

# DLC NEW RESEARCH AND EDUCATION CENTER SITE PLAN AND SPECIAL USE PERMIT

562 ROUTE 343

TOWN OF WASHINGTON, NY 12545

LAST REVISED: OCTOBER 18, 2022

ISSUED FOR  
PLANNING BOARD REVIEW  
OCTOBER 18, 2022

INDEX OF DRAWINGS				
PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
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2	1	SV1	09/30/22	EXISTING CONDITIONS PLAN
3	1	C130	10/18/22	SITE PLAN
4	1	C530	10/18/22	SITE DETAILS

**RECORD OWNER/APPLICANT:**  
DUTCHESS LAND CONSERVANCY  
4289 ROUTE 82  
MILLBROOK NY 12545

**SITE CIVIL ENGINEER:**  
LABELLA ASSOCIATES  
21 FOX STREET, POUGHKEEPSIE, NY 12601  
PHONE: (845) 454-3980

**PROJECT SITE:**  
562 ROUTE 343  
TOWN OF WASHINGTON,  
DUTCHESS COUNTY,  
NEW YORK, 12545

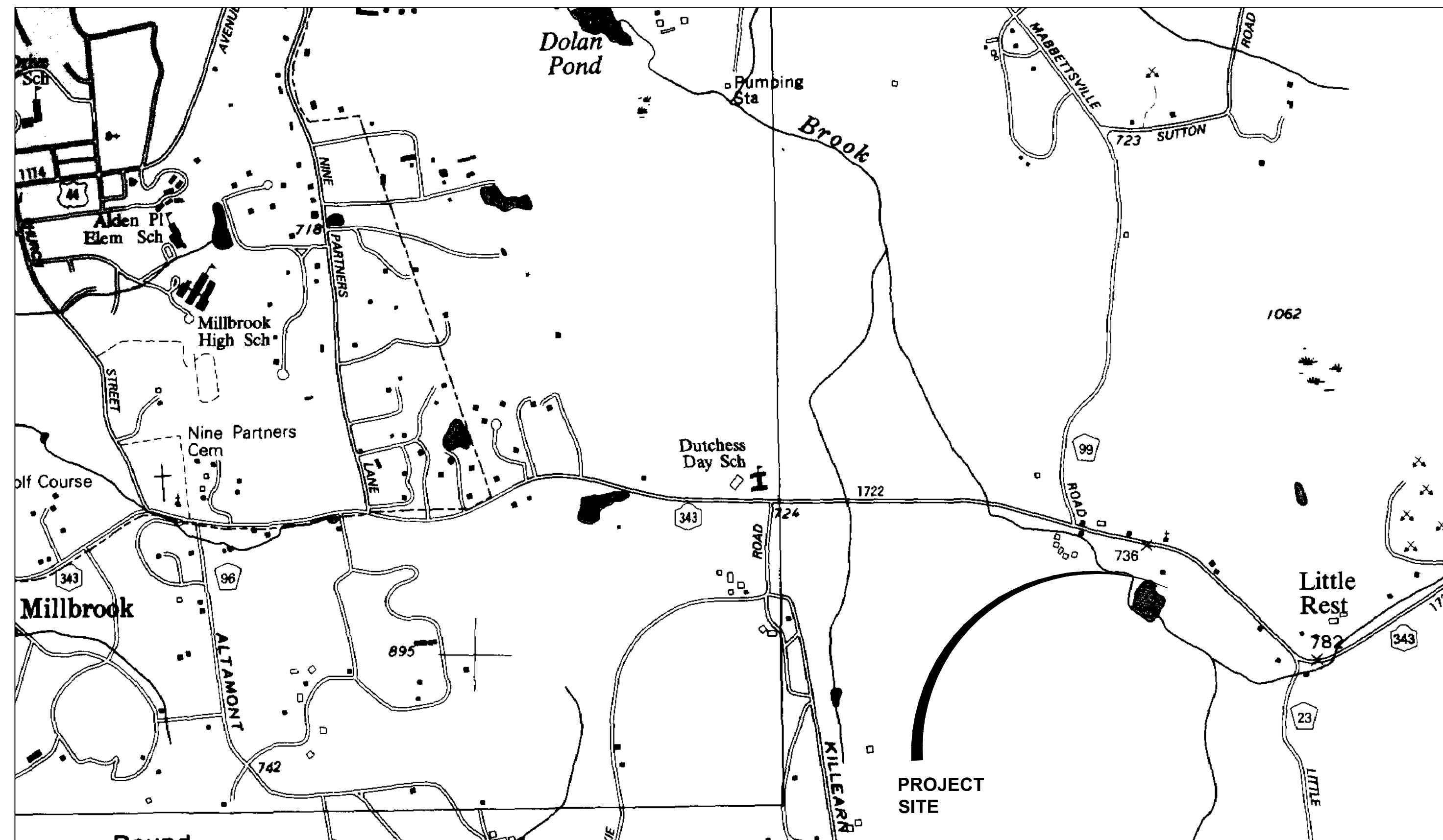
**TAX MAP INFORMATION:**  
TOWN OF WASHINGTON, DUTCHESS COUNTY  
SECTION 135889 - 6864 - BLOCK 00 - LOT 664610-0000

**AREA:**  
TOTAL PARCEL ACREAGE: 25.20 ACRES  
PROJECT DISTURBED ACREAGE: 0.29 ACRES

**BULK TABLE:**

RS-10 ZONING DISTRICT	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT SIZE			
AREA (ACRES)	10	25.2	25.2
WIDTH (FEET)	400	661.3	661.3
MINIMUM SETBACK (FEET)			
FRONT	100	236	236
SIDE	100	135	135
REAR	75	543.1	543.1
MAXIMUM BUILDING HEIGHT			
STORIES	2.5	2	2
FEET	35		
MAXIMUM LOT COVERAGE (%)	10	0.63%	1.63%
MINIMUM ROAD FRONTAGE (FEET)	400	1510.7	1510.7

**PARKING SPACE REQUIREMENT CALCULATIONS**  
18 TOTAL SPACES PROVIDED.  
18 TOTAL SPACES REQUIRED.  
PER APPENDIX C, OFF-STREET PARKING AND LOADING  
SCHEDULE FOR EDUCATIONAL INSTITUTIONS, THERE ARE  
TO BE ONE SPACE PER STAFF AND ONE SPACE PER  
EVERY FOUR ADULT STUDENT SEATS.  
**BREAKDOWN:**  
13 PARKING SPACES REQUIRED PER THE 13 STAFF  
EMPLOYEES.  
5 PARKING SPACES ARE REQUIRED FOR 20 PROPOSED  
EDUCATIONAL SEATS.



LOCATION MAP  
SCALE: 1:1000

## DUTCHESS LAND CONSERVANCY

**TOWN OF WASHINGTON PLANNING BOARD  
OWNER / APPLICANT SIGNATURES**

THE UNDERSIGNED APPLICANT(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THE PREMISE AS PER PLAN APPROVAL BY THE PLANNING BOARD UNTIL A NEW OR REVISED PLAN FOR DEVELOPMENT OR USE OF THE SITE IS APPROVED BY THE PLANNING BOARD. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE TOWN FOR THE OCCUPANCY AS APPROVED HEREON.

OWNER \_\_\_\_\_  
DATE \_\_\_\_\_

APPLICANT \_\_\_\_\_  
DATE \_\_\_\_\_

**TOWN OF WASHINGTON PLANNING BOARD  
PLAN APPROVAL**

THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DEPICTED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF WASHINGTON PLANNING BOARD AT A MEETING HELD ON \_\_\_\_\_, AND THE CONDITIONS OF SITE PLAN APPROVAL HAVE BEEN SATISFIED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

CHAIRMAN \_\_\_\_\_  
DATE \_\_\_\_\_

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labellapc.com

DUTCHESS LAND CONSERVANCY  
PROJECT NO: 2224316

DLC NEW RESEARCH AND EDUCATION CENTER  
562 ROUTE 343, TOWN OF WASHINGTON, 12545



LEGEND

NO PHYSICAL BOUNDS	—————
WIRE FENCE	— x — x —
STONE WALL	— o — o —
OVERHEAD WIRES	— - - - -
WETLAND AREA	— ▽ — ▽ — ▽ — ▽ —
BOARD FENCE	— □ — □ — □ — □ —
UTILITY POLE	— o — o — o —

"NOTES"

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

SUBJECT TO THE FINDINGS OF AN ACCURATE ABSTRACT OF TITLE.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

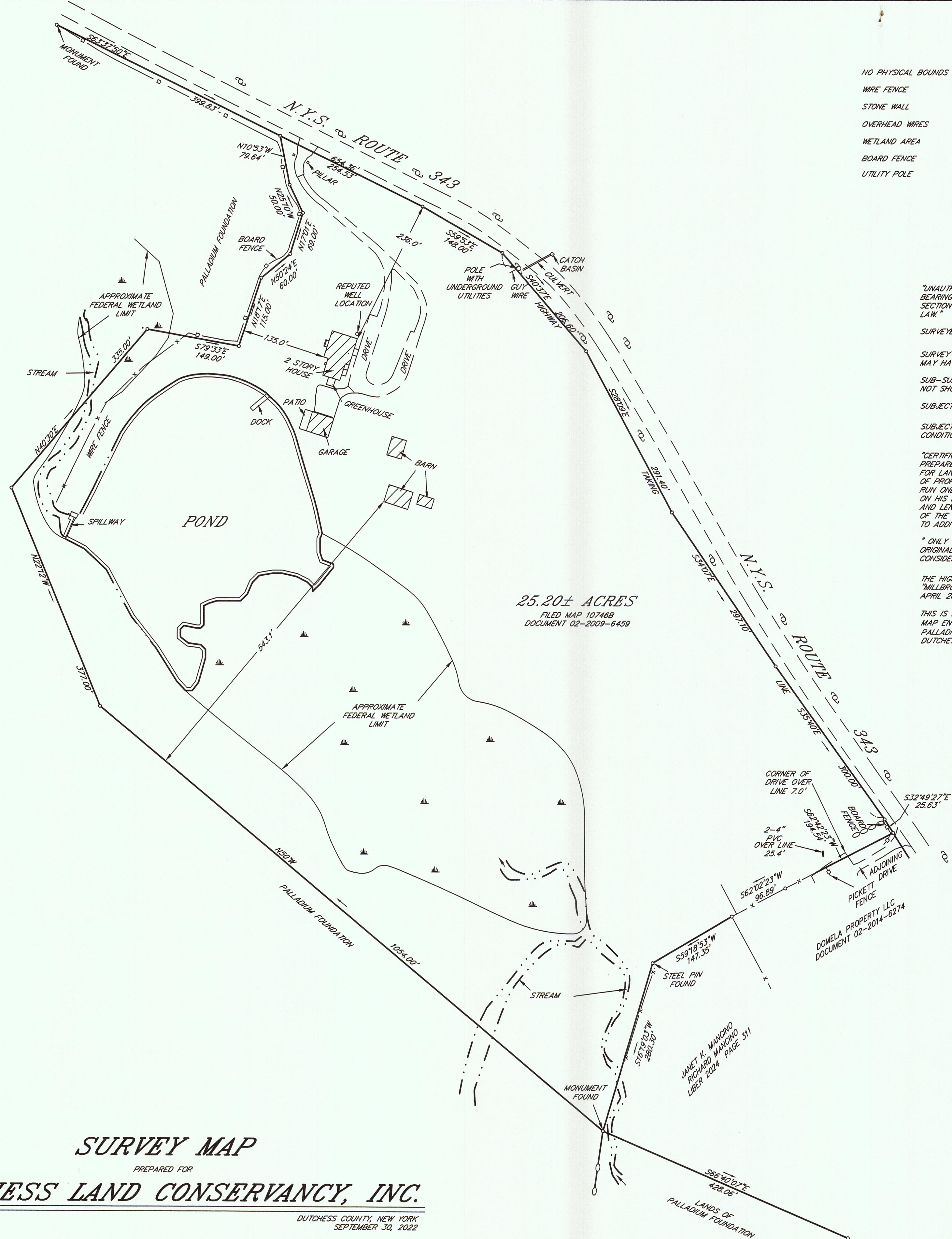
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

THE HIGHWAY TAKING LINE SHOWN HEREON TAKEN FROM A MAP ENTITLED "MILLBROOK-DOVER PLAINS HIGHWAY PET. No. 3703, MAP No. 7" DATED APRIL 20, 1925.

THIS IS A SURVEY OF A 25.20± ACRE PARCEL OF LAND AS SHOWN ON MAP ENTITLED "LOT LINE CHANGE BETWEEN ESTATE OF PERKINS AND PALLADIUM FOUNDATION" FILED MAP No. 10746B RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON SEPTEMBER 13, 2022.

25.20± ACRES  
FILED MAP 10746B  
DOCUMENT 02-2009-6459



**SURVEY MAP**

PREPARED FOR

**DUTCHESS LAND CONSERVANCY, INC.**

TOWN OF WASHINGTON  
SCALE: 1" = 100'

DUTCHESS COUNTY, NEW YORK  
SEPTEMBER 30, 2022

CERTIFICATION:  
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 30, 2022

- 1) THE ESTATE OF NANCY F. PERKINS
- 2) DUTCHESS LAND CONSERVANCY, INC.
- 3) STEWART TITLE INSURANCE COMPANY



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

BLY AND HOUSTON INC.  
LAND SURVEYORS  
PO BOX 629  
9 ELM DRIVE  
MILLBROOK, NEW YORK 12545  
PHONE 845-677-5619



**NOT FOR CONSTRUCTION**

It is a violation of New York Education Law Article 145 Sec. 7-209, for any person, unless acting under the direction of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor, landscape architect or geologist shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

**DUTCHESS LAND CONSERVANCY**

4289 ROUTE 82  
MILLBROOK NY 12545

**DLC RESEARCH AND EDUCATIONAL CENTER**

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TOWN OF WASHINGTON, NEW YORK 12545

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2224316

DRAWN BY: KTB

REVIEWED BY: CPL

ISSUED FOR: PB REVIEW - NOT FOR CONSTRUCTION

DATE: 10/18/2022

DRAWING NAME:

**SITE PLAN**

DRAWING NUMBER:

**C130**

**TOWN OF WASHINGTON DRIVEWAY NOTES:**

- FOR ALL PRIVATE DRIVEWAYS:
1. FINISHED GRADES FOR ALL PARTS OF THE DRIVEWAY SHALL NOT EXCEED 12 PERCENT
  2. THE MINIMUM DRIVEWAY WIDTH SHALL NOT BE LESS THAN 16 FEET WITH A TRAVEL WAY WIDTH OF NOT LESS THAN 12 FEET
  3. A DEVELOPED PLAN FOR THE DRIVEWAY TOGETHER WITH ROAD PROFILES AND OTHER INFORMATION AS MAY BE REQUIRED BY THE TOWN BUILDING INSPECTOR, SHALL ACCOMPANY PLANS FOR CONSTRUCTION ON THE PROPERTY AT THE TIME AN APPLICATION FOR A BUILDING PERMIT IS MADE. THE DEVELOPMENT PLAN AND PROFILES SHALL SHOW CONFORMITY OF THE PROPOSED DRIVEWAY CONSTRUCTION WITH THESE STANDARDS. THESE PLANS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND SHALL BEAR THE SEAL AND SIGNATURE OF SUCH ENGINEER.
  4. UPON COMPLETION, THE APPLICANT'S ENGINEER SHALL CERTIFY TO THE TOWN THAT THE DRIVEWAY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND WITH THESE SPECIFICATIONS. SUCH CERTIFICATION SHALL ACCOMPANY THE APPLICATION FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS. SUCH CERTIFICATION SHALL BE IN THE FORM OF AN AS-BUILT SURVEY OF THE DRIVEWAY AND OTHER IMPROVEMENTS TO THE PROPERTY
  5. THE DRIVEWAY CONSTRUCTION REQUIREMENTS AS SHOWN ON THE FINAL DEVELOPMENT PLAN OR PLAT APPROVED BY THE PLANNING BOARD SHALL BE REFERENCED IN THE DEED FOR THE PROPERTY UPON TRANSFER
- FOR DRIVEWAYS IN EXCESS OF 500 LINEAR FEET
1. FINISHED GRADE FOR ALL PARTS OF THE DRIVEWAY SHALL NOT EXCEED 12 PERCENT
  2. THE CLEARED AND GRADED WIDTH OF THE DRIVEWAY SHALL NOT BE LESS THAN 16 FEET, AND TRAVEL WAY WIDTH OF NOT LESS THAN 12 FEET AND 2-FOOT SHOULDERS TO EACH SIDE
  3. SHOULDERS SHALL BE TOP SOILED, SEEDED WITH AN APPROPRIATE GRASS OR GRASS BLEND, AND MULCHED
  4. PASSING TURNOUTS MEASURING NOT LESS THAN 40'X10' SHALL BE PLACED AT NOT MORE THAN FIVE HUNDRED FOOT INTERVALS ALONG THE LENGTH OF THE DRIVEWAY. THE PASSING TURNOUTS SHALL HAVE AN ADDITIONAL 2 FEET OF SHOULDER WIDTH
  5. ALL ROOTS AND STUMPS SHALL BE GRUBBED, EXCAVATED AND REMOVED FROM THE TRAVEL WAY AND SHOULDERS
  6. ALL UNSUITABLE AND UNSTABLE MATERIALS SHALL BE COMPLETELY EXCAVATED AND REMOVED AND ALL ROCKS OR BOULDERS LARGER THAN 6 INCHES SHALL BE EXCAVATED TO AT LEAST 8 INCHES BELOW FINISHED GRADE.
  7. THE FOUNDATION COURSE OF THE DRIVEWAY SHALL BE A MINIMUM OF 6 INCHES OF CLEAN, RUN OF BANK GRAVEL
  8. FINAL COURSE OF THE DRIVEWAY SHALL BE A MINIMUM OF 4 INCHES OF ITEM 4 OR PROCESSED GRAVEL
  9. THE TRAVEL WAY, PASSING TURNOUTS, SHOULDERS AND FLOW LINE OF DRAINAGE DITCHES AND SWALES SHALL BE MAINTAINED IN SATISFACTORY CONDITION TO ASSURE SAFE AND CONTINUOUS, YEAR ROUND ACCESS FOR ALL VEHICLES
  10. TREES AND SHRUBS SHALL BE TRIMMED AND MAINTAINED SO AS NOT TO HANG INTO OR OBSTRUCT THE TRAVEL WAY, PASSING TURNOUT AND SHOULDERS. OVERHEAD BRANCHES SHALL BE TRIMMED TO A HEIGHT OF NOT LESS THAN 13 FEET
  11. A DEVELOPED PLAN FOR THE DRIVEWAY TOGETHER WITH ROAD PROFILES AND OTHER INFORMATION AS MAY BE REQUIRED BY THE TOWN BUILDING INSPECTOR, SHALL ACCOMPANY PLANS FOR CONSTRUCTION ON THE PROPERTY AT THE TIME AN APPLICATION FOR A BUILDING PERMIT IS MADE. THE DEVELOPMENT PLAN AND PROFILES SHALL SHOW CONFORMITY OF THE PROPOSED DRIVEWAY CONSTRUCTION WITH THESE STANDARDS. THESE PLANS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND SHALL BEAR THE SEAL AND SIGNATURE OF SUCH ENGINEER
  12. UPON COMPLETION, THE APPLICANT'S ENGINEER SHALL CERTIFY TO THE TOWN THAT THE DRIVEWAY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND WITH THESE SPECIFICATIONS. SUCH CERTIFICATION SHALL ACCOMPANY THE APPLICATION FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS. SUCH CERTIFICATION SHALL BE IN THE FORM OF AN AS-BUILT SURVEY OF THE DRIVEWAY AND OTHER IMPROVEMENTS TO THE PROPERTY
  13. THE DRIVEWAY CONSTRUCTION REQUIREMENTS AS SHOWN ON THE FINAL DEVELOPMENT PLAN OR PLAT APPROVED BY THE PLANNING BOARD SHALL BE REFERENCED IN THE DEED FOR THE PROPERTY UPON TRANSFER

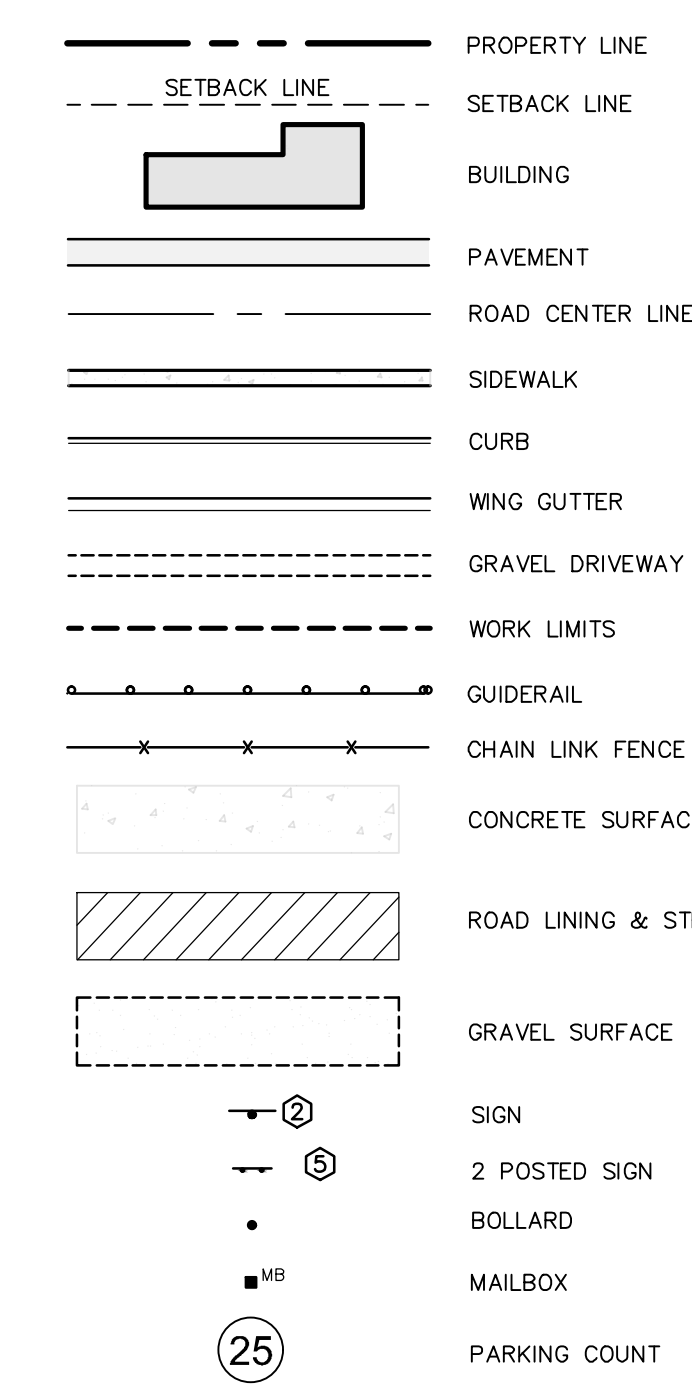
**TOWN OF WASHINGTON EROSION CONTROL NOTES:**

1. AT THE TIME OF APPLICATION FOR A BUILDING PERMIT, AND PRIOR TO ANY LAND CLEARING OR SITE PREPARATION WORK FOR CONSTRUCTION OF IMPROVEMENTS ON ANY OF THE LOTS AS APPROVED HEREIN AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH SECTION 335 OF THE TOWN ZONING LAW AND SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY IMPROVEMENTS UNTIL THE EROSION AND SEDIMENT CONTROL PLAN HAS BEEN APPROVED
2. THE DISCHARGE, OWNER OR OPERATOR SHALL AT ALL TIMES COMPLY WITH THE NEW YORK STATE SPDES GENERAL PERMIT (GP-02-01) REQUIREMENTS. A COPY OF ANY COMPLETED NOTICE OF INTENT SUBMITTED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO GP-02-01 SHALL BE SUBMITTED TO THE PLANNING BOARD

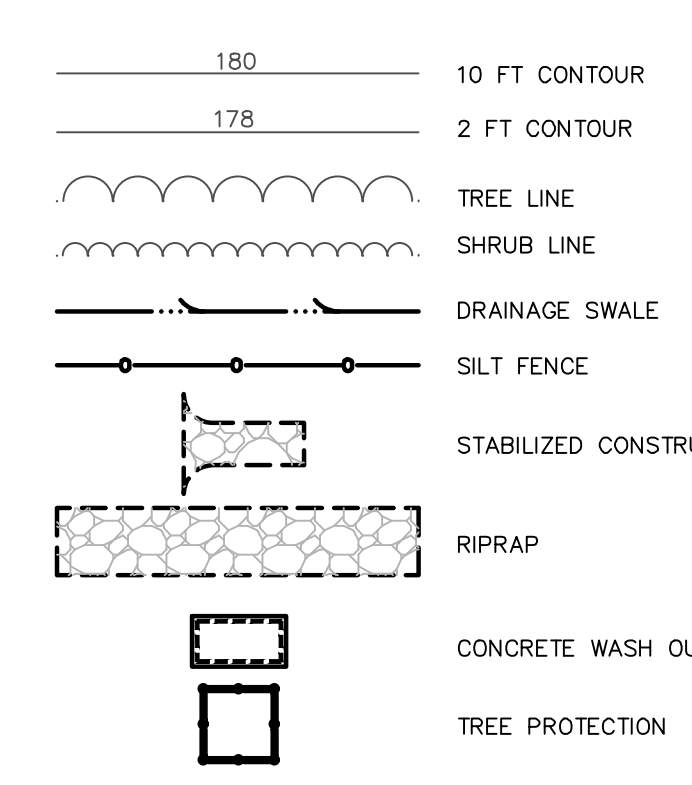
**ADDITIONAL SITE PLAN NOTE:**

1. THE EXISTING SEPTIC DISPOSAL SYSTEM TO SERVE PROPOSED CHANGE IN USE.

**SITE LEGEND:**



**EROSION CONTROL LEGEND:**



**TOPSOIL SPECIFICATIONS:**

1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

**SITE PREPARATION:**

1. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
2. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

**TOPSOIL MATERIALS:**

1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
  - A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
  - B. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
  - C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
  - D. CONTAINING THE FOLLOWING WASHED GRADATIONS:
 

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

**APPLICATION AND GRADING:**

1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

**VEGETATIVE COVER SPECIFICATIONS:**

**TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):**

1. SITE PREPARATION (SAME AS PERMANENT VEGETATIVE COVER)
2. SEED MIX. (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF)
 

AMOUNT BY:	MINIMUM %
WEIGHT SPECIES OR VARIETY	PURITY GERMINATION
100% ANNUAL RYEGRASS	98% 90%
3. SEEDING (SAME AS PERMANENT VEGETATIVE COVER)

**PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):**

1. SITE PREPARATION
  - A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
  - B. PREPARE SEEDED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
  - C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
  - D. LIME TO PH OF 6.5.
  - E. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT, APPLY AT RATE OF 4 LBS/1000 SF.
  - F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
  - G. SMOOTH AND FIRM THE SEEDBED.
2. SEED MIXTURE FOR USE ON LAWN AREAS:
 

AMOUNT BY:	MINIMUM %
WEIGHT SPECIES OR VARIETY	PURITY GERMINATION
50% KENTUCKY BLUE GRASS*	95% 80%
20% PERENNIAL RYE	98% 90%
30% CREEPING RED FESCUE	97% 85%
100%	

\*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

**LAWN SEED MIX. (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)**

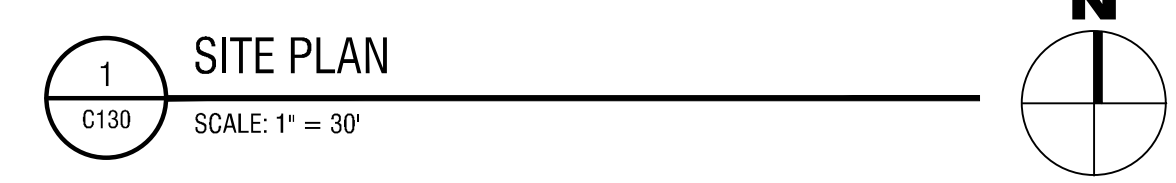
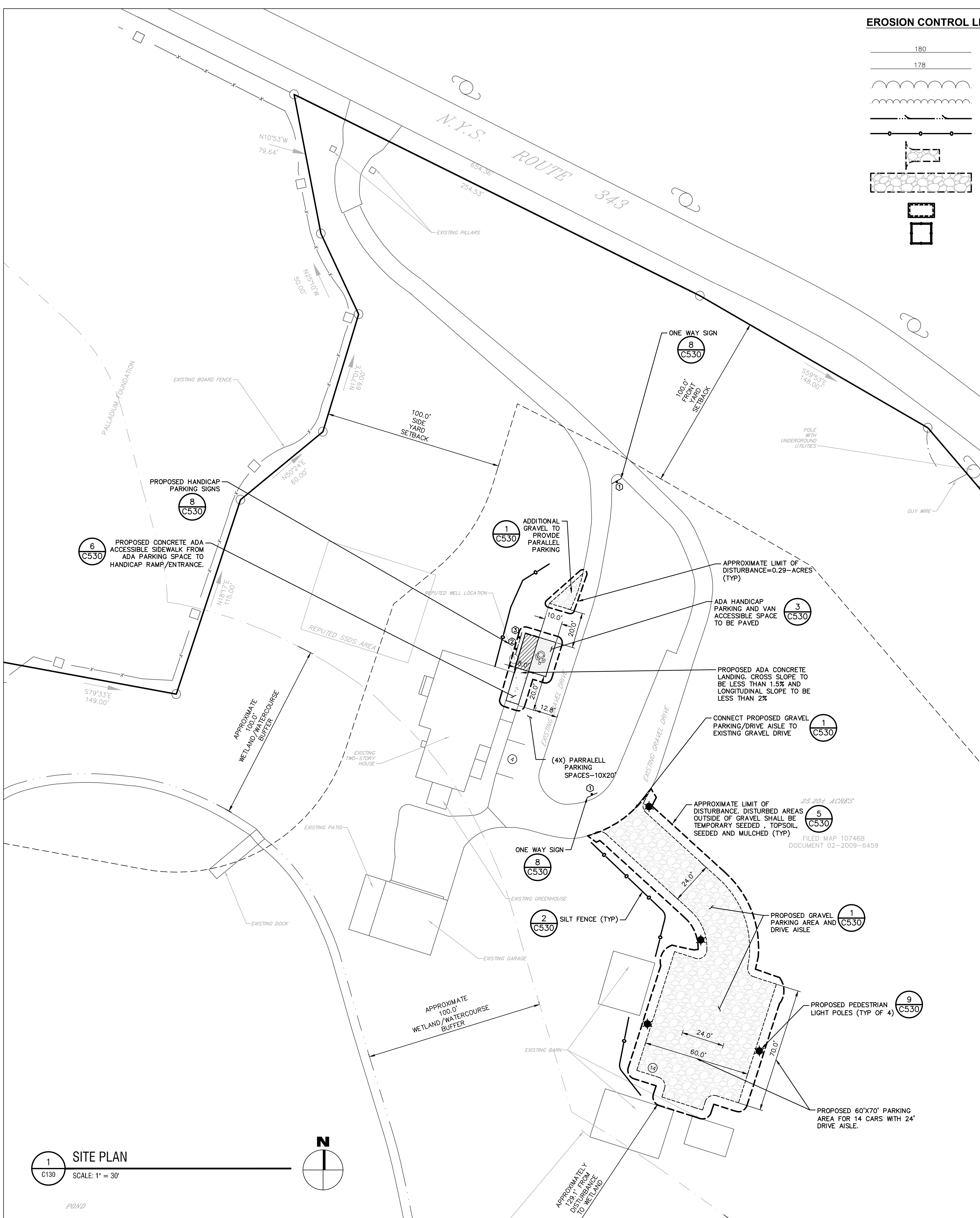
**SUN AND PARTIAL SHADE:**

AMOUNT BY:	MINIMUM %
WEIGHT SPECIES OR VARIETY	PURITY GERMINATION
25% KENTUCKY BLUE GRASS**	95% 80%
20% PERENNIAL RYE	98% 90%
35% CREEPING RED FESCUE	97% 85%
20% CHEWINGS RED FESCUE	97% 85%
100%	

\*\*SHADE TOLERANT VARIETY

**3. SEEDING:**

- A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
- B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
  - i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
  - ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
- C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
- D. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
- E. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.



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NOT FOR CONSTRUCTION

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REVIEWED BY: CPL

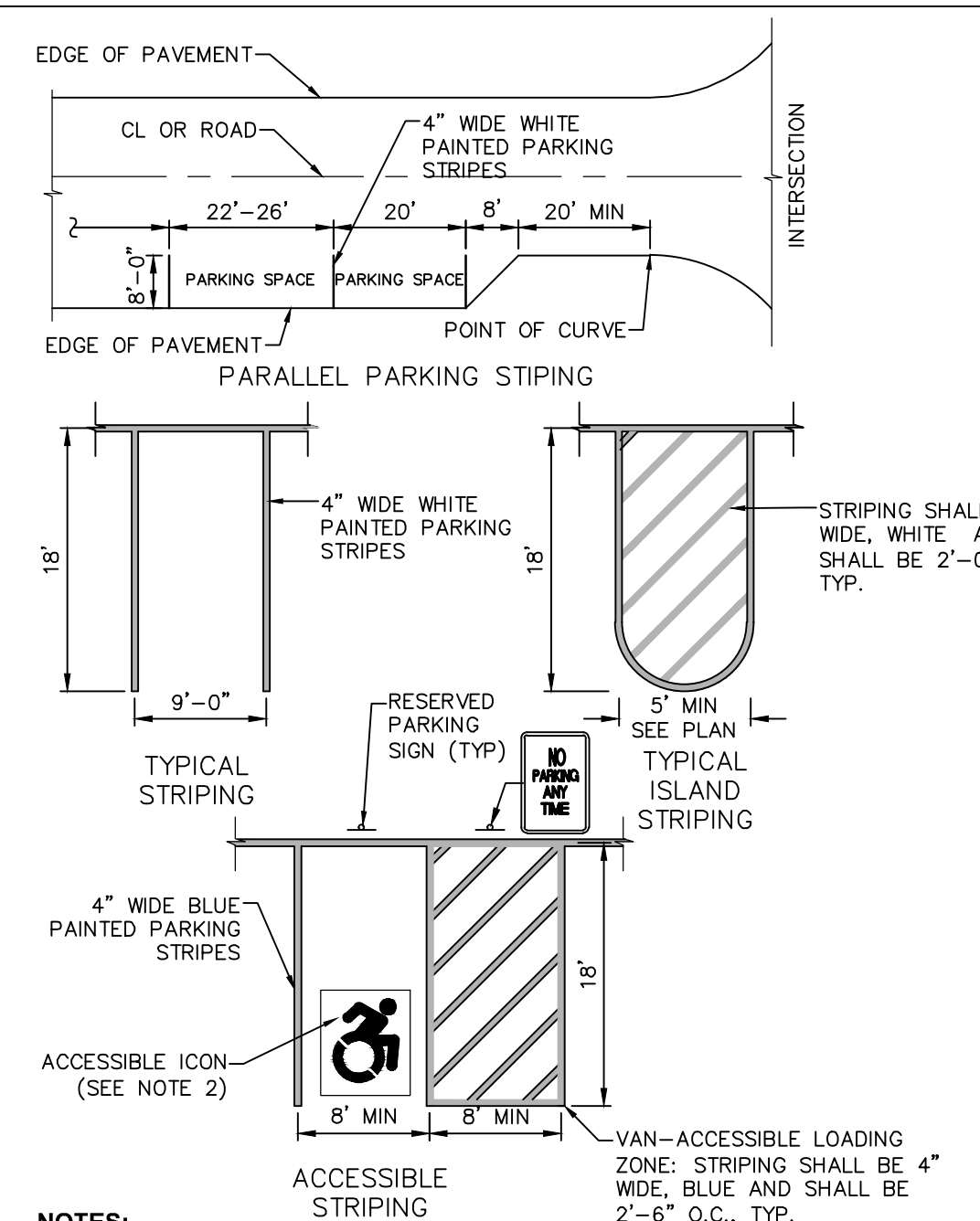
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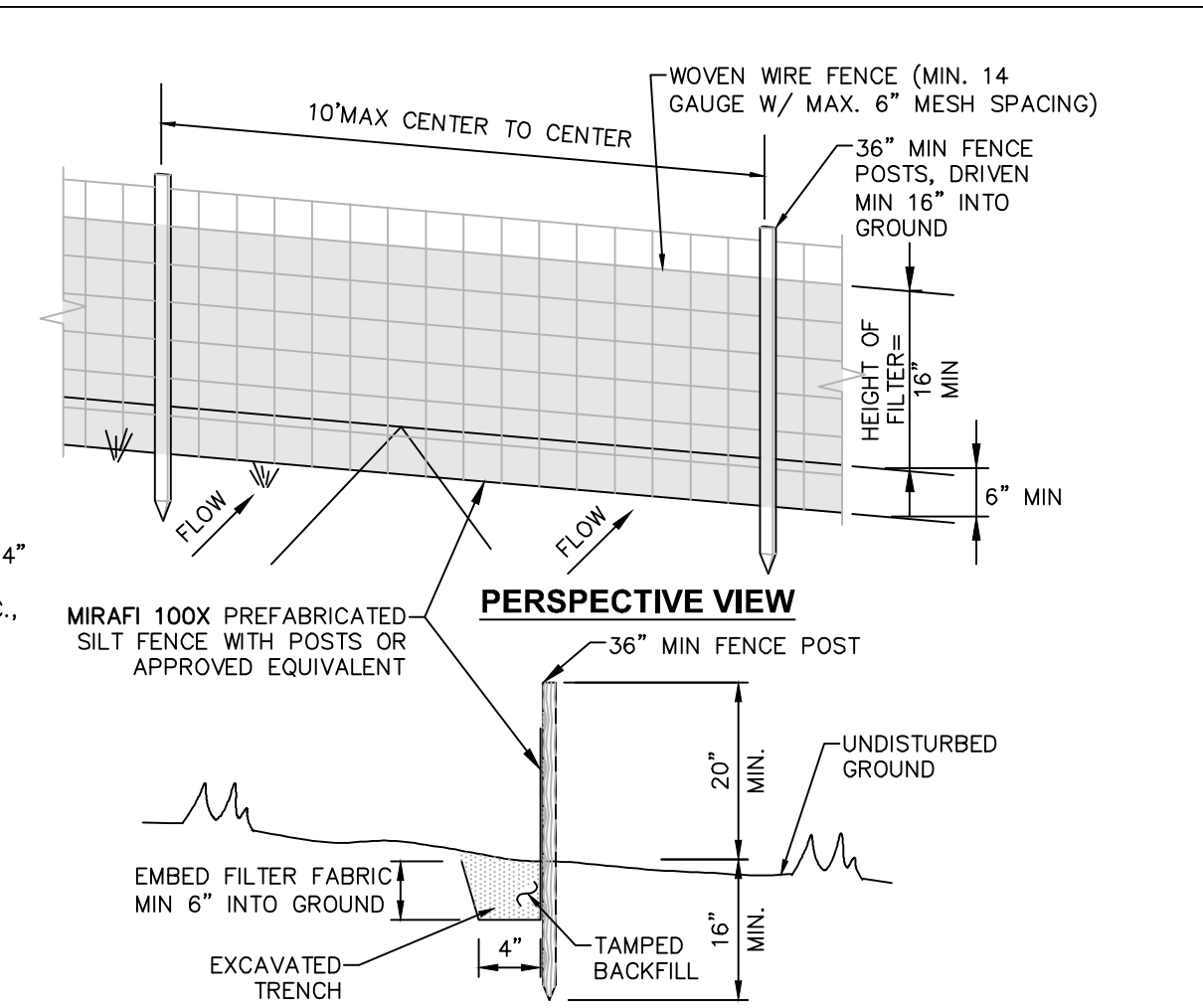
DRAWING NAME:

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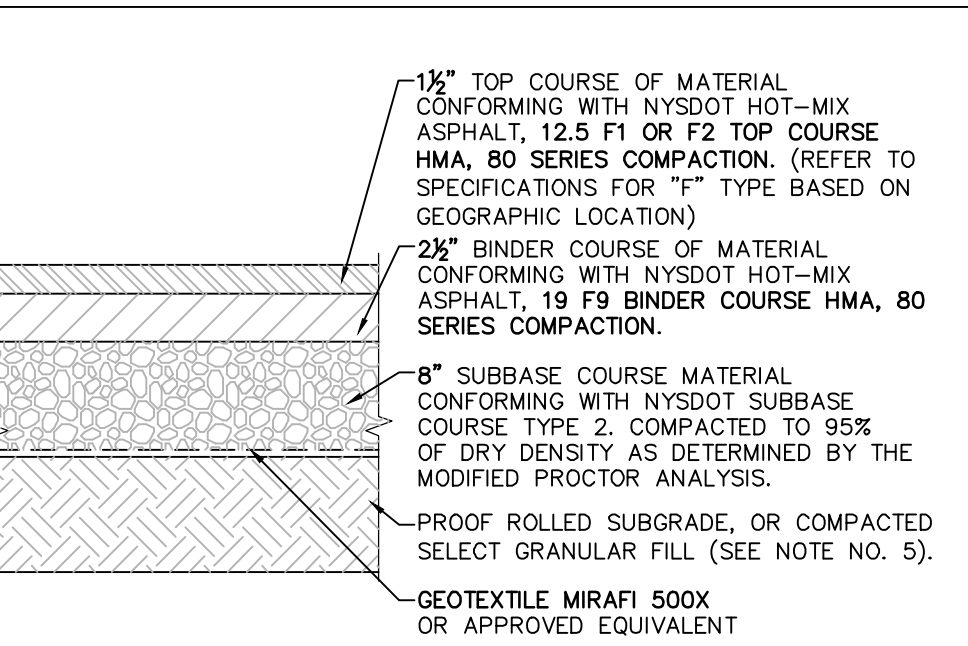
**C530**



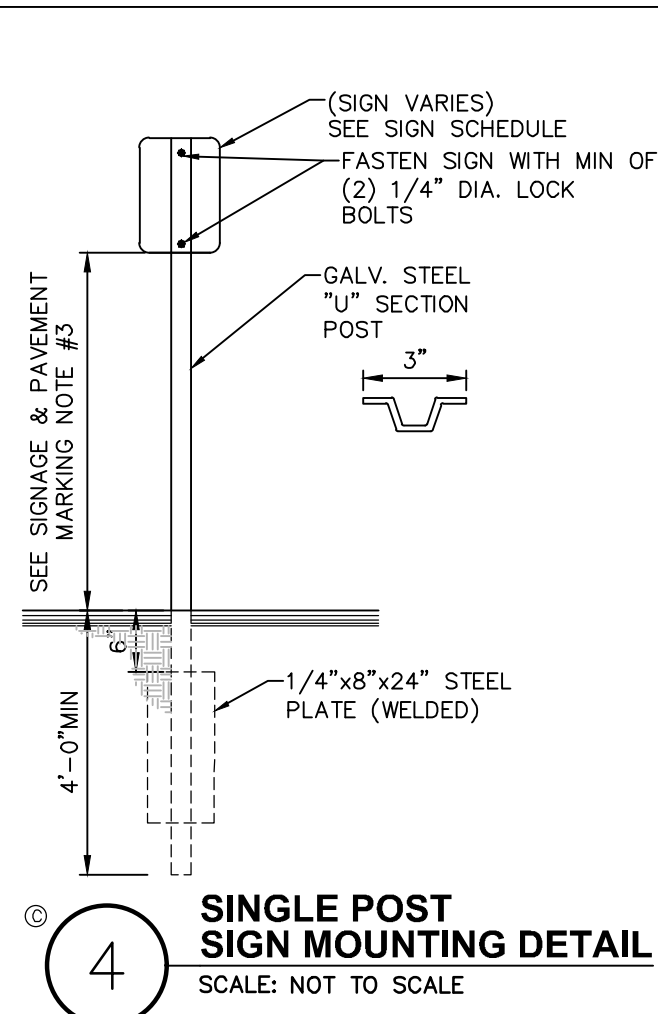
**7 PAVEMENT MARKING DETAIL PARKING STRIPING**  
SCALE: NOT TO SCALE



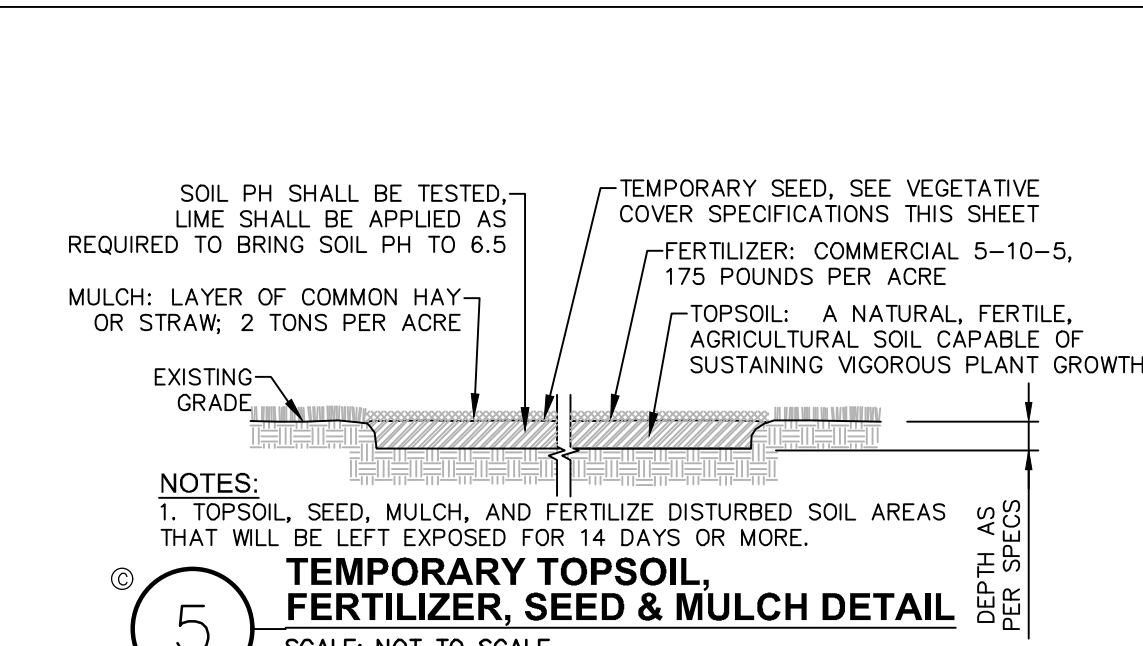
**2 SILT FENCE INSTALLATION DETAIL**  
SCALE: NOT TO SCALE



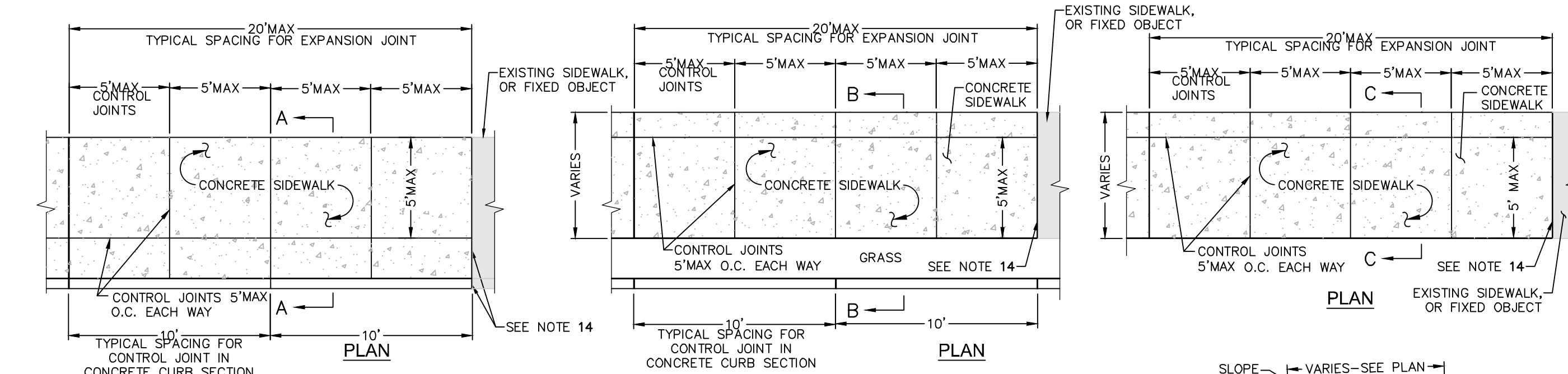
**3 PAVEMENT SECTION DETAIL**  
SCALE: NOT TO SCALE



**4 SINGLE POST SIGN MOUNTING DETAIL**  
SCALE: NOT TO SCALE



**5 TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL**  
SCALE: NOT TO SCALE

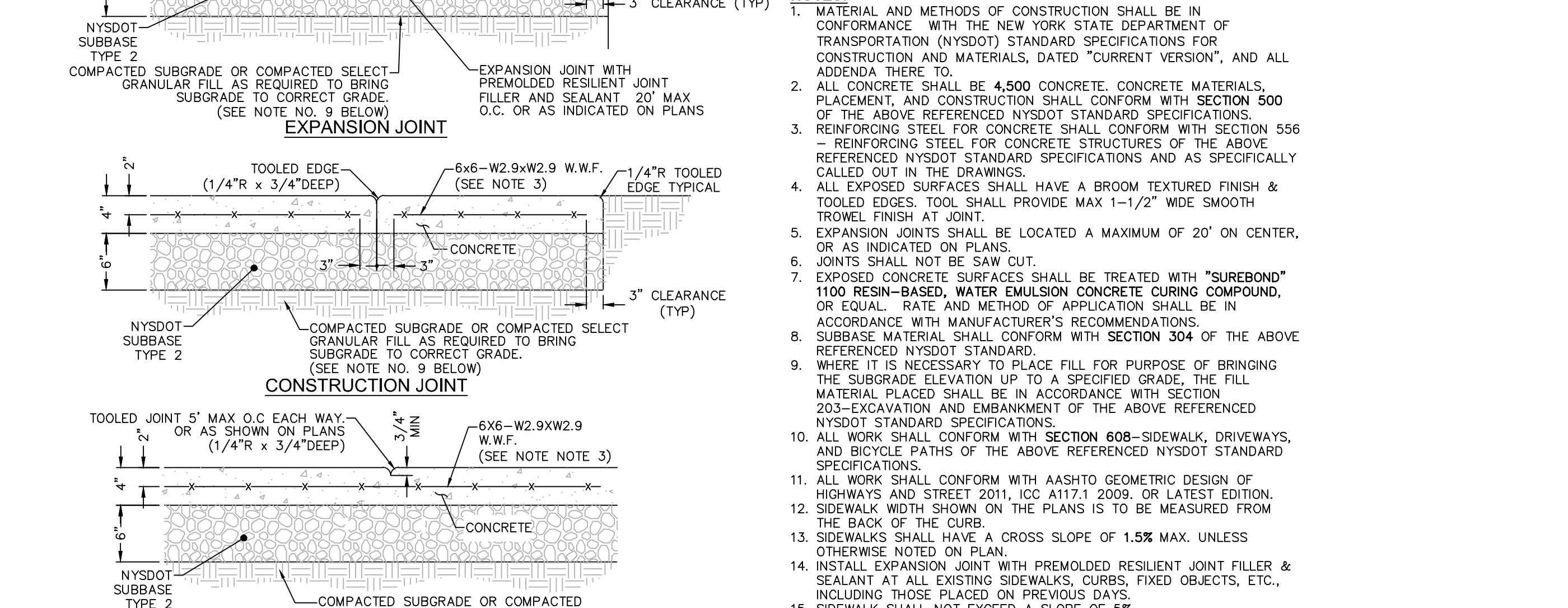


**1 GRAVEL SECTION DETAIL**  
SCALE: NOT TO SCALE

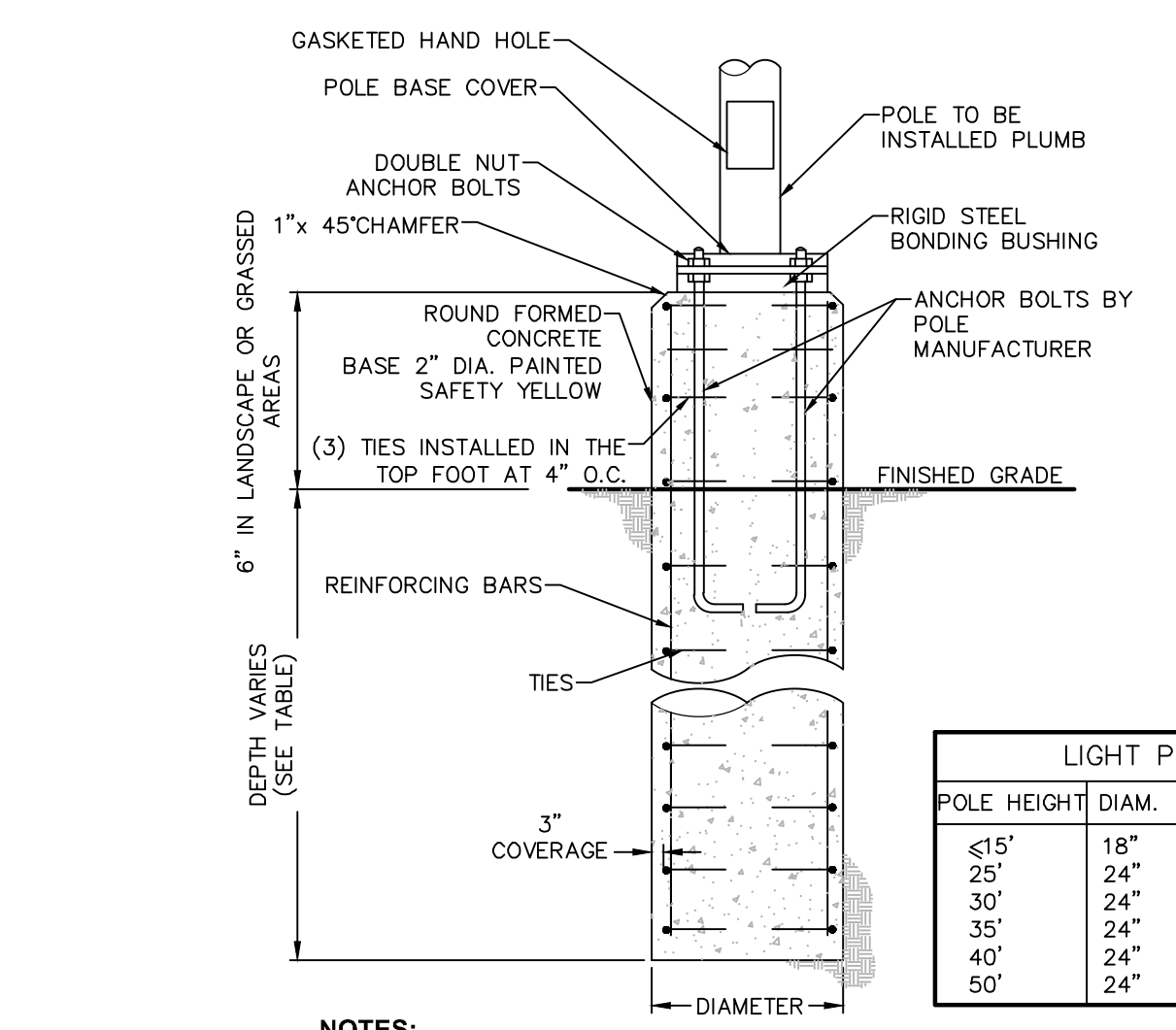
**MUTCD SIGN SCHEDULE**

SIGN NO.	SIGN	MUTCD NUMBER	MIN SIZE	BACK GRND	COLORS	LEGEND	MOUNTING
1	ONE WAY	R6-1R	36"x12"	BLACK	WHITE		4 (C5.30)
2	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/BLUE	GREEN/WHITE		4 (C5.30)
3	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE		4 (C5.30)

**8 MUTCD SIGN SCHEDULE**  
SCALE: NOT TO SCALE



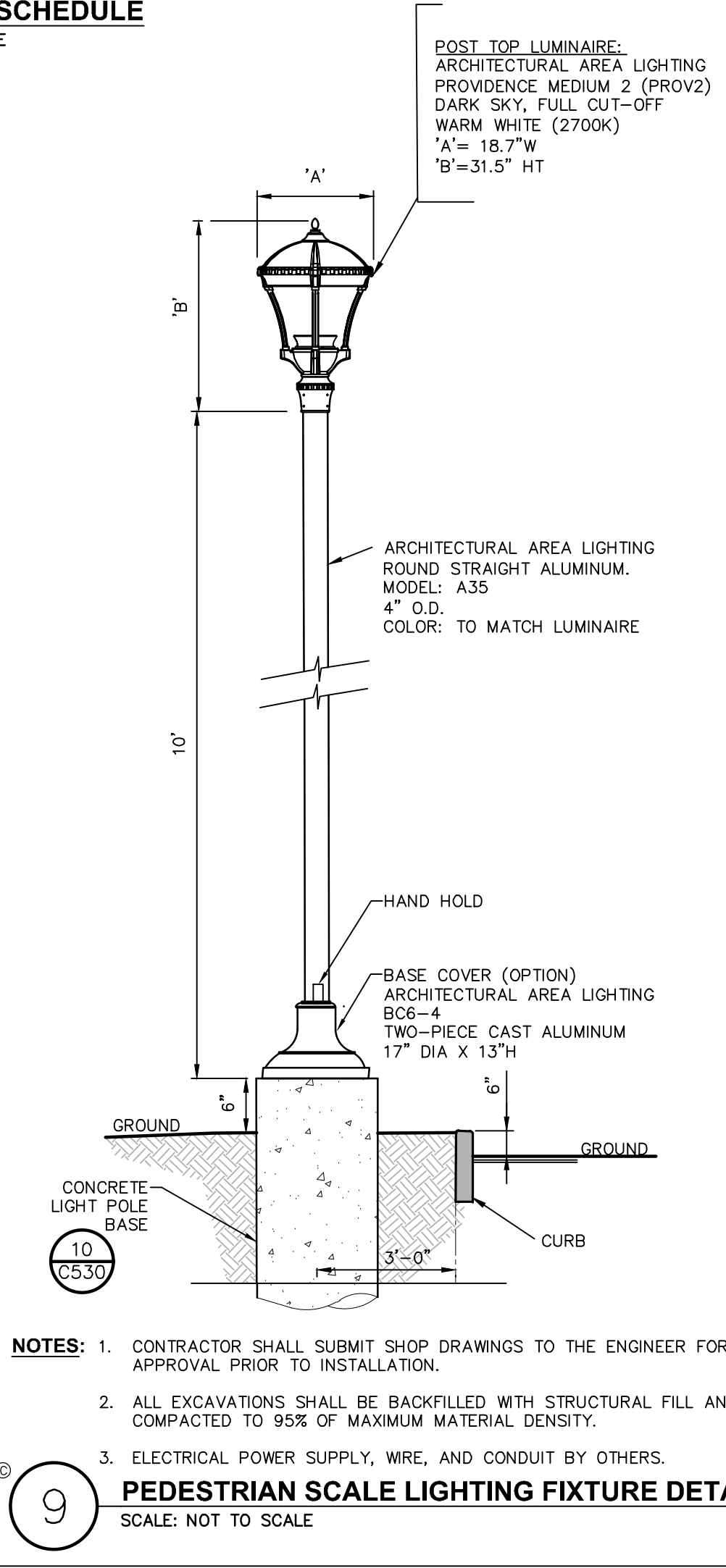
**6 CONCRETE SIDEWALK DETAIL**  
SCALE: NOT TO SCALE



**10 CONCRETE BASE FOR LIGHT POLE**  
SCALE: NOT TO SCALE

**LIGHT POLE FOUNDATIONS**

POLE HEIGHT	DIAM.	DEPTH	REIN. BARS	TIES
≤15'	18"	5'-0"	(6)#6	#3@18"
25'	24"	5'-0"	(6)#6	#3@12"
30'	24"	5'-6"	(6)#6	#3@12"
35'	24"	6'-0"	(6)#6	#3@12"
40'	24"	6'-0"	(6)#6	#3@12"
50'	24"	7'-0"	(6)#6	#3@12"



**9 PEDESTRIAN SCALE LIGHTING FIXTURE DETAIL**  
SCALE: NOT TO SCALE