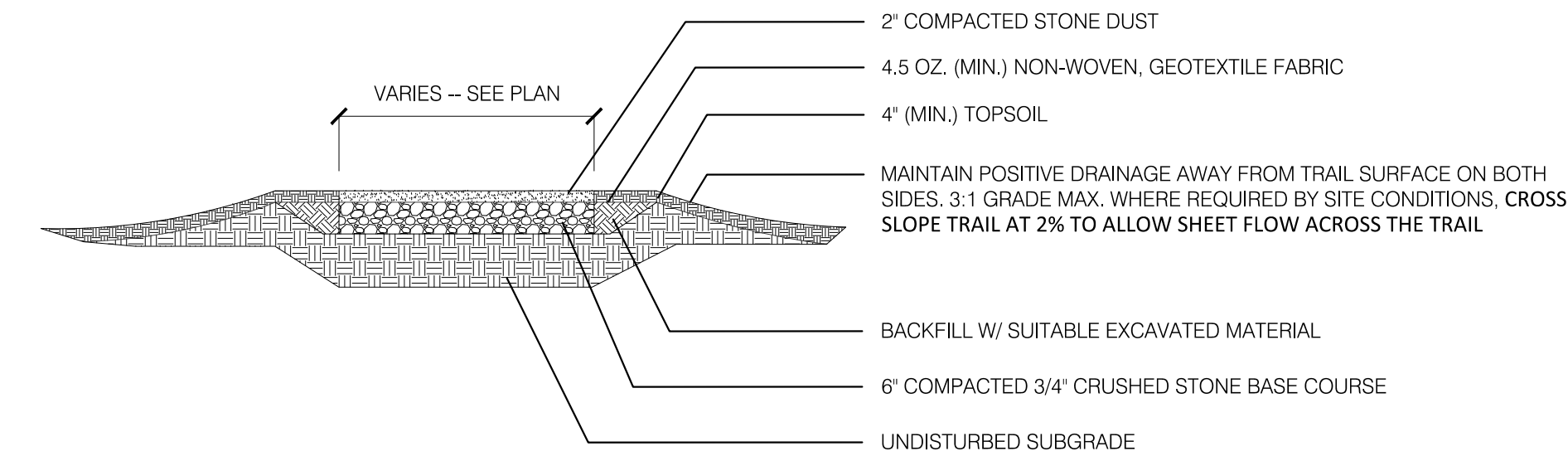
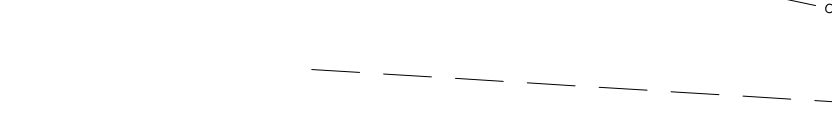


Bench Detail
Scale: NTS



Walking Path Detail
Scale: NTS



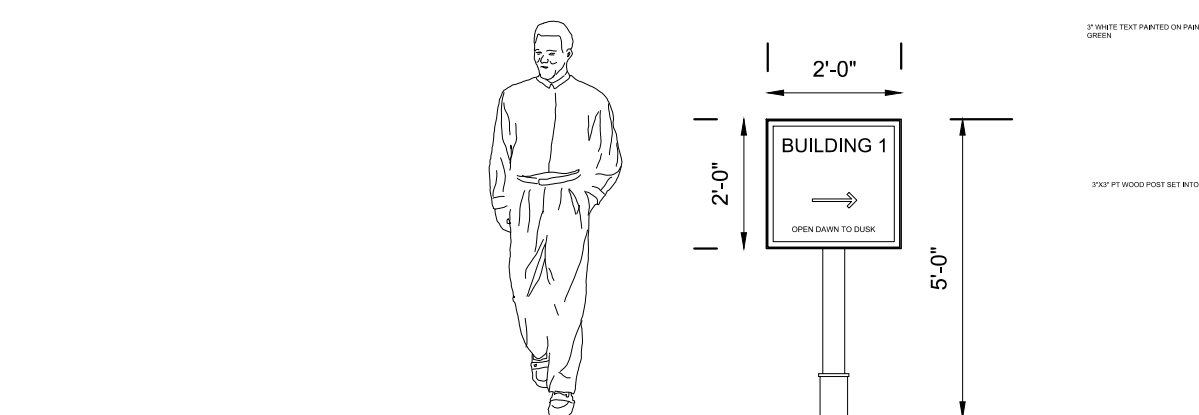
Tree Planting Detail

NOTE: PROVIDE APPROXIMATELY 10' WIDE AREA AT PERIMETER OF DEVELOPED AREA FOR POTENTIAL RE-FORESTATION IF NECESSARY DUE TO CONSTRUCTION OPERATIONS. VERIFY EXTENT OF REQUIRED PLANTING IN THE FIELD (TYPICAL)

RE-FORESTATION PLANTING TO INCLUDE BIRCH / BEECH / MAPLE SAPLINGS

PATH GENERALLY ADJACENT TO EDGE OF BLUFF - VERIFY EXACT LOCATION IN FIELD. PROVIDE FENCE AT DROP OFF

NOTE: PROTECT EXISTING TREES ON THIS SLOPE TO THE GREATEST EXTENT POSSIBLE. IF NOT POSSIBLE TO SAVE, PLANT NEW TREES IN SIMILAR LOCATIONS



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 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.



Landscape Plan
Scale: 1" = 30'

- GENERAL NOTES:**
- 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 Alnus trees.
 - All trees shall be balled and burlap unless otherwise specified on Plant List.
 - Contractor shall stake all plant locations in the field and obtain approval prior to installation.
 - Contractor shall verify location of all existing utilities. Utilities damaged during construction shall be repaired at contractor's expense.
 - Contractor shall leave site neat and orderly during course of project and store materials and equipment in owner-approved locations.
 - If site conditions conflict with intended design, contractor shall alert Owner.
 - Contractor shall honor all areas with Tree Protection enclosures.
 - Contractor shall enter and exit site through pre-approved routes only.

- PLANTING NOTES FOR SEED MIXES:**
- Soil shall be prepared by removing all construction debris, roots and stones larger than 2", then raked.
 - Soil amendments determined by Landscape Designer in the field.
 - Areas to be seeded shall be marked and labeled with Seed Mix #.
 - 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.
 - Cover all seed with Straw (not hay).
 - When seeding slopes, cover straw with biodegradable Mesh Mat and biodegradable stakes.
 - Water thoroughly.
 - Water schedule to be determined by time of year and weather.
 - Weed out all unwanted plants twice a week in first three seasons.

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

- TREE PROTECTION NOTES:**
- 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.
 - Tree Protection shall be honored by General Contractor, and all Contractors, and remain in place for life of project development.
 - 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.
 - 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.
 - CRZ is defined as extending from the trunk to just outside the Dig Line, or a distance of 1.5' per inch of DSH (Diameter at Standard Height), whichever is greater.
 - Under Penalty, the following activities are not allowed within the CRZ:
 - Stockpiling of construction materials or debris.
 - Vehicle or equipment parking.
 - Trenching for utility installation or repair (unless pre-approved).
 - Changing soil grade by cutting or filling.
 - Damaging of roots by grading, tearing or grubbing.
 - Compaction of soil by equipment, vehicles, material storage and/or foot traffic.
 - Contaminating soil from washing out equipment (especially concrete) and vehicle maintenance.
 - Attaching anything to trees with nails, screws and/or spikes.
 - Wound or break tree trunks or branches through contact with vehicles and heavy equipment.
 - Wound trunks by string trimmers and lawn mowers.
 - Cause injury by fire or excessive heat.
 - Most tree roots over 4" are likely to be structural roots. Cutting these roots could cause catastrophic failure.
 - Makes all needed cuts to tree roots cleanly with sharp tools to encourage good wound closure; never tear with a backhoe.
 - After project completion, maintain an "invisible" passive TPZ (Tree Protection Zone) around all important trees through-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.

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
Trees					
T-AC	10	Ametanchier canadensis	Sericeberry	6-7'	B&B, Heavy rootball, Natural form.
T-AL	10	Ametanchier leavis	Smooth Sericeberry	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	4	Crataegus phaeopynum	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	Viburnum 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-OJ	2	Quercus ilicifolia	Scrub Oak	7-8'	Field-grown. Dense, fibrous root
Vines					
V-PQ	15	Parthenocissus quinquefolia	Virginia Creeper	1gal	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	1900	Andropogon gerardii 'Red	Big Blue Stem 'Red October'	Plugs: 7, 710sf	
G-PVS	1940	Panicum virgatum	Switchgrass 'Shenandoah'	Plugs: 7, 785sf	
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/Swoof Bldg	Native Steep Slope Mix	Seed	Native Meadow Areas: 45,426sf
ERN-127	#2	Beam Wildlife Mix		Seed	
ERN-183		Stormwater Management #1	Native Detention Area Mix	Seed	
ERN-140		Stormwater Management #3	Shaded Detention Area Mix	Seed	Areas:14,473sf

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
5	07/25/17	NO CHANGE	AJS
6	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
7	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
8	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	NO CHANGE	AJS