux



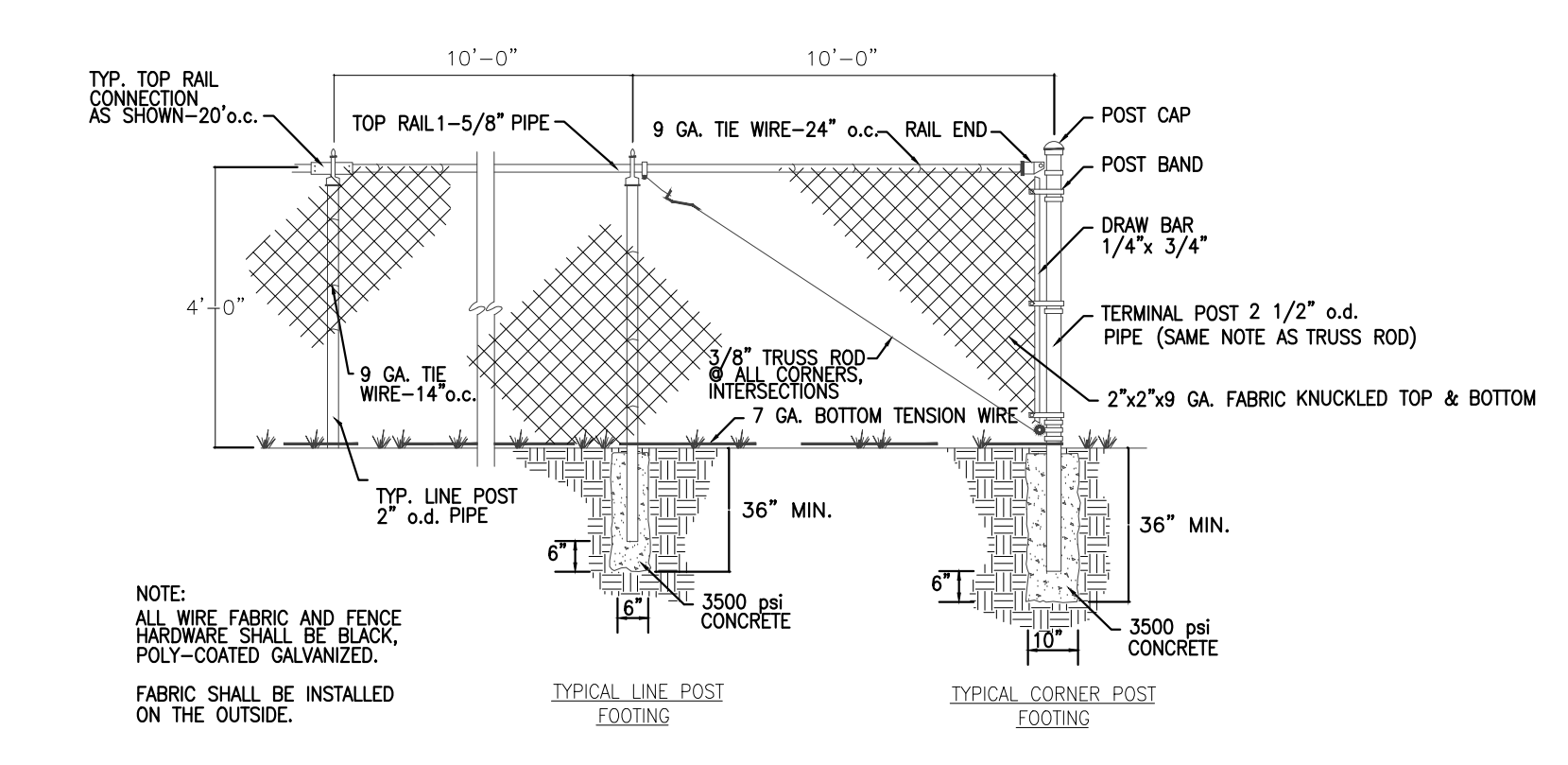
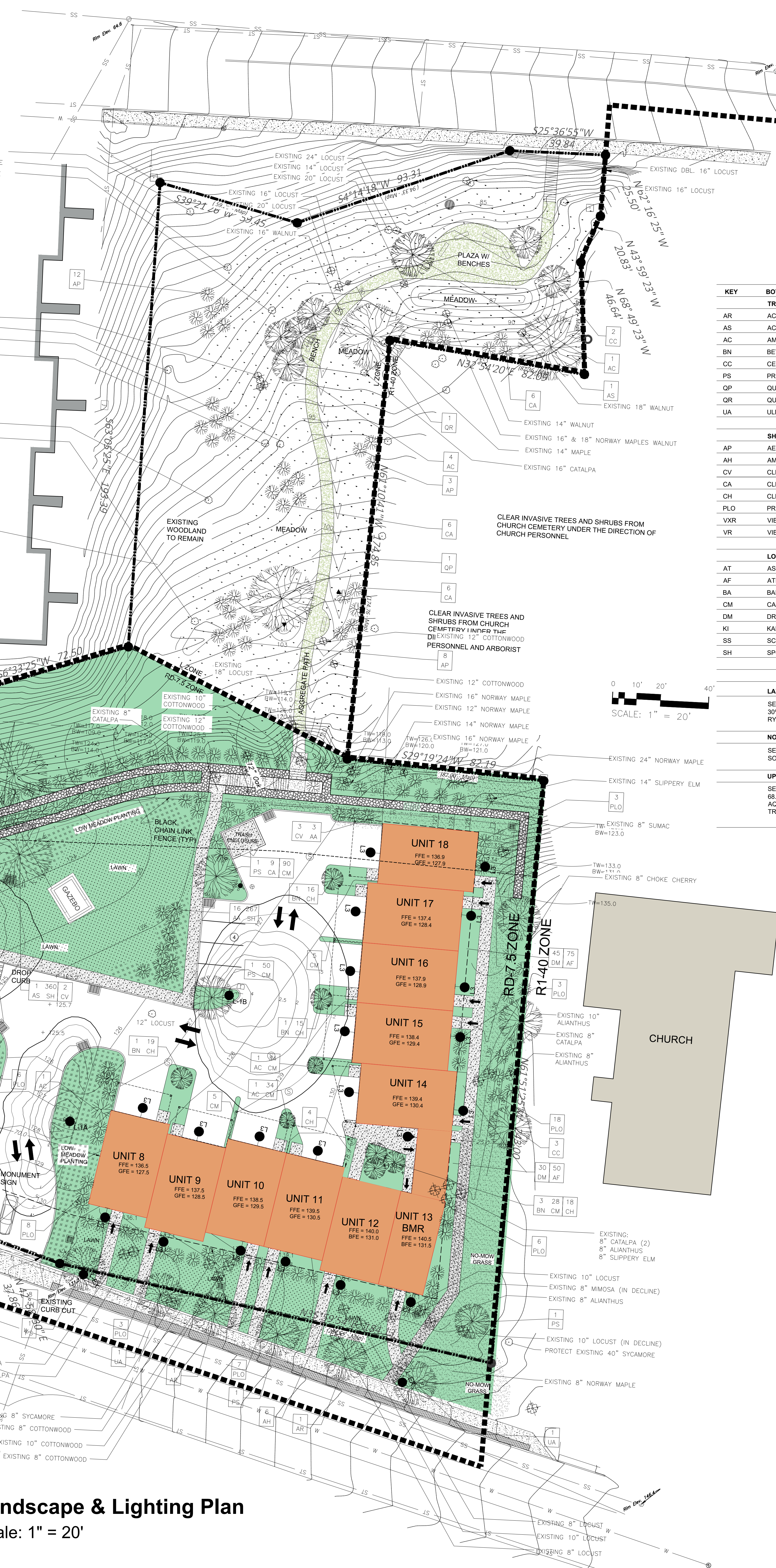
EXISTING 14" SLIPPERY ELM
EXISTING 12" NORWAY MAPLE
EXISTING 18" NORWAY MAPLE

EXISTING (4) MAPLES: 14-20"
EXISTING 24" NORWAY MAPLE
EXISTING 16" SILVER MAPLE
EXISTING 16" LOCUST

EXISTING 18" CATALPA
EXISTING 28" LOCUST

EXISTING WOODLAND: REMOVE INVASIVE SPECIES & DECLINING TREES. SEED DISTURBED AREAS WITH NATIVE UPLAND MEADOW MIX. NEW NATIVE TREES TO BUFFER VIEW FROM HARBORVIEW GOLF COURSE. (VIRGINIANA, LEAUS AMERICANA, ACER SACCHARUM)

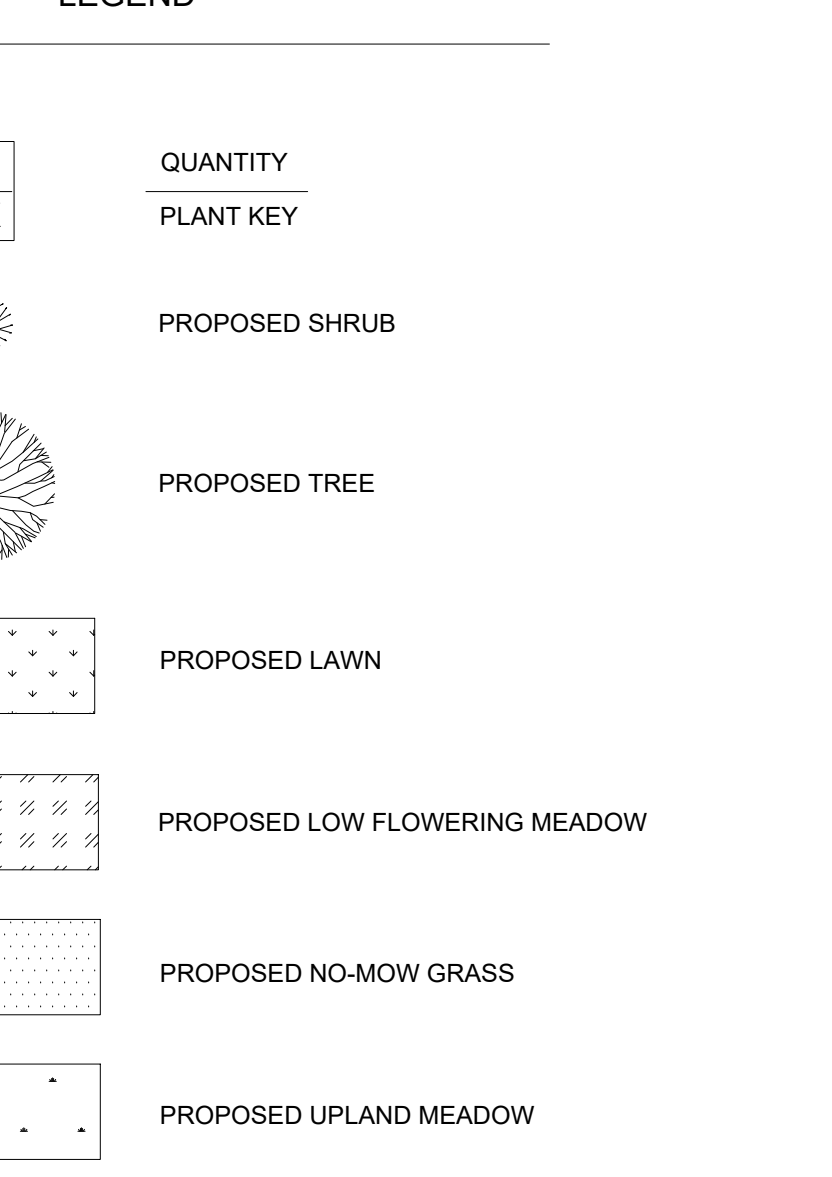
RELOCATE EXISTING STONE GAZEBO TO PROPOSED NEW LOCATION. PHOTOGRAPH AND MARK COMPONENTS OF STRUCTURE AND RE-CONSTRUCT TO MATCH EXISTING INSTALLATION ON NEW CONCRETE FOUNDATION SUPPORTING NEW BASE.



FENESTRANT SCHEDULE

KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
TREES						
AR	ACER RUBRUM (RED MAPLE)	8	3'-3.5"	B&B	SEE DRAWING	
AS	ACER SACCHARUM (SUGAR MAPLE)	4	3'-3.5"	B&B	SEE DRAWING	
AC	AMELANCHIER CANADENSIS 'AUTUMN BRILLANCE'	10	6"	B&B	SEE DRAWING	
BN	BETULA NIGRA (RIVER BIRCH)	8	6-8'	CONT	SEE DRAWING	
CC	CERCIS CANADENSIS (EASTERN REDBUD)	5	15 GAL	CONT	SEE DRAWING	
PS	PRUNUS SARGENTII (SARGENT CHERRY)	10	3'-3.5"	B&B	SEE DRAWING	
QP	QUERCUS PALustris (PIN OAK)	2	3'-3.5"	B&B	SEE DRAWING	
QR	QUERCUS RUBRUM (RED OAK)	3	3'-3.5"	B&B	SEE DRAWING	
UA	ULMUS AMERICANA 'VALLEY FORGE' (AMERICAN ELM)	5	3'-3.5"	B&B	SEE DRAWING	
SHRUBS						
AP	AESOLUS PARVIFLORA (BOTTLEBRUSH BUCKEYE)	23	7 GAL	CONT	# 0 C.C. - STAGGERED	
AH	AMONIS HUBRICHTII (BLUE STAR)	30	1 GAL	CONT	# 0 C.C. - STAGGERED	
CV	CLEMETIS VIRGINIANA	11	1 GAL	CONT	SEE DRAWING	
CA	CLETHERA ALNIFOLIA 'RUBY SPICE' (SUMMERSWEET)	38	3 GAL	CONT	# 0 C.C. - STAGGERED	
CH	CLETHERA ALNIFOLIA 'HUMMINGBIRD' (DWARF SUMMERSWEET)	116	1 GAL	CONT	# 0 C.C. - STAGGERED	
PLO	PRUNUS LAUROCARAS 'OTTO LUYKEN' (CHERRY LAUREL)	85	3 GAL	CONT	42" O.C.	
VXR	VIBURNUM X RHYDOPHYLLOIDES (ALLEGHENY VIBURNUM)	65	5 GAL	CONT	5' O.C.	
VR	VIBURNUM RHYDOPHYLLUM (LEATHERLEAF VIBURNUM)	80	5 GAL	CONT	5' O.C.	
LOW FLOWERING MEADOW						
AT	ASCLEPIAS TUBEROSA 'HELLO YELLOW' (BUTTERFLY WEED)	320	PLUG	CONT	12" O.C. - STAGGERED	
AF	ATHYRIUM FELIX-FEMINA	125	1 GAL	CONT	18" O.C. - STAGGERED	
BA	BAPTISIA AUSTRALIS 'MINOR' (WILD FALSE INDIGO)	160	PLUG	CONT	30" O.C. - STAGGERED	
CM	CAREX MORROWII 'ICE DANCER'	275	PLUG	CONT	18" O.C. - STAGGERED	
DM	DRYOPETIS MARONIALIS (EASTERN WOOD FERN)	75	1 GAL	CONT	18" O.C. - STAGGERED	
KI	KALIMERIS INTEGRI-FOLIA 'DANNY MAE' (JAPANESE ASTER)	540	PLUG	CONT	12" O.C. - STAGGERED	
SS	SCHIZACHARIUM SCOPARIUM (LITTLE BLUESTEM)	320	PLUG	CONT	24" O.C. - STAGGERED	
SH	SPOROBOLUS HETEROLEPIS (PRAIRIE DROPSPEED)	2527	PLUG	CONT	18" O.C. - STAGGERED	
LAWN						
SEEDED WITH 5311 CONSERVATION MIX (OR APPROVED EQUAL) APPLIED AT 3-5 LBS PER 1000SF. 30% CREEPING RED FESCUE; 30% ANNUAL RYEGRASS; 25% KENTUCKY BLUEGRASS 'CORSAR'; 25% KENTUCKY BLUEGRASS 'SHAMROCK'; 10% ANNUAL RYEGRASS; 10% PERENNIAL RYEGRASS. SOURCE: ERNST CONSERVATION SEEDS						
NO-MOW LAWN						
SEEDED WITH NO-MOW LAWN SEED MIX (OR APPROVED EQUAL) APPLIED AT 5 LBS PER 1000SF. SOURCE: PRAIRIE NURSERY						
UPLAND NATIVE MEADOW						
SEEDED WITH PA NEW ENGLAND PROVINCE UPL. MEADOW MIX (OR APPROVED EQUAL) APPLIED AT 20 LBS PER ACRE. 69.8% SCHIZACHARIUM SCOPARIUM, 20.0% ELYMUS VIRGINICUS, 2.0% RUDECKIA RYTTA, 1.5% LESPEDEZA VIRGINICA, 1.0% GEUM CANADENSE, 0.8% AGRILEGIA CANADENSIS, 0.8% RUDECKIA FULGIDA VAR. FULGIDA, 0.7% MONARDA FISTULOSA, 0.7% RUDECKIA TRILOBA, 0.5% SENNA HEBCARPA, 0.5% TRIDESANTIA VIRGINIANA, 0.2% BAPTISIA TRINCTORIA. SOURCE: ERNST SEEDS						

LEGEND



REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS

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 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.

Retaining Wall

Scale: 1/8" = 1'-0"

Landscape & Lighting Plan

Scale: 1" = 20'

Landscape & Lighting Plan

Sheet 3 of 11