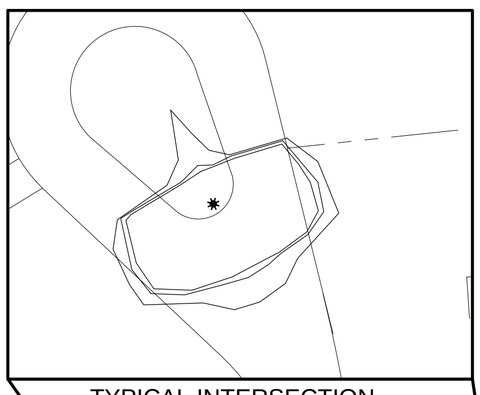
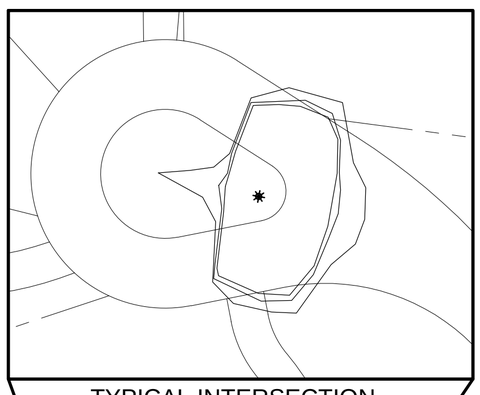


TYPICAL INTERSECTION
SCALE:
1" = 40'



TYPICAL INTERSECTION
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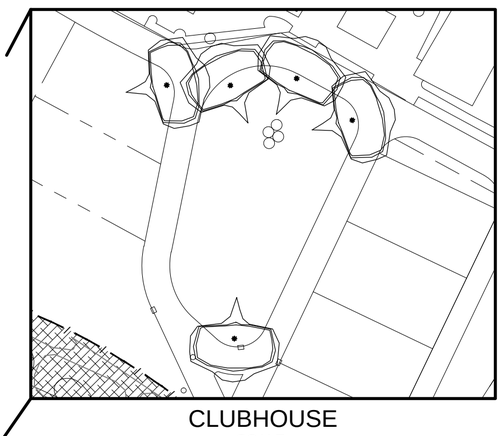
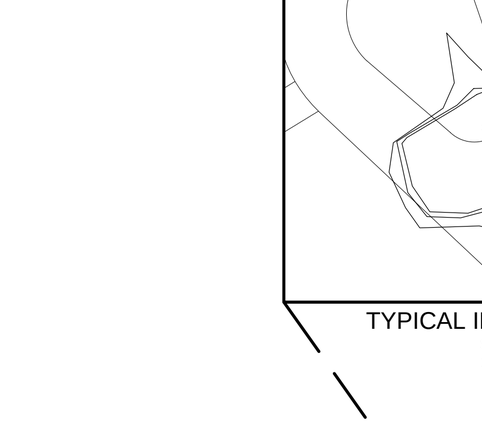


CLUBHOUSE
SCALE:
1" = 100'



TYPICAL INTERSECTION
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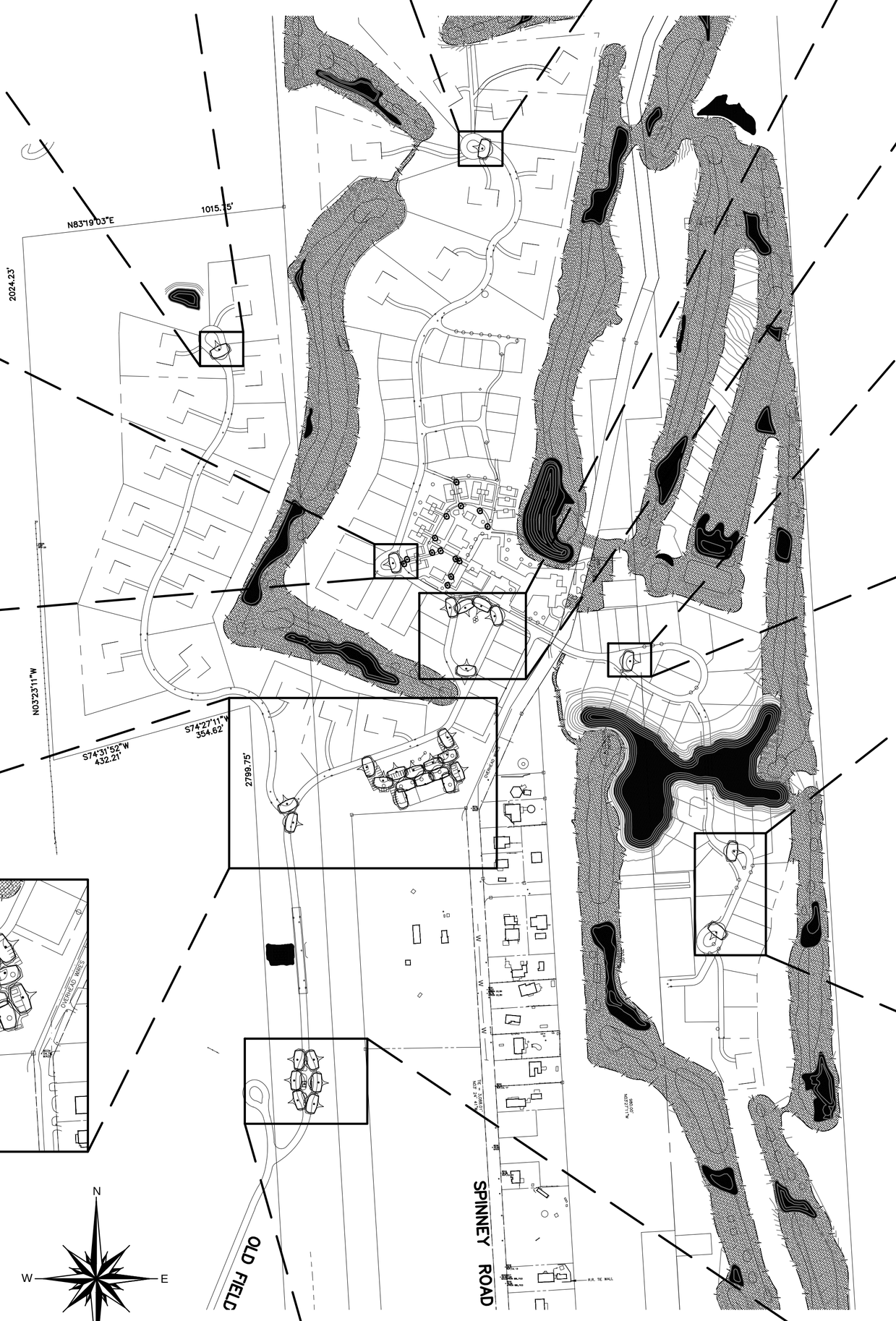
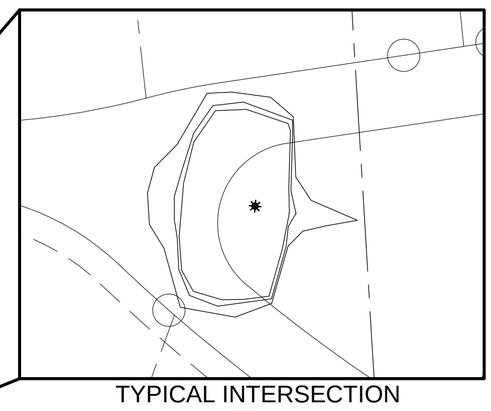
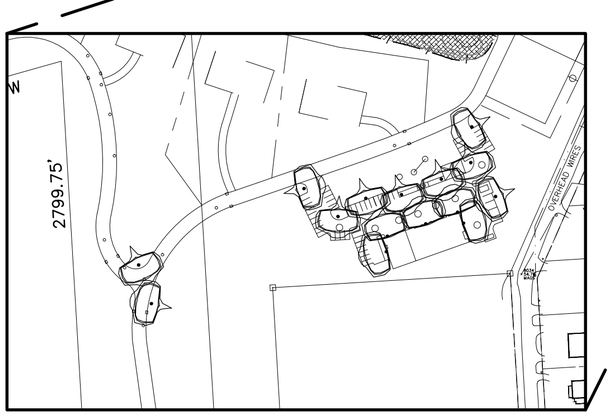
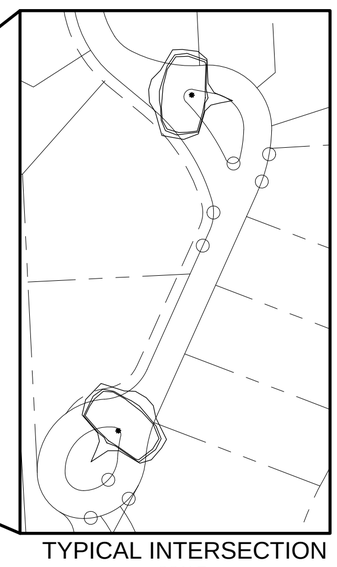




TYPICAL INTERSECTION
SCALE:
1" = 40'

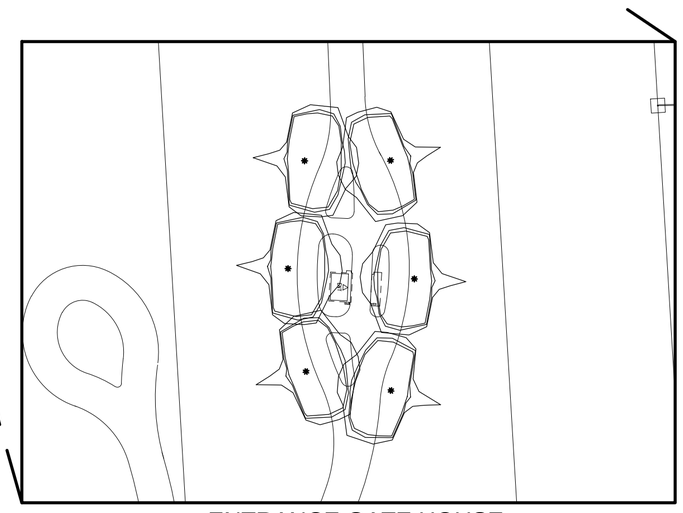


MAINTENANCE AREA
SCALE:
1" = 200'



TYPICAL INTERSECTION
SCALE:
1" = 100'

POTENTIAL LIGHTING FIXTURE



ENTRANCE GATE HOUSE
SCALE:
1" = 80'

NOTES:

CONSISTENT WITH THE GUIDELINES OUTLINED IN THE TOWN OF SOUTHAMPTON LIGHTING CODE, THE OVERALL LIGHTING CONCEPT FOR THE HILLS AT SOUTHAMPTON IS ONE OF SUBTLETY AND SAFETY. A COMBINATION OF LOW-VOLTAGE LED, FULLY SHIELDED POLE -MOUNTED DOWN LIGHTS, PATH AND BOLLARD LIGHTS, BUILDING MOUNTED DOWN LIGHTS, AND SIGNAGE LIGHTING WILL PROVIDE APPROPRIATE LIGHTING IN KEY AREAS SO AS TO CREATE A SAFE COMMUNITY, WHILE STILL MAINTAINING THE NATURAL QUALITY OF THE SURROUNDING PINE BARRENS ENVIRONMENT.

IN COMPLIANCE WITH THE TOWN OF SOUTHAMPTON CODE ARTICLE XXIX, OUTDOOR LIGHTING, STREET LIGHTING THROUGHOUT THE COMMUNITY IS TO BE AT MINIMAL LEVELS. INTERSECTIONS AND AREAS OF VEHICULAR CONFLICT MAY HAVE DOWN LIGHTING AND TRAFFIC SIGNAGE LIGHTING ON TIMERS FOR SAFE INTERSECTIONS DURING EARLY EVENING USE. AS PER THE TOWN OF SOUTHAMPTON ILLUMINATION LIMITS, THE AVERAGE FOOTCANDLE (FC) LEVELS ARE NOT TO EXCEED 0.4 FC. COMMUNITY SIDEWALKS AND TRAILS WILL HAVE PERIODIC DOWN LIGHTING AND PATH LIGHTS ON TIMERS, INCLUDING SAFETY LIGHTING AT ROAD CROSSINGS. AT POINTS OF ROADWAY AND PEDESTRIAN CONFLICTS A MINIMUM OF 0.3 FC WILL BE MAINTAINED AS PER ANSI STANDARDS.

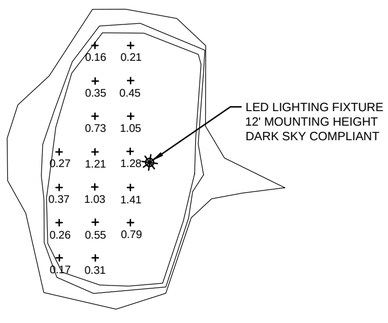
THE ENTRY, THE GATEHOUSE IS PROPOSED TO HAVE SHIELDED DOWN LIGHTS MOUNTED TO THE BUILDING, AS WELL AS POLE MOUNTED VEHICULAR LIGHTS, PATH AND POSSIBLY BOLLARD LIGHTS TO PROVIDE SUFFICIENT LIGHTING TO SAFELY ANNOUNCE THE ENTRY AND FOR THE GUARDS TO IDENTIFY APPROACHING VEHICLES. LIGHT TRESPASS OFF OF THE PROJECT SITE WILL NOT BE PERMITTED.

THROUGHOUT THE CLUBHOUSE AREA, SHIELDED POLE AND BUILDING MOUNTED DOWN LIGHTS AND PATH LIGHTS WILL PROVIDE LIGHTING FOR USERS TO SAFELY MOVE THROUGHOUT THE CLUB FACILITIES AS WELL AS FOR USES SUCH AS OUTDOOR DINING AND POOL AREA USE. ADDITIONALLY, POOLS AND SPAS WILL INCLUDE UNDERWATER LIGHTING FOR NIGHT TIME USE.

MINIMAL DOWN LIGHTING WILL MARK HOMESITE DRIVEWAYS AND/ OR STREET NUMBER SIGNS AND WILL BE CONTROLLED EITHER BY TIMERS OR MOTION SENSORS. EACH HOMESITE WILL BE REQUIRED TO FOLLOW THE LIGHTING STANDARDS INCLUDED IN THE HOMEOWNERS DESIGN GUIDELINES, WHICH WILL BE CONSISTENT WITH THE TOWN CODE AND THE CONCEPTS DESCRIBED ABOVE.

THE GOLF COURSE WILL HAVE MINIMAL LIGHTING FOR SAFETY AND SECURITY AT THE COMFORT STATIONS, AND PRACTICE RANGE TEE AREA AND MINOR LIGHTING AT A FEW ADDITIONAL AREAS.

THE MAINTENANCE AREA WILL HAVE, POLE AND BUILDING SHIELDED DOWN LIGHTING AND WELL AS PATH AND BOLLARD LIGHTING TO ALLOW FOR SAFE USE DURING HOURS OF DARKNESS. LIGHTING SHALL BE COMPLIANT WITH THE TOWN CODE AS TO LIGHTING OF PARKING AREAS.



TYPICAL LIGHTING FOOT CANDLES
NTS

Computed in accordance with IES recommendations

Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.07	1.84	0.58	8.86	28.22

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION
S5HS		--------	, 12' Mounting Ht, (1) 5HS <ARDCL 10LEDE10 XXXX 3K R5 HSS>, LLF= 0.90;

NO.	DATE:	REVISIONS:	BY:
1	2/29/2016	RE-NUMBERED SHEET	REP

P.E. SEAL AND SIGNATURE

CONCEPTUAL LIGHTING SKETCH
FOR
THE HILLS AT SOUTHAMPTON
SITUATED AT
SOUTHAMPTON
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON & POPE
ENGINEERS & SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
PHONE (631) 427-5665 FAX (631) 427-5620
WWW.NELSONPOPE.COM

PROJECT NO.:	05105
DRAWN BY:	JRW
CHECKED BY:	RP
DATE:	12-30-14
SCALE:	1" = 300'
FILE NO.:	-
CADD:	05105 LP
DRAWING NO.:	C-301
SHEET NO.:	1 OF 1