Powered by partnership. 300 State Street, Suite 201 Rochester, NY 14614 585-454-6110 labellapc.com

_aBella

RESEARCH AND EDUCATION CENTER PLAN AND SPECIAL USE PERMIT DLC NEW

562 ROUTE 343

TOWN OF WASHINGTON, NY 12545

LAST REVISED: NOVEMBER 22, 2022

DESCRIPTION

gs

INDEX OF DRAWIN

EXISTING CONDITIONS PLAN

09/30/22

SV1

COVER SHEET

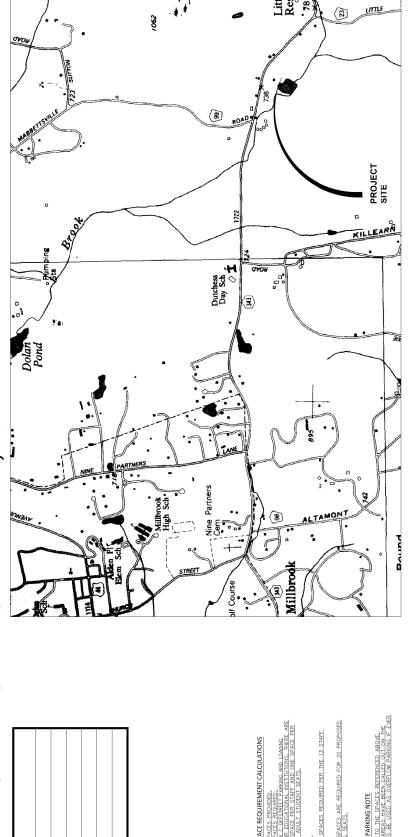
PAGE NO. REV SHEET NO. DATE

LIGHTING PLAN

11/22/22 11/22/22

SITE PLAN

C130 C190 C530



TOWN OF WASHINGTON, DUTCHESS COUNTY SECTION 135889 - 6864 - BLOCK 00 - LOT 664610-

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

TAX MAP INFORMATION:

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

EXISTING

REQUIRED

RS-10 ZONING DISTRIC BULK TABLE:

25.2

9 6

236 135 543.1

WIDTH (FEET)
MINIMUM STBACK (FEET)
ROUNT
SIDE
REAR
MAXINUM BUIDING HEIGHT
STONIES
FEET
MAXINUM LOT COVERAGE (%)
MINIMUM ROAD FRONTAGE (FEET)

LABELLA ASSOCIATES 21 FOX STREET, POUGHKEEPSIE, NY 12601 PHONE: (845) 454–3980

SITE CIVIL ENGINEER:

RECORD OWNER/APPLICANT:

DUTCHESS LAND CONSERVANCY 4289 ROUTE 82 MILLBROOK NY 12545

LOCATION MAP SCALE: 1:1000

DUTCHESS LAND CONSERVANCY

TOWN OF WASHINGTON PLANNING BOARD PLAN APPROVAL

THE PLAN OF DEVELORMENT FOR THE PROPERTY AS DEPICIED HEREON WAS APPROVED BY A MAJORITY OF THE MEDRESS OF THE TOWN OF WASHINGTON PLANNING BOARD AT A METING HELD ON ... AND THE COUNTING OF SITE PLAN APPROVAL HAVE BEEN SATISFED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OF NICOMPLETE CONDITIONS.

TOWN OF WASHGINTON PLANNING BOARD OWNER / APPLICANT SIGNATURES

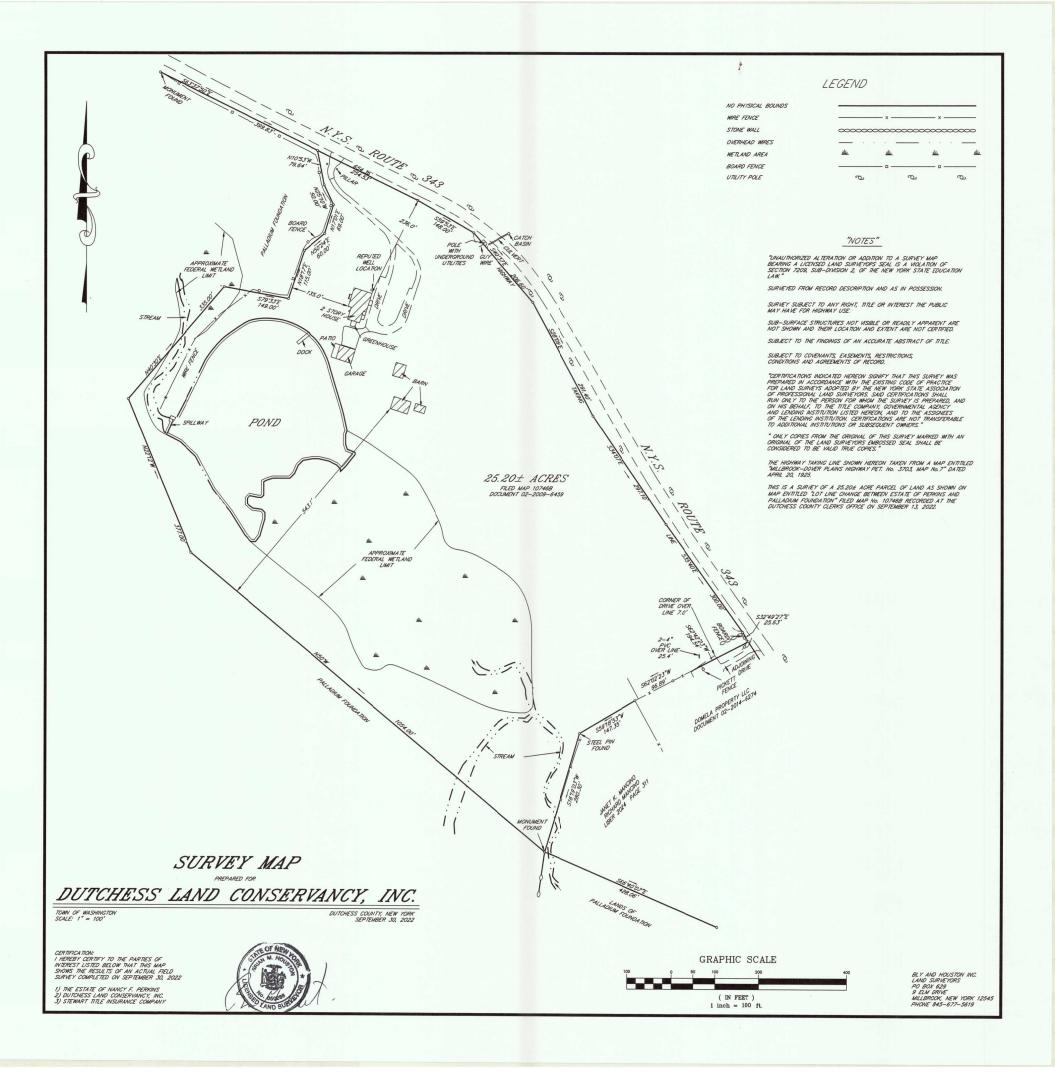
PARKING SPACES ARE REQU DUCATIONAL SEATS.

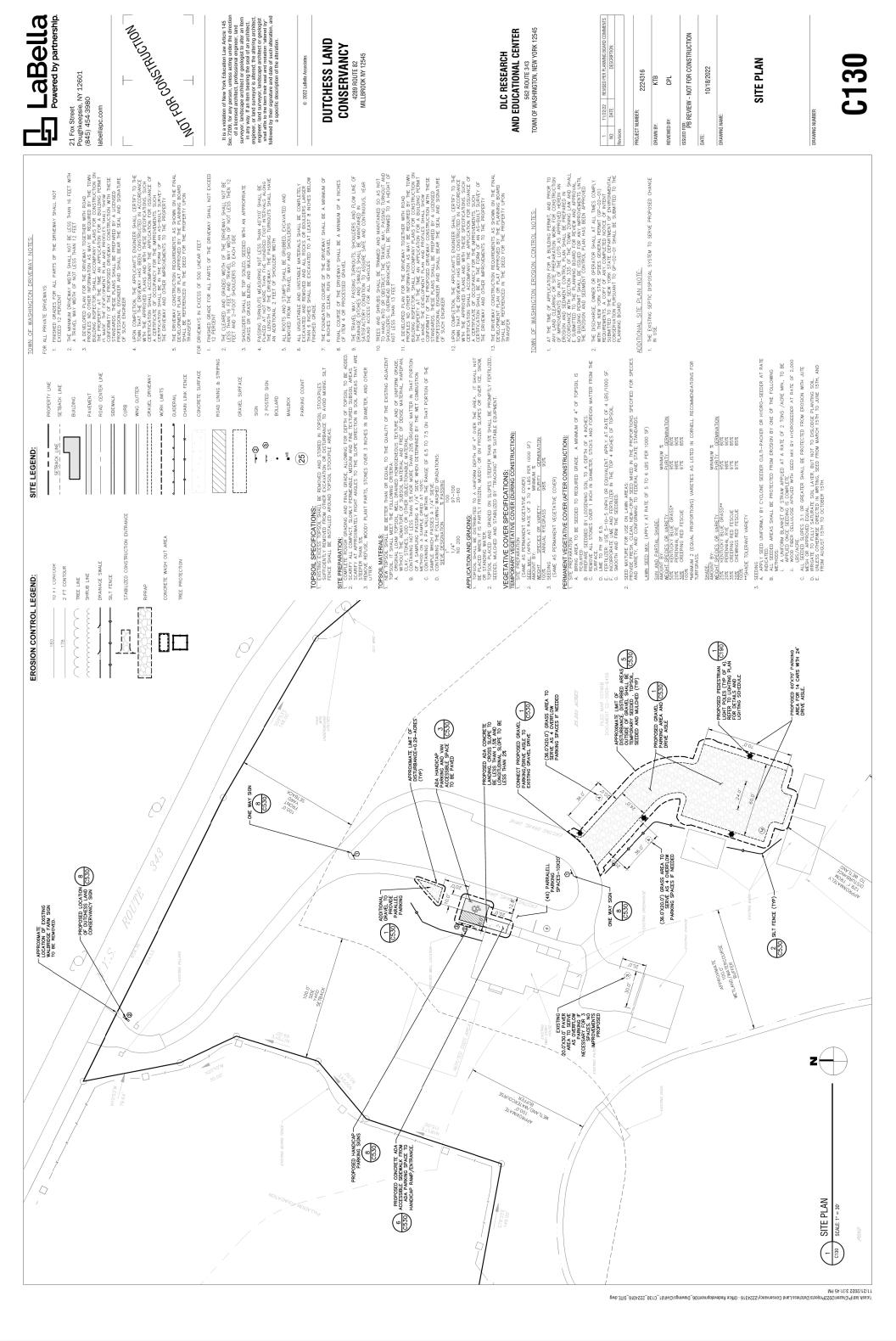
VERFLOW PARKING NOTE

0.63%

THE UNDERSIGNED APPLICANT(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN MERCHEN CERTRY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND TICK CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THERE OBLICATION TO THE TOWN TO KEEP THE PREADERS AS PER PLAN APPROVAL, BY THE PLANNING BOARD UNTIL A KIW OF REVISED PLAN POORESTAND THERE OBLICANT AND THE CONTENT OF THE PLANNING BOARD UNTIL A KIW OF REVISED PLAN POORESTAND THERE OBLICANT AND THE TOWN NOT TO COCUPANCY THE PREMISES BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE TOWN FOR THE COCUPANCY.

DATE





DUTCHESS LAND CONSERVANCY 4289 ROUTE 82 MILLBROOK NY 12545

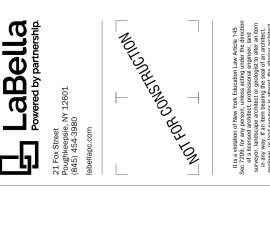
© 2022 LaBella Associates

SITE PLAN

10/18/2022

2224316

KTB CPL



It is a violation of New York Education Law Article 145 Sec. 7290. For any person, unless sending under the direction of a licensed architect, professional engineer, land surveyor, facilisaceae carticle or geological to alter an item in any way. If an item bearing the seal of an architect, engineer, for all extraveyor, landscape architect or geological control or the term their seal and nation architect or geological shall artic to the term their seal and national and their or architect or geological shall artic to the term their seal and national and their observation.

DUTCHESS LAND © 2022 LaBella Associates

CONSERVANCY 4289 ROUTE 82 MILLBROOK NY 12545

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

1 11/22/22 REVISED PER PLANNING BOARD COMMENTS
NO: DATE: DESCRIPTION: 2224316 KTB PROJECT NUMBER: DRAWN BY:

| | | ONSTRUCTION | | |
|---|--------------|---|------------|---------------|
| 2 | CPL | W - NOT FOR CC | 10/18/2022 | |
| | REVIEWED BY: | ISSUED FOR: PB REVIEW - NOT FOR CONSTRUCTION | DATE: | DDAMING MAME. |

LIGHTING PLAN

5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS. FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE FRADING PLANS.

CONCRETE BASE FOR LIGHT POLE

3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

PEDESTRIAN SCALE LIGHTING FIXTURE DETAIL
SCALE, NOT TO SCALE

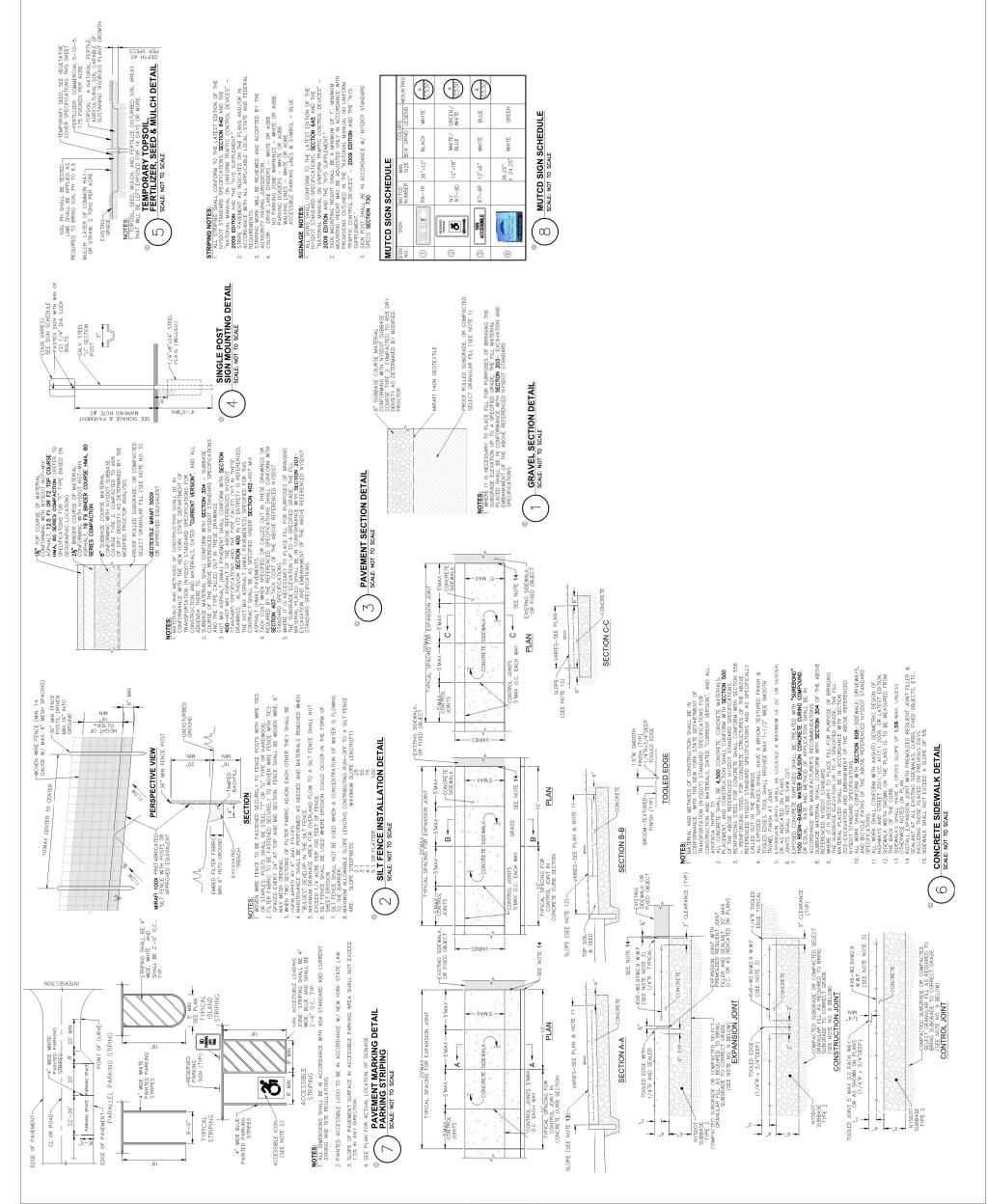
NOTES: 1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. 2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.

CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN

NOTES:

2. ALL CONCRETE SHALL BE 4,500 PSI @ 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR 90 MPH WIND WITH FIXTURE AFEA OF 13 SF.

LIGHTING PLAN



MOT FOR CONSTRUCTION

DUTCHESS LAND CONSERVANCY 4289 ROUTE 82 MILLBROOK NY 12545

© 2022 LaBella Associates

LaBella Powered by partnership.

21 Fox Street Poughkeepsie, NY 12601 (845) 454-3980

labellapc.com

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

2224316

PROJECT NUMBER:

KTB CPL

DRAWN BY:

ISSUED FOR:
PB REVIEW - NOT FOR CONSTRUCTION

10/18/2022

DRAWING NAME

SITE DETAILS

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