

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.

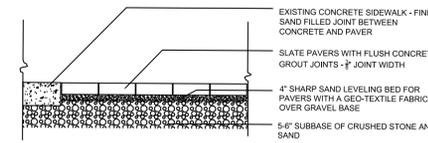
SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	03/27/18	NO CHANGE	AJS
2	04/24/18	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/31/18	REVISED PER PLANNING BOARD COMMENTS	AJS



Slate Paver Detail
Not to Scale



L1: Wall Mounted House Light
HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH X 6 1/2" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP

L2: Wall Mounted
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCCELL CONTROL OR APPROVED EQUAL. MOUNTING HEIGHT = 10 FEET DARK SKY COMPLIANT

L3: Pole Mounted
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. TIMER CONTROL OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET. DARK SKY COMPLIANT

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.

NOTES:

- The parcel shown hereon are generally as described in Liber 1884 Page 688 recorded in the Dutchess County Clerk's Office.
- Subject to any easements and/or rights of way that an accurate up to date abstract of title may show.
- Surveyed as per record deed, existing monumentation, recorded and unrecorded maps.
- New York State Department of Transportation only appropriated that land shown and delineated on Map No. 6, Parcel 8, Map No. 6, Parcel 56 is a permanent easement encumbering the property shown hereon and was not acquired in fee. This map is on file at the New York State Department of Transportation Regional Office No. 8 located in Poughkeepsie, New York.

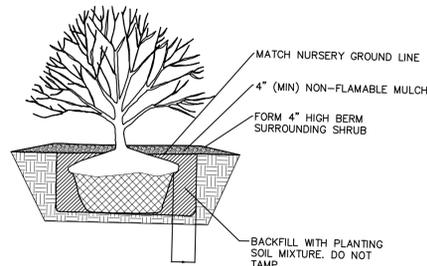
Lighting

Not to Scale
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.



Norman Schofield Office Building 1181 North Ave Beacon NY
February 27 2018
NURSERY: North Creek and Hardscrabble

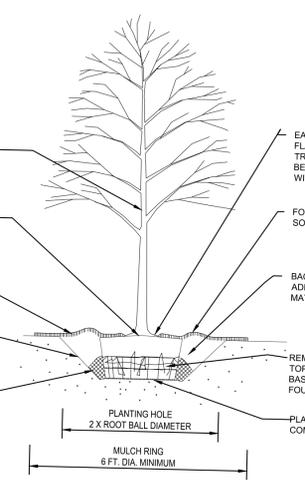
Botanical Name	Common Name	Key	Type	Quantity	Size	Notes
<i>Carex pensylvanica</i>	Oak Sedge	G-Cp	Grass	500	10 Tray	Plugs
<i>Ilex glabra</i>	Inkberry	H-Ig	Shrub	11	7 gallon	
<i>Ilex verticillata</i> 'Jim Dandy'	male for Sparkleberry	S-IVJD	Shrub	3	3 gallon	
<i>Rhododendron maximum</i>	Rhododendron	S-Rm	Shrub	3	4-5'	Heavy Rootball
<i>Amelanchier canadensis</i>	Serviceberry	T-Ac	Tree	3	5-7'	Balled and Burlap
<i>Ilex opaca</i>	Holly	T-Io	Tree	2	6-7'	Balled and Burlap
<i>Ilex verticillata</i> 'Sparkleberry'	Sparkleberry Tree	T-IVS	Tree	3	5'	
<i>Magnolia virginiana</i>	American Magnolia	T-Mv	Tree	1	7'	Balled and Burlap



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

FORM A SOIL SAUCER 4 IN. IN DEPTH AND FILL WITH WATER. SOON AFTER WATER HAS BEEN ABSORBED, COVER WITH MULCH.

BACK FILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

REMOVE ALL TWINE, ROPE AND WIRE. AND BURLAP FROM TOP HALF OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8 IN. INTO PLANTING HOLE.

PLACE ROOTBALL ON UNEXCAVATED OR COMPACTED MOUND TO PREVENT SETTLEMENT.

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.

MAP REFERENCE:

"Survey prepared for Norrington J. Schofield" dated March 4, 2001 as prepared by Dennis E. Walden, Land Surveyor, N.Y.S. License No. 49555.

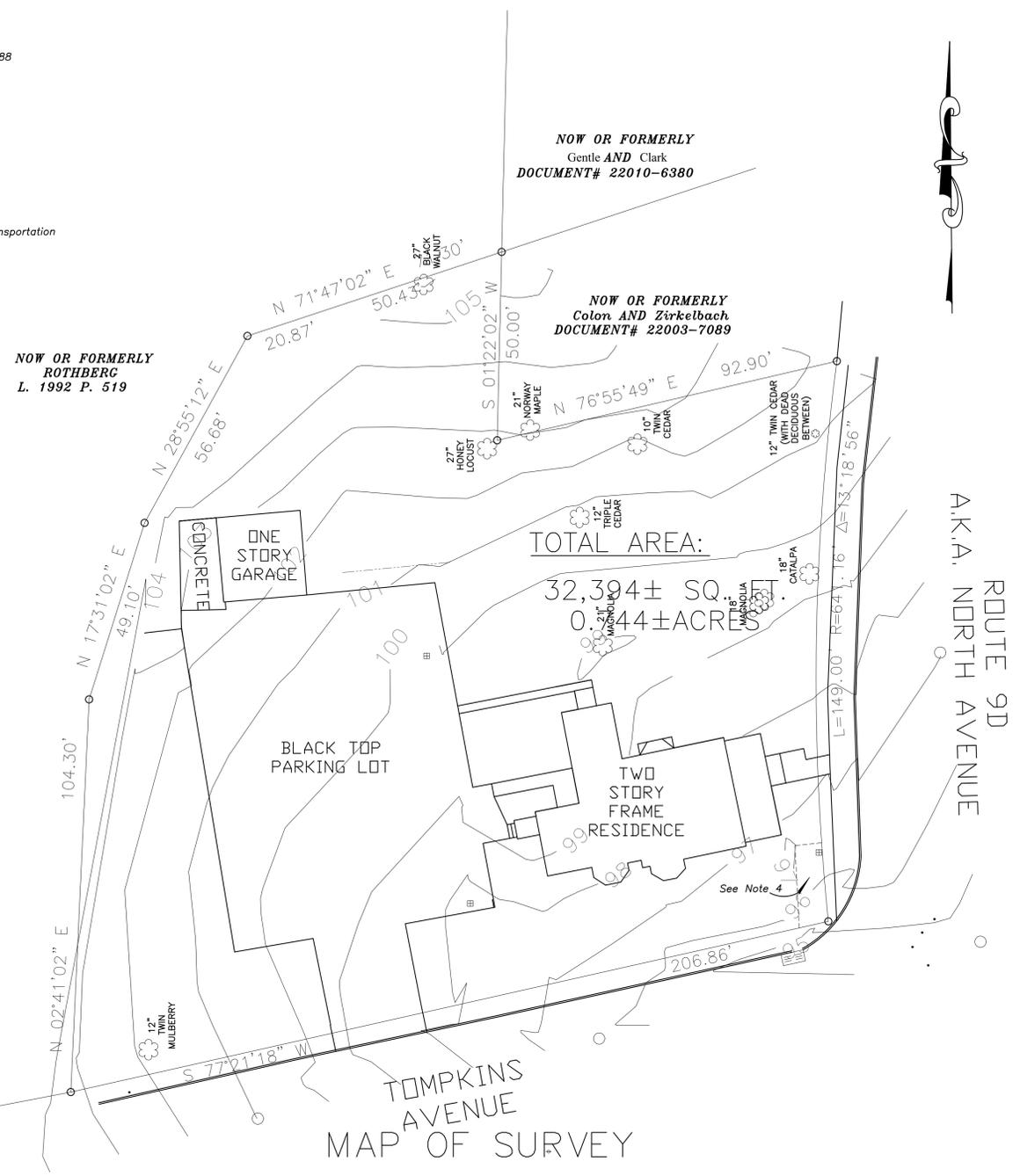
TAX MAP REFERENCE:

CITY OF BEACON 5955-19-716048

VERTICAL DATUM:

ASSUMED

Survey
Scale: 1" = 20'



I hereby certify that the survey shown hereon is based on

Special Use Permit Application
Sheet 2 of 5 - Existing Conditions Survey Plan / Planting Schedule

Owner:
North Avenue Properties, LLC
1181 North Avenue
Beacon, New York 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:
John J. Post, Jr.
P.O. Box 827
Stone Ridge, New York

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Office Building - 1181 North Avenue
Beacon, New York
Scale: As Noted
February 27, 2018