

DUTCHESS LAND
CONSERVANCY

4289 ROUTE 82
MILLBROOK NY 12545

DLC RESEARCH
AND EDUCATIONAL CENTER

582 ROUTE 343
TOWN OF WASHINGTON, NEW YORK 12545

1	11/22/22	REVISED PER PLANNING BOARD COMMENTS
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 NO OTHER INFORMATION AS MAY BE REQUIRED BY THE TOWN BUILDING INSPECTOR, SHALL ACCOMPANY PLANS FOR CONSTRUCTION ON ANY DRIVEWAY. THE DEVELOPMENT PLAN AND PROFILES SHALL SHOW THE DEVELOPMENT PLAN AND PROFILES SHALL SHOW THE 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 A CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS, SUCH AS THE DRIVEWAY AND OTHER IMPROVEMENTS TO THE PROPERTY
5. THE DRIVEWAY CONSTRUCTION REQUIREMENTS AS SHOWN ON THE FINAL DEVELOPMENT PLAN OR PLANS 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 WITH A TRAVEL WAY WIDTH OF NOT LESS THAN 12 FEET AND 2-FOOT SHOULDERS TO EACH SIDE
3. SHOULDERS SHALL BE TOP SOLED, SEEDED WITH AN APPROPRIATE GRASS OR GRASS BLEND, AND MULCHED
4. PASSING TURNOUTS MEASURING NOT LESS THAN 40'X10' SHALL BE PROVIDED AT 1/4 MILE INTERVALS. 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 CONFORMANCE WITH THE TOWN OF WASHINGTON EROSION CONTROL STANDARDS 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 NO OTHER INFORMATION AS MAY BE REQUIRED BY THE TOWN BUILDING INSPECTOR, SHALL ACCOMPANY PLANS FOR CONSTRUCTION ON ANY DRIVEWAY. THE DEVELOPMENT PLAN AND PROFILES SHALL SHOW THE 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 A CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS, SUCH AS THE DRIVEWAY AND OTHER IMPROVEMENTS TO THE PROPERTY
13. THE DRIVEWAY CONSTRUCTION REQUIREMENTS AS SHOWN ON THE FINAL DEVELOPMENT PLAN OR PLANS APPROVED BY THE PLANNING BOARD SHALL BE REFERENCED IN THE DEED FOR THE PROPERTY UPON TRANSFER

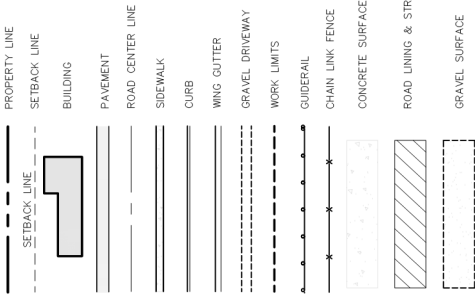
TOWN OF WASHINGTON EROSION CONTROL NOTES:

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 THE TOWN OF WASHINGTON EROSION CONTROL STANDARDS. 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) 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:



TOPSOIL SPECIFICATIONS:

1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES. 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, INCLUDING ANY THAT ARE APPROPRIATELY 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. THE TOPSOIL SHALL BE: A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADDITION OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CONTAINING NOT LESS THAN 5% NPK 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. FOR 24 HOURS. THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE. B. CONTAINING THE FOLLOWING WASHED GRADATIONS: C. SEEDING: 100% ANNUAL RYEGRASS 98% PERMANENT VEGETATIVE COVER) D. SEEDING: 100% ANNUAL RYEGRASS 98% PERMANENT VEGETATIVE COVER)

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 FLOODING.
2. TOPSOIL, PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDING, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS:

TEMPORARY VEGETATIVE COVER DURING CONSTRUCTION:

1. SITE PREPARATION SHALL BE COVERED WITH VEGETATIVE COVER (SAME AS PERMANENT VEGETATIVE COVER) A. SEED MIX (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) B. SEED MIX (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) C. SEEDING: 100% ANNUAL RYEGRASS 98% PERMANENT VEGETATIVE COVER) D. SEEDING: 100% ANNUAL RYEGRASS 98% PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

1. SITE PREPARATION SHALL BE COVERED WITH VEGETATIVE COVER (SAME AS PERMANENT VEGETATIVE COVER) A. SEED MIX (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) B. SEED MIX (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) C. SEEDING: 100% ANNUAL RYEGRASS 98% PERMANENT VEGETATIVE COVER) D. SEEDING: 100% ANNUAL RYEGRASS 98% PERMANENT VEGETATIVE COVER)

2. SEED MIXTURE FOR USE ON LAWN AREAS: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

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

SUN AND PARTIAL SHADE:

WEIGHT SPECIES OR VARIETY	MINIMUM % PURITY	MINIMUM % GERMINATION
50% KENTUCKY BLUE GRASS*	95%	80%
50% PERENNIAL RYEGRASS*	95%	80%
30% CREEPING RED FESCUE	97%	85%
100%		

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURF GRASS.

SHADE:

WEIGHT SPECIES OR VARIETY	MINIMUM % PURITY	MINIMUM % GERMINATION
25% KENTUCKY BLUE GRASS**	95%	80%
25% PERENNIAL RYEGRASS**	95%	80%
30% CREEPING RED FESCUE	97%	85%
20% CHEWINGS RED FESCUE	97%	85%
**SHADE TOLERANT VARIETY		

3. SEEDING SHALL BE UNIFORM BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED. A. ALL SEEDING AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS: i. FORM 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 PER ACRE. C. ALL SEEDING SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL. D. URGENTLY PROTECT SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. E. URGENTLY PROTECT SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. F. URGENTLY PROTECT SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. G. URGENTLY PROTECT SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. H. URGENTLY PROTECT SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. I. URGENTLY PROTECT SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. J. URGENTLY PROTECT SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. K. 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It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, and surveyor, to prepare, or cause to be prepared, any drawing, plan, or specification, or to sign any drawing, plan, or specification, in any way, if an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, 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.

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1	11/22/22	REVISED PER PLANNING BOARD COMMENTS
NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2224316

DRAWN BY: KTB

REVIEWED BY: CPL

ISSUED FOR: PB REVIEW - NOT FOR CONSTRUCTION

DATE: 10/18/2022

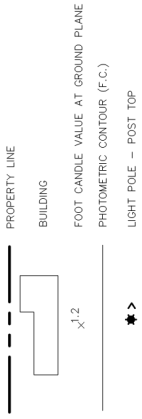
DRAWING NAME:

LIGHTING PLAN

DRAWING NUMBER:

C190

PHOTOMETRIC LEGEND:



LIGHTING NOTES:

- GRID NUMBERS SHOWN REPRESENT FOOTCANDLE VALUES AT GROUND PLANE.
- THE LIGHTING FIXTURES, SURFACE LOCATIONS, AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY LEA. DETAILED DESIGN OF THE LIGHTING INSTALLATION, INCLUDING FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
- IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICATE.
- FOR ADDITIONAL LIGHTING NOTES AND LIGHTING DETAILS, SEE BELOW.

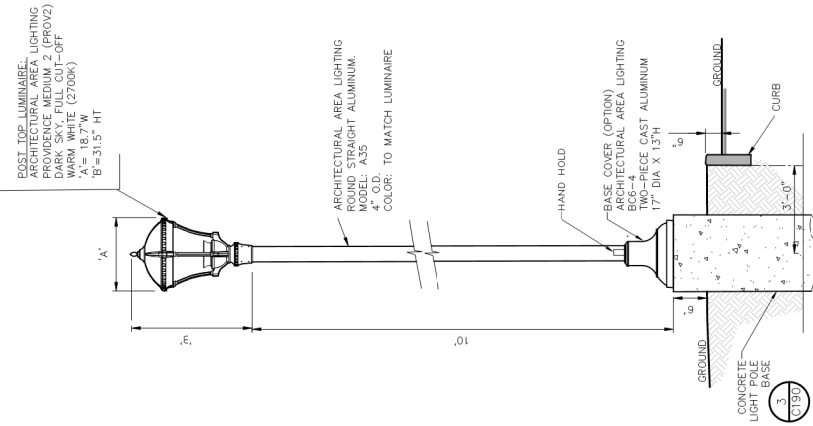
LIGHTING SCHEDULE

QUANTITY	DESIGNATION	MANUFACTURER	MODEL CATALOG NUMBER	MOUNT HEIGHT *	LIGHTING TYPE	TOTAL LUMENS	WATTS	LIGHT TEMP.	FINISH
4	L01	ARCHITECTURAL AREA LIGHTING	PROV2-36L-325-3K7-3	14' 0"	LED	3781	37.8W	3000K	BLACK

- * MOUNTING HEIGHT SHALL BE THE DISTANCE FROM THE TOP OF THE LUMINAIRE TO THE GROUND.
- ** CONTRACTOR TO SELECT STANDARD MOUNTING OPTION AND HOUSE SIDE SHIELDS FOR ALL FIXTURES

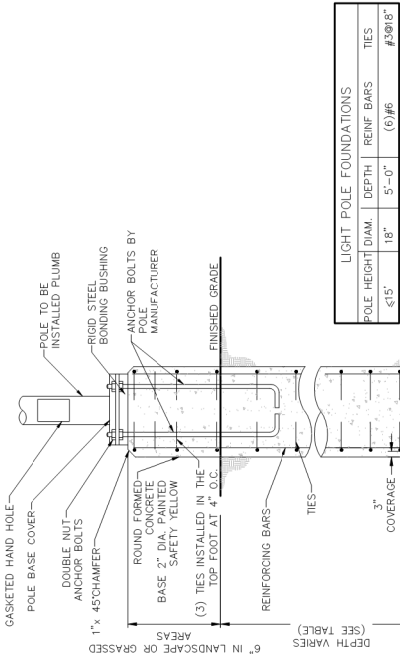
LIGHTING STATISTICS

	AVERAGE	MAXIMUM	MINIMUM	AVE./MIN RATIO
ENTIRE SITE TO PL	0.1 f.c.	3.1 f.c.	0.0 f.c.	N/A
GRAVEL ACCESS/PARKING AREA	1.0 f.c.	3.1 f.c.	0.0 f.c.	N/A



- NOTES:
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
 - ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

2 PEDESTRIAN SCALE LIGHTING FIXTURE DETAIL
SCALE: NOT TO SCALE



NOTES:

- CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
- ALL CONCRETE SHALL BE 4,500 PSI @ 28 DAYS.
- ALL REINFORCING STEEL SHALL BE GRADE 60.
- DESIGNED FOR 90 MPH WIND WITH FIXTURE AREA OF 13 SF.
- FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHORS BOLT LIMITS.
- FOUNDATIONS SHALL BE AUGURED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

3 CONCRETE BASE FOR LIGHT POLE
SCALE: NOT TO SCALE



NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145, Sec. 7209, 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.

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Revisions		

PROJECT NUMBER: 2224316

ISSUED FOR: PB REVIEW - NOT FOR CONSTRUCTION
DATE: 10/18/2022

DRAWING NAME:

SITE DETAILS

DRAWING NUMBER:

0530

