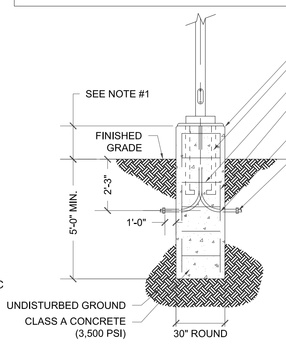


NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN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



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

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



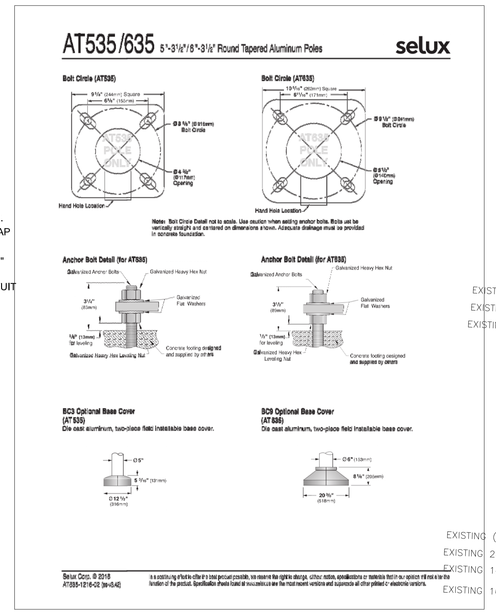
WALL MOUNTED HOUSE LIGHT (L3)

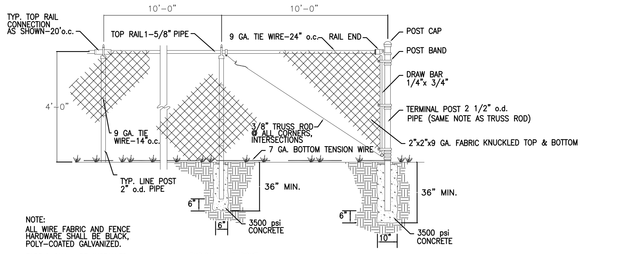
JOHN TIMBERLAND WALL MOUNTED FIXTURE. LED ENERGY EFFICIENT BLACK 5" HIGH OUTDOOR WALL LIGHT - DARK SKY COMPLIANT - STYLE # T6277 OR APPROVED EQUAL. 10 W LED LAMP. MOUNTING HEIGHT = 8 FEET

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

6 LIGHT POLE BASE DETAIL

NOT TO SCALE





PLANT 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 SACCHAURUM (SUGAR MAPLE)	5	3"-3.5"	B&B	SEE DRAWING	
AC	AMELANCHIER CANADENSIS 'AUTUMN BRILLANCE'	24	6'	B&B	SEE DRAWING	
BN	BETULA NIGRA (RIVER BIRCH)	9	6-8'	CONT	SEE DRAWING	
CC	CERCIS CANADENSIS (EASTERN REDBUD)	1	15 GAL	CONT	SEE DRAWING	
CF	CORNUS FLORIDA (FLOWERING DOGWOOD)	4	2.5 - 3"	B&B	SEE DRAWING	
PG	PICEA GLAUCA (WHITE SPRUCE)	4	6'-8'	B&B	SEE DRAWING	
PI	PINUS STROBUS (EASTERN WHITE PINE)	7	6'-8'	B&B	SEE DRAWING	
PI	PINUS STROBUS (EASTERN WHITE PINE)	5	8'-10'	B&B	SEE DRAWING	
PS	PRUNUS SARGENTII (SARGENT CHERRY)	9	3"-3.5"	B&B	SEE DRAWING	
QP	QUERCUS PALUSTRIS (PIN OAK)	1	3"-3.5"	B&B	SEE DRAWING	
QR	QUERCUS RUBRUM (RED OAK)	2	3"-3.5"	B&B	SEE DRAWING	
UA	ULMUS AMERICANA 'VALLEY FORGE' (AMERICAN ELM)	5	3"-3.5"	B&B	SEE DRAWING	
	SHRUBS					
AM	AMSONIS HUBRICHTII (BLUE STAR)	30	3 GAL.	CONT	3' O.C. - STAGGERED	
CV	CLEMETIS VIRGINIANA	11	1 GAL.	CONT	SEE DRAWING	
CA	CLETHERA ALNIFOLIA 'RUBY SPICE' (SUMMERSWEET)	28	3 GAL.	CONT	4' O.C. - STAGGERED	
CH	CLETHERA ALNIFOLIA 'HUMMINGBIRD' (DWARF SUMMERSWEET)	132	1 GAL.	CONT	3' O.C. - STAGGERED	
PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' (CHERRY LAUREL)	65	3 GAL	CONT	42" O.C.	
RM	RHODODENDRON MAXIMUM (ROSEBAY RHODODENDRON)	28	4'-5'	B&B	SEE DRAWING	
VXR	VIBURNUM X RHYTIDOPHYLLOIDES (ALLEGHENY VIBURNUM)	73	5 GAL	CONT	5' O.C.	
VR	VIBURNUM RHYTIDOPHYLLUM (LEATHERLEAF VIBURNUM)	80	5 GAL.	CONT	5' O.C.	
	HERBACIOUS					
AC	ANEMONE CANADENSIS (CANADA ANEMONE)	240	4"	CONT.	12" O.C. - STAGGERED	
AT	ASCLEPIAS TUBEROSA 'HELLO YELLOW' (BUTTERFLY WEED)	320	PLUG	TRAY	12" O.C. - STAGGERED	
AF	ATHYRIUM FELIX-FEMINA	525	1 QT	CONT	18" O.C. - STAGGERED	
BA	BAPTISIA AUSTRALIS 'MINOR' (WILD FALSE INDIGO)	100	PLUG	TRAY	30" O.C. - STAGGERED	
CM	CAREX MORROWII 'ICE DANCER'	320	PLUG	TRAY	18" O.C. - STAGGERED	
DM	DRYOPTERIS MARGINALIS (EASTERN WOOD FERN)	75	1 GAL	CONT	18" O.C. - STAGGERED	
HN	HELLEBORUS NIGER (LENTEN ROSE)	240	4"	CONT	12" O.C. - STAGGERED	
HA	HEUCHERA AMERICANA (AMERICAN ALUMROOT)	240	4"	CONT	12" O.C. - STAGGERED	
KI	KALIMERIS INTEGRIFOLIA 'DAISY MAE' (JAPANESE ASTER)	350	PLUG	TRAY	12" O.C. - STAGGERED	
LM	LIRIOPE MUSCARI (LILLYTURF)	475	4"	CONT	12" O.C. - STAGGERED	
SS	SCHIZACHARIUM SCOPARIUM (LITTLE BLUESTEM)	325	PLUG	TRAY	24" O.C. - STAGGERED	
SH	SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED)	2500	PLUG	TRAY	18" O.C. - STAGGERED	

LAWN

SEEDED WITH 5311 CONSERVATION MIX (OR APPROVED EQUAL). APPLIED AT 3-5LBS PER 1000SF
30% CREEPING RED FESCUE; 30% ANNUAL RYEGRASS; 25% KENTUCKY BLUEGRASS 'CORSAIR'; 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 5LBS PER 1000SF
SOURCE; PRAIRIE NURSERY

UPLAND NATIVE MEADOW

SEEDED WITH PA NEW ENGLAND PROVINCE UPL MEADOW MIX (OR APPROVED EQUAL). APPLIED AT 20LBS PER ACRE.
68.8% SCHIZACHYRIUM SCOPARIUM, 20.0% ELYMUS VIRGINICUS, 2.0% RUDBECKIA HIRTA, 1.5% LESPEDEZA VIRGINICA, 1.0% GEUM CANADENSE, 0.8% AQUILEGIA CANADENSIS, 0.8% RUDBECKIA FULGIDA VAR. FULGIDA, 0.7% MONARDA FISTULOSA, 0.7% RUDBECKIA TRILOBA, 0.5% SENNA HEBECARPA, 0.5% TRADESCANTIA VIRGINIANA, 0.2% BAPTISIA TINCTORIA. SOURCE: ERNST SEEDS

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.

Retaining Wall

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

Landscape & Lighting Plan

Scale: 1" = 20'

LEGEND

- X / XX — QUANTITY / PLANT KEY
- PROPOSED SHRUB
- PROPOSED TREE
- PROPOSED LAWN
- PROPOSED LOW FLOWERING MEADOW
- PROPOSED NO-MOW GRASS
- PROPOSED UPLAND MEADOW

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
4	11/28/17	NO CHANGE	AJS
5	12/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
6	01/30/18	REVISE PER PLANNING BOARD COMMENTS	AJS

Landscape & Lighting Plan

Sheet 3 of 14

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
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 Design:
LQ Design
P.O. Box 244
Beacon, NY 12508

River Ridge Townhouses

Beacon, New York
Scale: 1" = 20'
July 25, 2017