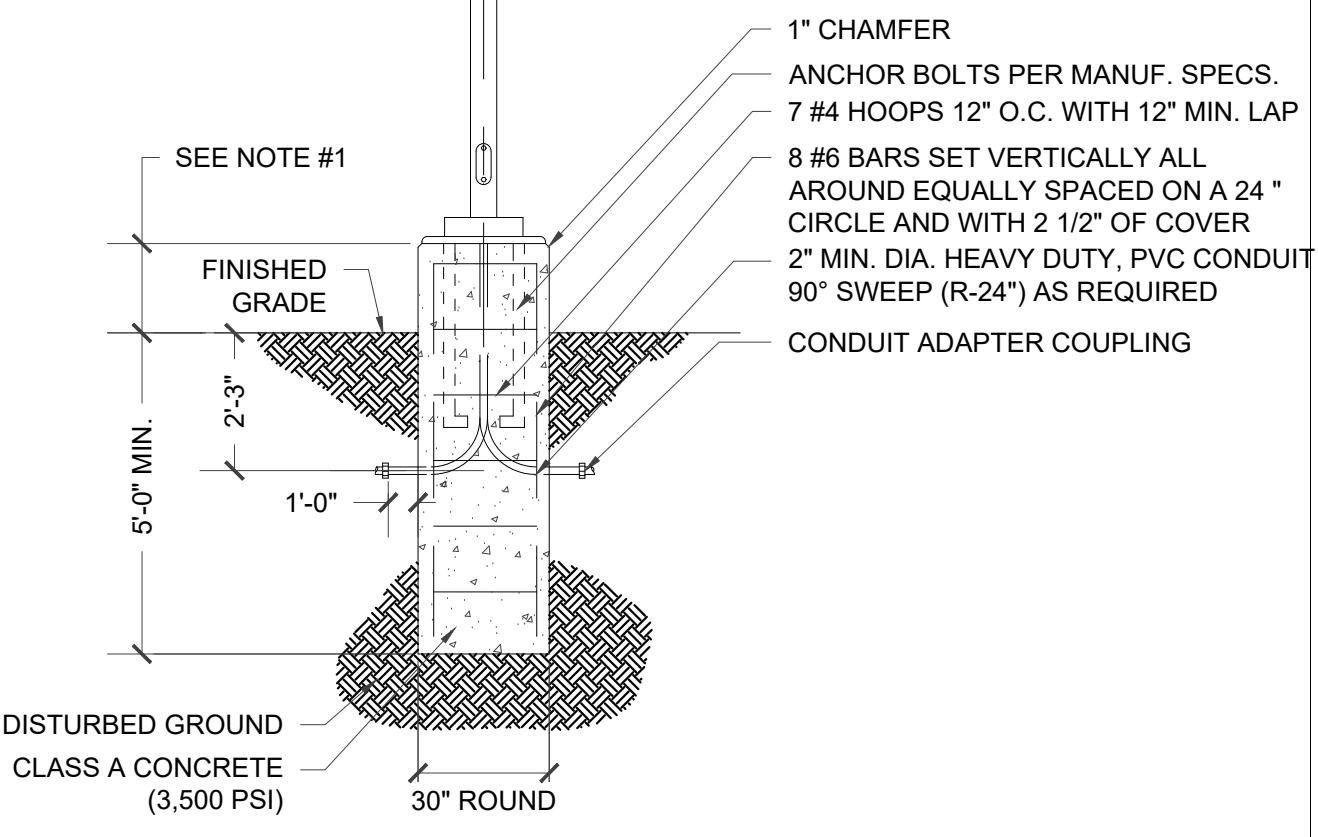




NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN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



POLE MOUNTED LIGHT (L1A)
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE MODEL #BPC-LR2.1-H100-BK-120-4S-PC WITH LOW GLARE CUTOFF SHIELD, COLOR OR 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-LR2.1-H100-BK-120-4S-PC WITH LOW GLARE CUTOFF SHIELD, COLOR OR 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 2" 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 DIAGRAM FOR THIS FIXTURE

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-ENTRAIMENT OF 5-7%.
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

6 LIGHT POLE BASE DETAIL

NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20____, BY _____

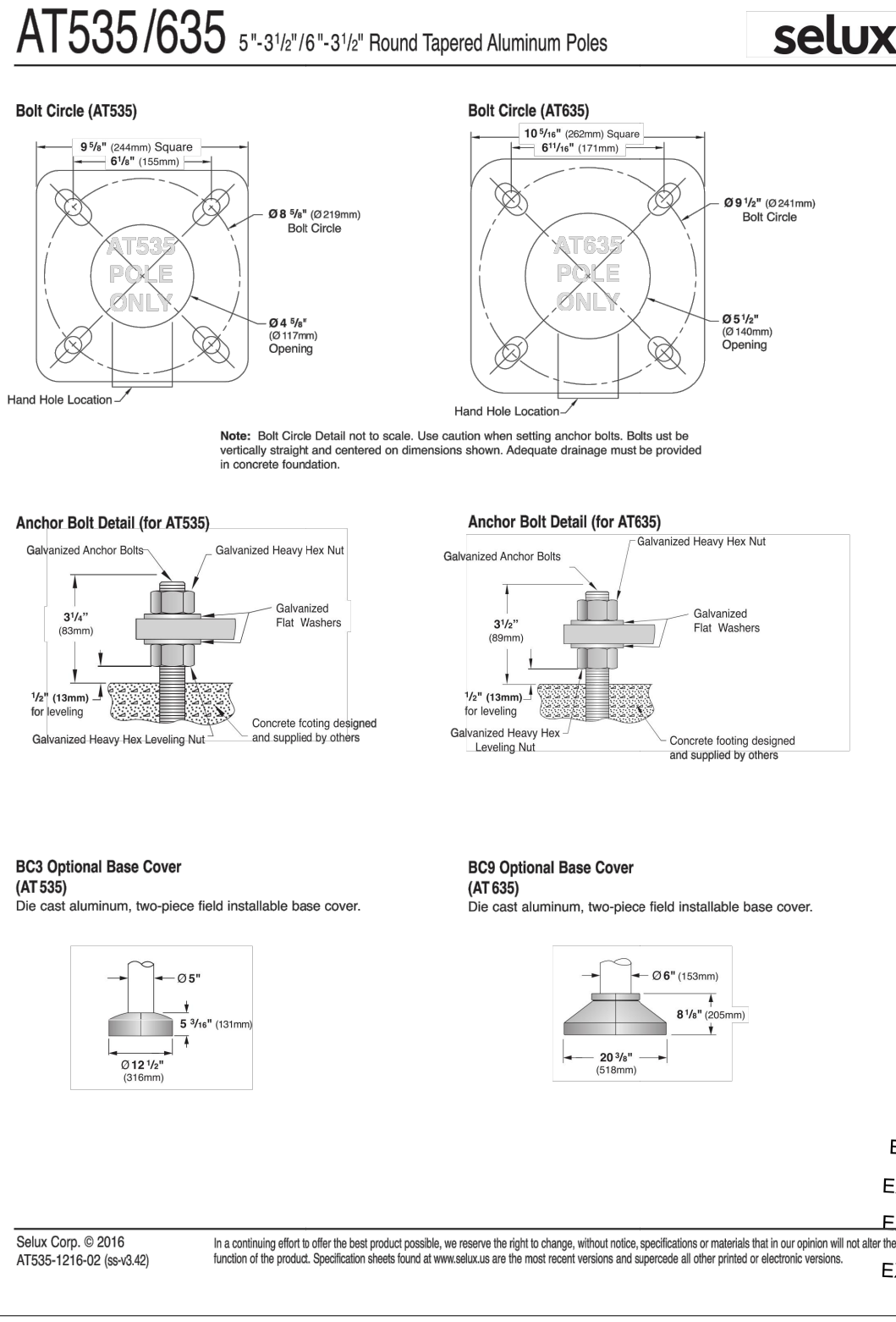
CHAIRMAN

SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY SIGNING IN THIS PLACE.

EXISTING WOODLAND: REMOVE INVASIVE SPECIES & DECLINING TREES
SEED DISTURBED AREAS W/ NATIVE UPLAND MEADOW MIX
VIRGINIANA, ULMUS AMERICANA, ACER SACCHARUM

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



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 18" LOCUST

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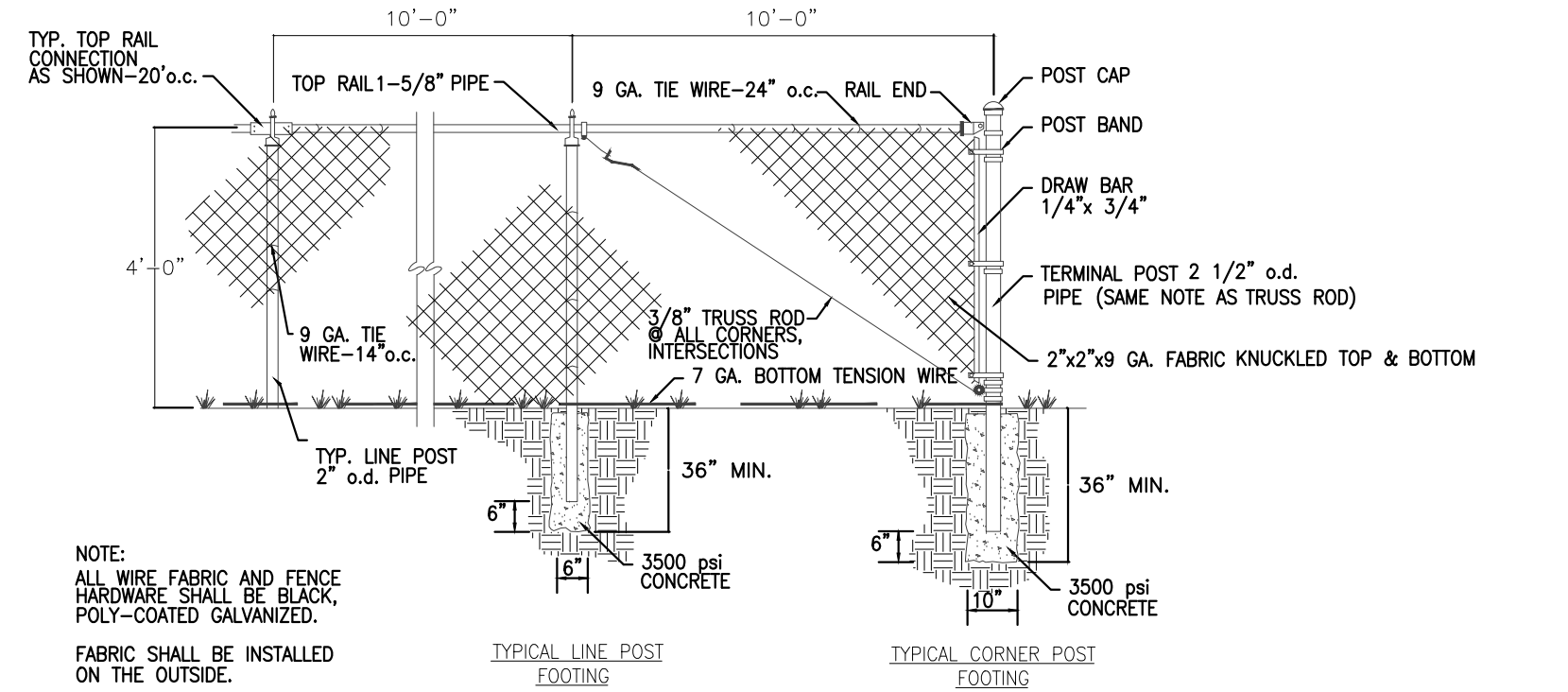
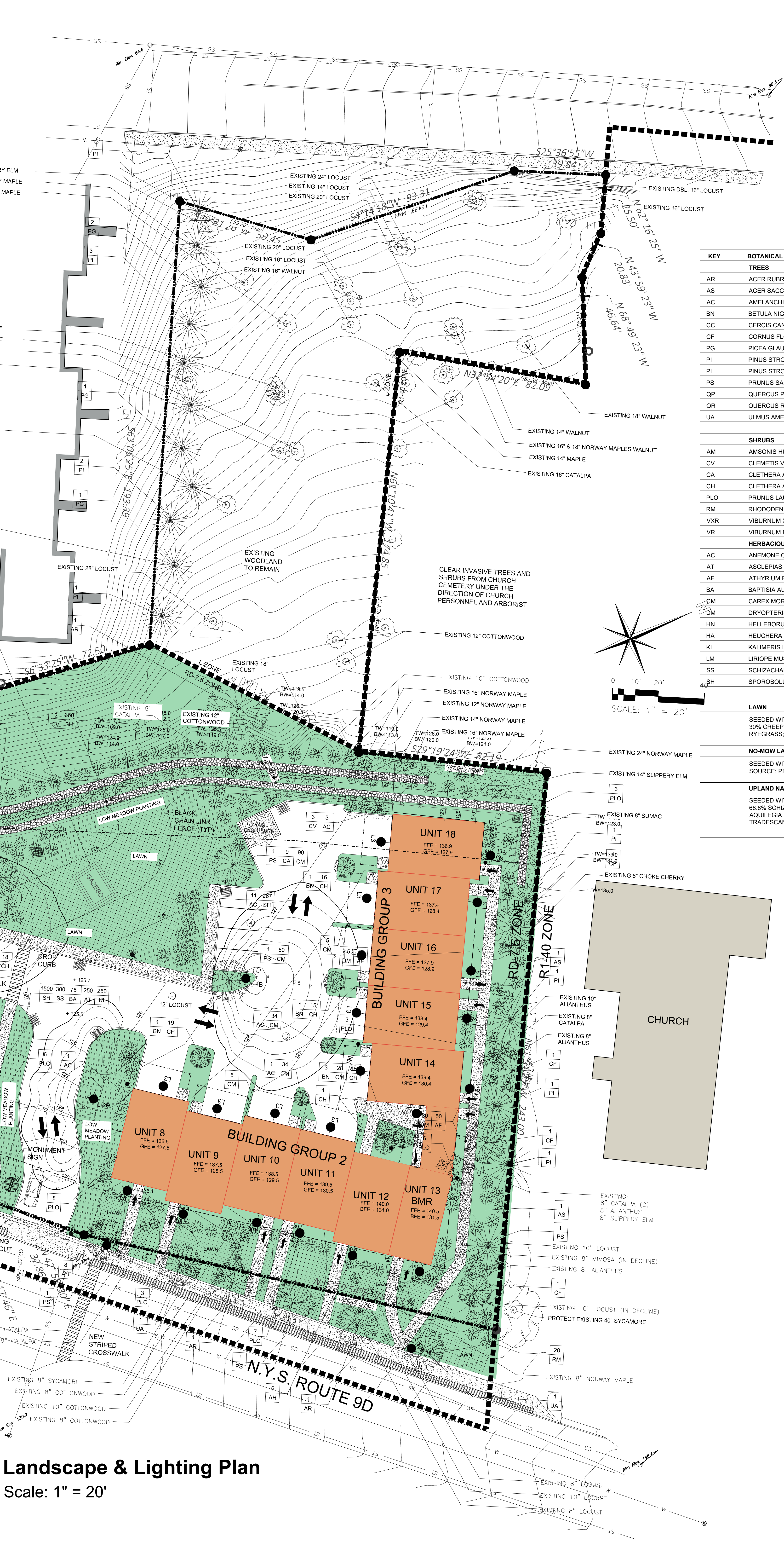
EXISTING 18" LOCUST

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EXISTING 18" LOCUST



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 SACCHARUM (SUGAR MAPLE)	5	3"-3.5"	B&B	SEE DRAWING	
AC	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	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	
PS	PINUS SARGENTII (SARGENT CHERRY)	5	8'-10'	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	AMSONIA HUBRICHTII (BLUE STAR)	30	3 GAL	CONT	3' O.C. - STAGGERED	
CV	CLEMATIS VIRGINIANA	11	1 GAL	CONT	SEE DRAWING	
CA	CLETHRA ALNIFOLIA 'RUBY SPICE' (SUMMERSWEET)	28	3 GAL	CONT	4' O.C. - STAGGERED	
CH	CLETHRA 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	RHOODODENDRON MAXIMUM (ROSEBAY RHOODODENDRON)	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.	

HERBACEOUS						
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 FILIX-FEMINA	325	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	
4,SH	SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED)	2500	PLUG	TRAY	18" O.C. - STAGGERED	

LAWN
SEEDED WITH 5311 CONSERVATION MIX (OR APPROVED EQUAL) APPLIED AT 3-4LBS PER 1000SF
30% CREEPING RED FESCUE, 30% ANNUAL RYEGRASS, 25% KENTUCKY BLUEGRASS 'CORSAIR', 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 SLBS 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% SCHIZACHARIUM SCOPARIUM, 20.0% ELYMUS VIRGINICUS, 2.0% RUDECKIA HIRT. 1.5% LESPEDEZA VIRGINICA, 1.0% GEUM CANADENSE, 0.8% AQUILEGIA CANADENSIS, 0.8% RUDECKIA FULGIDA VAR. FULGIDA, 0.7% MONARDA FISTULOSA, 0.7% RUDECKIA TRILOBA, 0.5% SENNA HEBECARUA, 0.5% TRADISCANTIA VIRGINIANA, 0.2% BAPTISIA TRINCTORIA. SOURCE: ERNST SEEDS

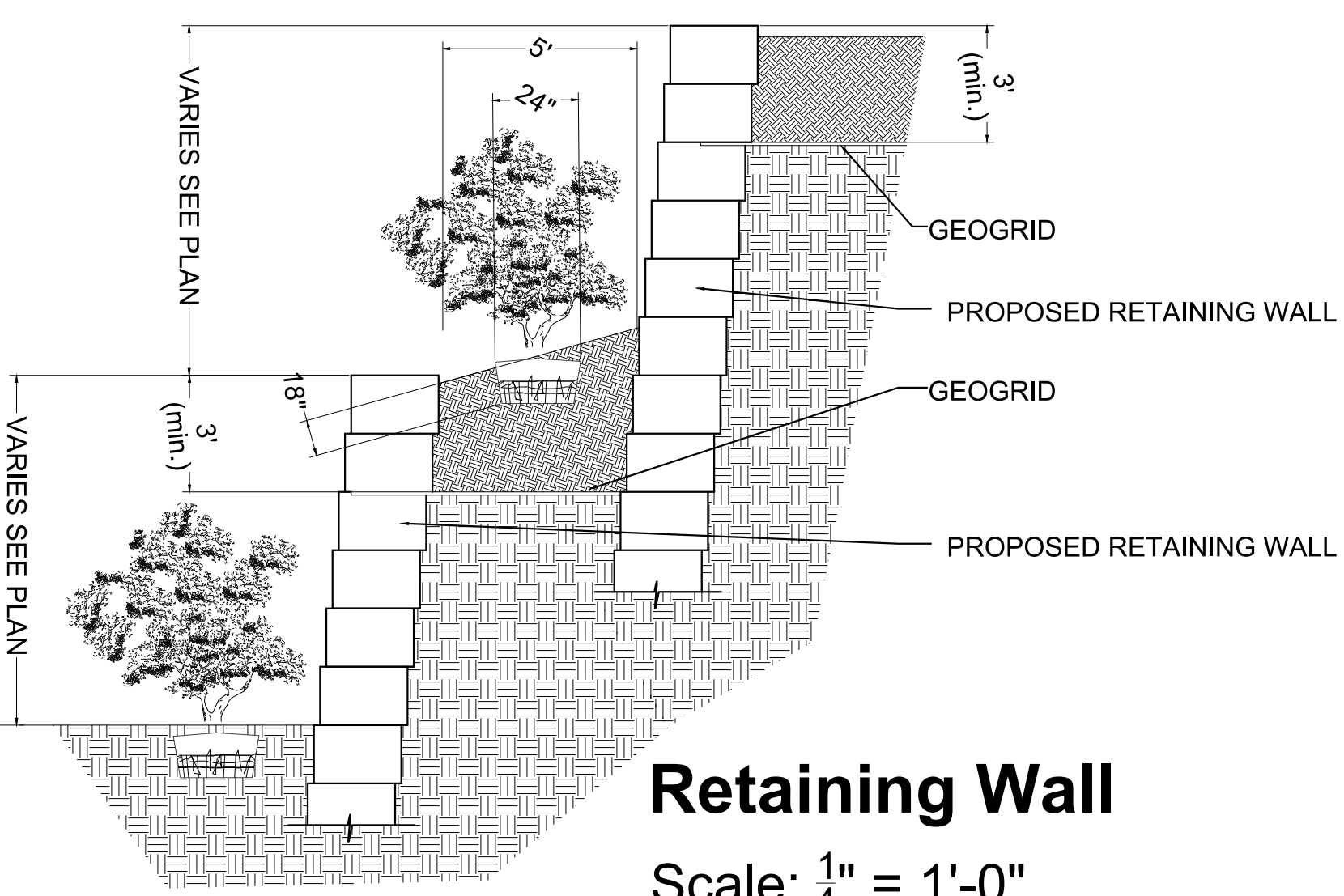
LEGEND

X	QUANTITY
XX	PLANT KEY
(Symbol)	PROPOSED SHRUB
(Symbol)	PROPOSED TREE
(Symbol)	PROPOSED LAWN
(Symbol)	PROPOSED LOW FLOWERING MEADOW
(Symbol)	PROPOSED NO-MOW GRASS
(Symbol)	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
7	02/27/18	REVISE PER PLANNING BOARD COMMENTS	AJS

Retaining Wall

Scale: 1" = 1'-0"



Landscape & Lighting Plan

Scale: 1" = 20'

Landscape & Lighting Plan

Sheet 3 of 14