

PROPOSED SITE PLAN DOCUMENTS

FOR
CARMAX AUTO SUPERSTORES, INC.

PROPOSED

CARmax

LOCATION OF SITE:
1105-1115 ROUTE 9
TOWN OF WAPPINGER
DUTCHESS COUNTY, NY

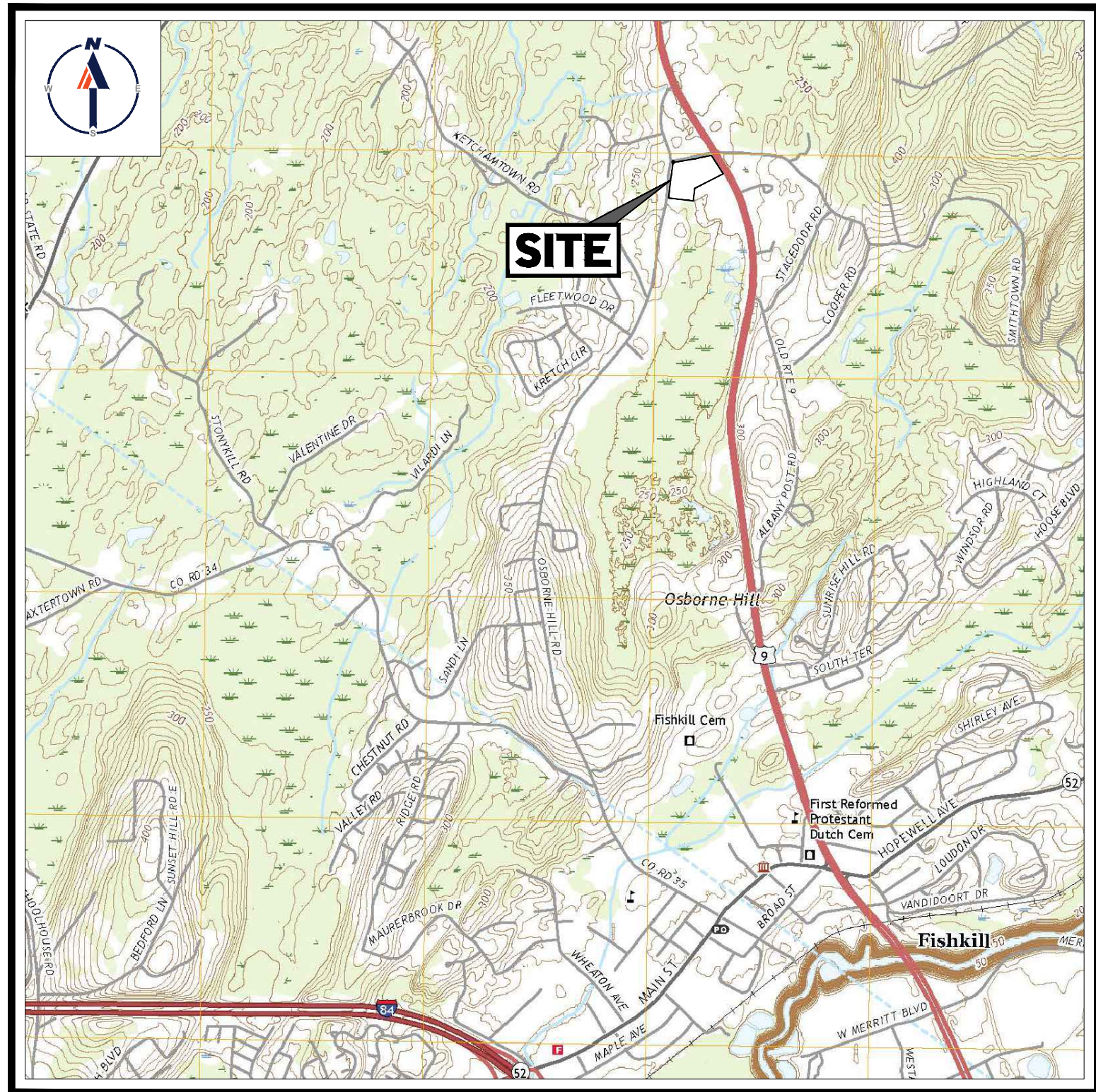
SEC. 6156-02 PARCEL 664986

ADJACENT PROPERTY OWNERS LIST

PARCEL	OWNER
644025	LOU PAGOIOTTA, TRUSTEE 11 JUNIPER HILL RD GARRISON, NY 10524
602945	RONALD EVANS 44 OSBORNE HILL RD FISHKILL, NY 12524
603956	JOHN F. LORENZINI 42 OSBORNE HILL RD FISHKILL, NY 12524
605989	BIRCH DUTCHESS PARK LLC 110 SIDNEY CT YORKTOWN HEIGHTS, NY 10598
671026	MYLES P. DEMPSEY SR FAMILY LLC 50 MILL PLAIN RD DANBURY, CT 06811
608941	MICHAEL SPIDALIERI 51 OSBORNE HILL RD FISHKILL, NY 12524
680071	HERBERT H. REDL 60 WASHINGTON ST STE 100 POUGHKEEPSIE, NY 12601
620010	MIGUEL A. DELACRUZ 28 OSBORNE HILL RD WAPPINGERS FALLS, NY 12590
600977	THOMAS PETTIT 38 OSBORNE HILL RD WAPPINGERS FALLS, NY 12590
613999	BIRCH DUTCHESS PARK LLC 110 SIDNEY CT YORKTOWN HEIGHTS, NY 10598
596969	BARRINGTON L. BENNETT 2041 HOLLAND AVE APT 325 BROOK, NY 10467
730008	1106 PROPERTY LLC 33 WOMER RD WAPPINGERS FALLS, NY 12590
708045	JAN K. JALAJ 9 PETER DR WAPPINGERS FALLS, NY 12590

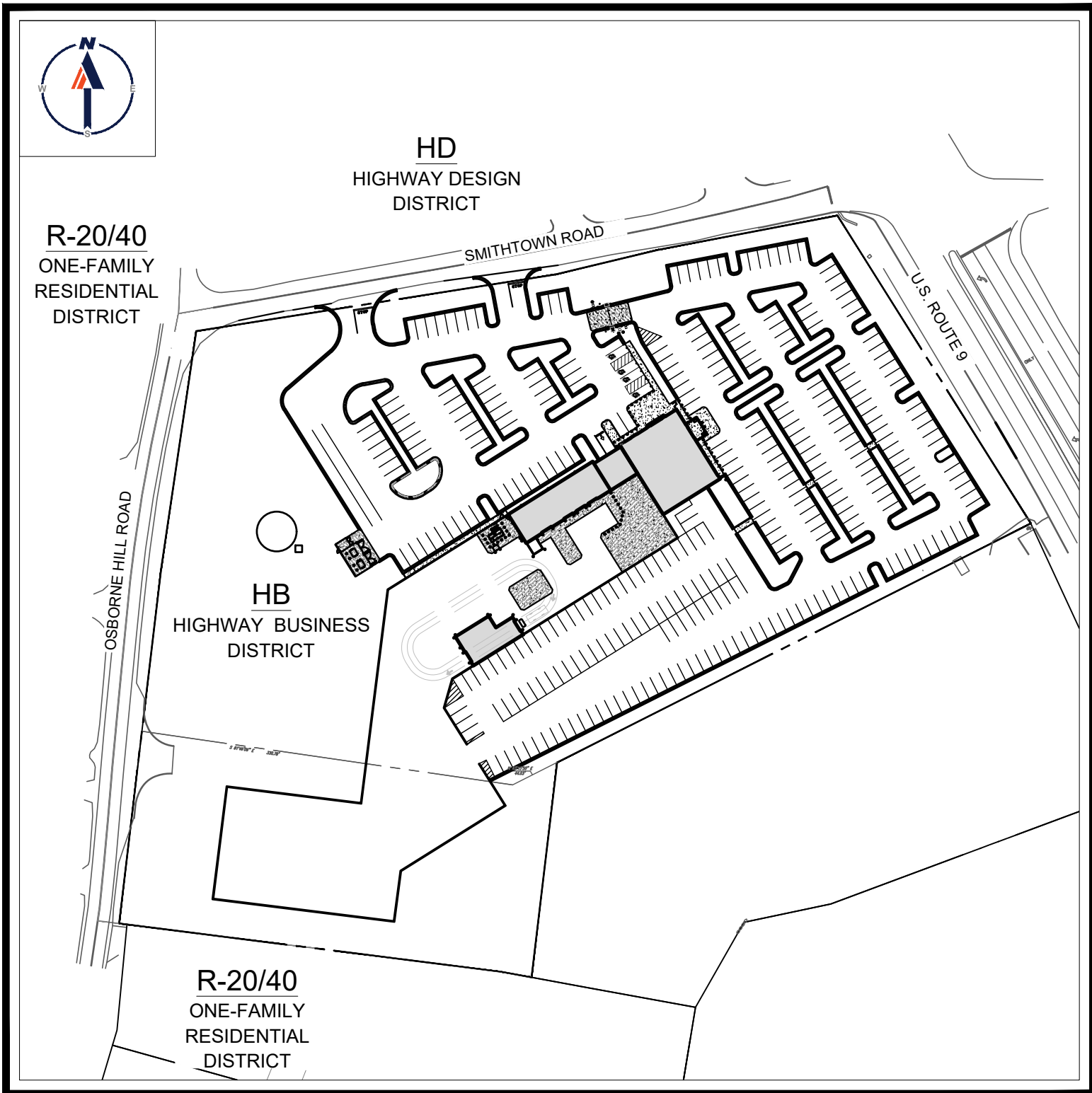
DRAWING SHEET INDEX

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USGS MAP

SCALE: 1" = 2,000'
SOURCE: USGS WAPPINGER
FALLS QUADRANGLE



AREA PLAN

SCALE: 1" = 120'



AREA MAP

SCALE: 1" = 200'

PREPARED BY

BOHLER //

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	9/24/2021	CONCEPT DESIGN PLANS	MDL
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PRELIMINARY

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PROJECT No.: B210118
DRAWN BY: MDL
CHECKED BY: RWO
DATE: 09/01/2021
CAD ID: B210118SS00

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CARMAX AUTO
SUPERSTORES,
INC.

PROPOSED
DEVELOPMENT

SEC. 6156-02- PARCEL 664986
1105-1115 ROUTE 9
TOWN OF WAPPINGER
DUTCHESS COUNTY,
NEW YORK

BOHLER //

17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

W.D. GOEBEL

PROFESSIONAL ENGINEER
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RHODE ISLAND LICENSE No. 7285
CONNECTICUT LICENSE No. 21834
NEW HAMPSHIRE LICENSE No. 10280
MAINE LICENSE No. 9490
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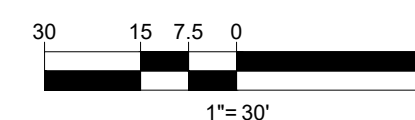
SHEET TITLE:

COVER
SHEET

SHEET NUMBER:

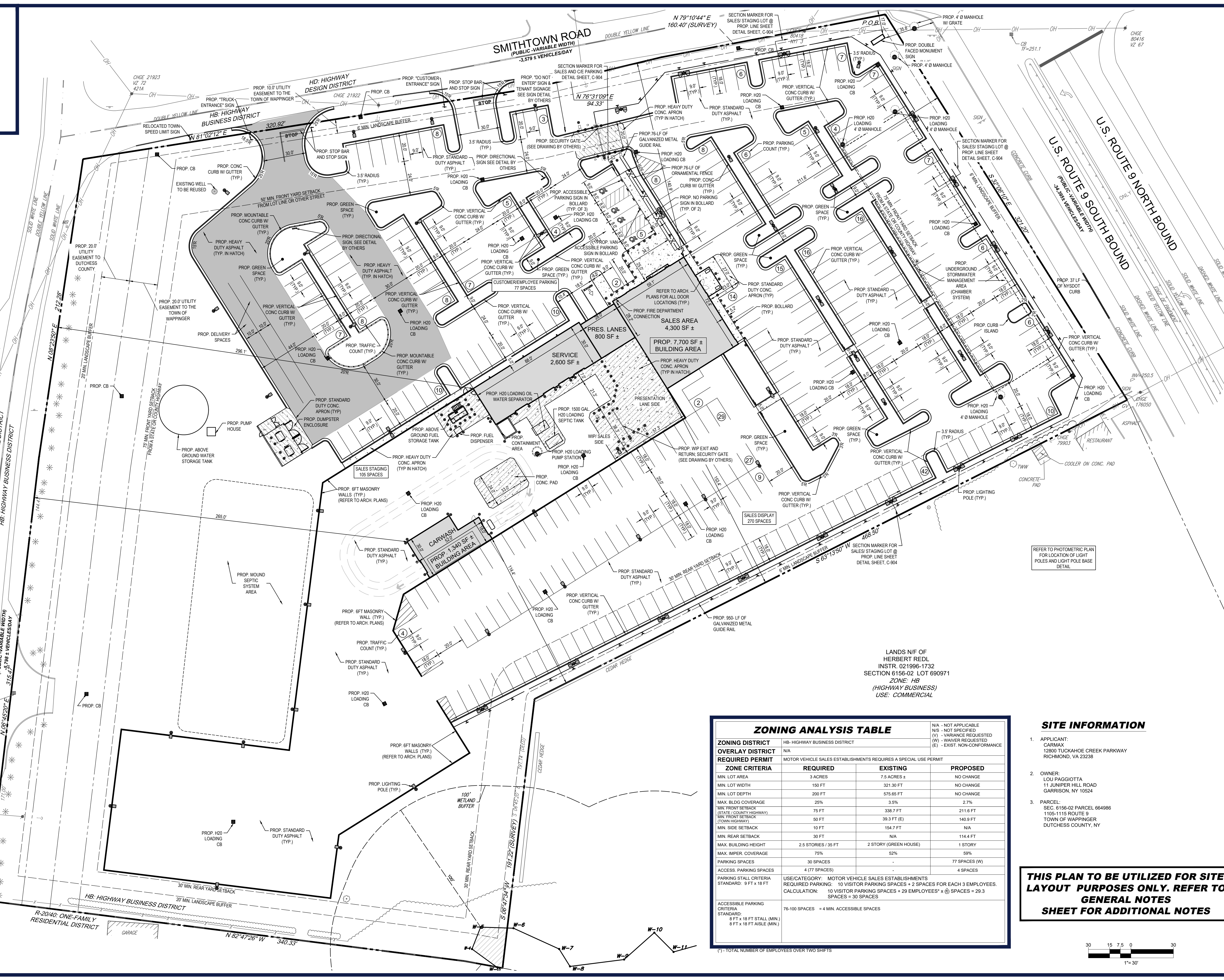
C-101

REVISION 9 - 8/05/2022



REVISION 9 - 8/05/2022

**THIS PLAN TO BE UTILIZED FOR
DEMOLITION/ REMOVAL
PURPOSES ONLY**



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

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SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 9 - 8/05/2022

ZONING ANALYSIS TABLE			
ZONING DISTRICT	HB-HIGHWAY BUSINESS DISTRICT		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	MOTOR VEHICLE SALES ESTABLISHMENTS REQUIRES A SPECIAL USE PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3 ACRES	7.5 ACRES ±	NO CHANGE
MIN. LOT WIDTH	150 FT	321.30 FT	NO CHANGE
MIN. LOT DEPTH	200 FT	575.65 FT	NO CHANGE
MAX. BLDG COVERAGE	25%	3.5%	2.7%
MIN. FRONT SETBACK (STATE/COUNTY HIGHWAY)	75 FT	338.7 FT	211.6 FT
MIN. FRONT SETBACK (TOWN HIGHWAY)	50 FT	39.3 FT (E)	140.9 FT
MIN. SIDE SETBACK	10 FT	154.7 FT	N/A
MIN. REAR SETBACK	30 FT	N/A	114.4 FT
MAX. BUILDING HEIGHT	2.5 STORIES / 35 FT	2 STORY (GREEN HOUSE)	1 STORY
MAX. IMPER. COVERAGE	75%	52%	59%
PARKING SPACES	30 SPACES	-	77 SPACES (W)
ACCESS. PARKING SPACES	4 (77 SPACES)	-	4 SPACES
PARKING STALL CRITERIA	USE/CATEGORY: MOTOR VEHICLE SALES ESTABLISHMENTS		
REQUIRED PARKING:	10 VISITOR PARKING SPACES + 2 SPACES FOR EACH 3 EMPLOYEES.		
CALCULATION:	10 VISITOR PARKING SPACES + 29 EMPLOYEES * x (6) SPACES = 29.3 SPACES = 30 SPACES		
ACCESSIBLE PARKING CRITERIA	76-100 SPACES = 4 MIN. ACCESSIBLE SPACES		
STANDARD:	8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)		

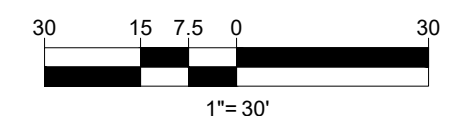
SITE INFORMATION

1. APPLICANT:
CARMAX
12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VA 23238

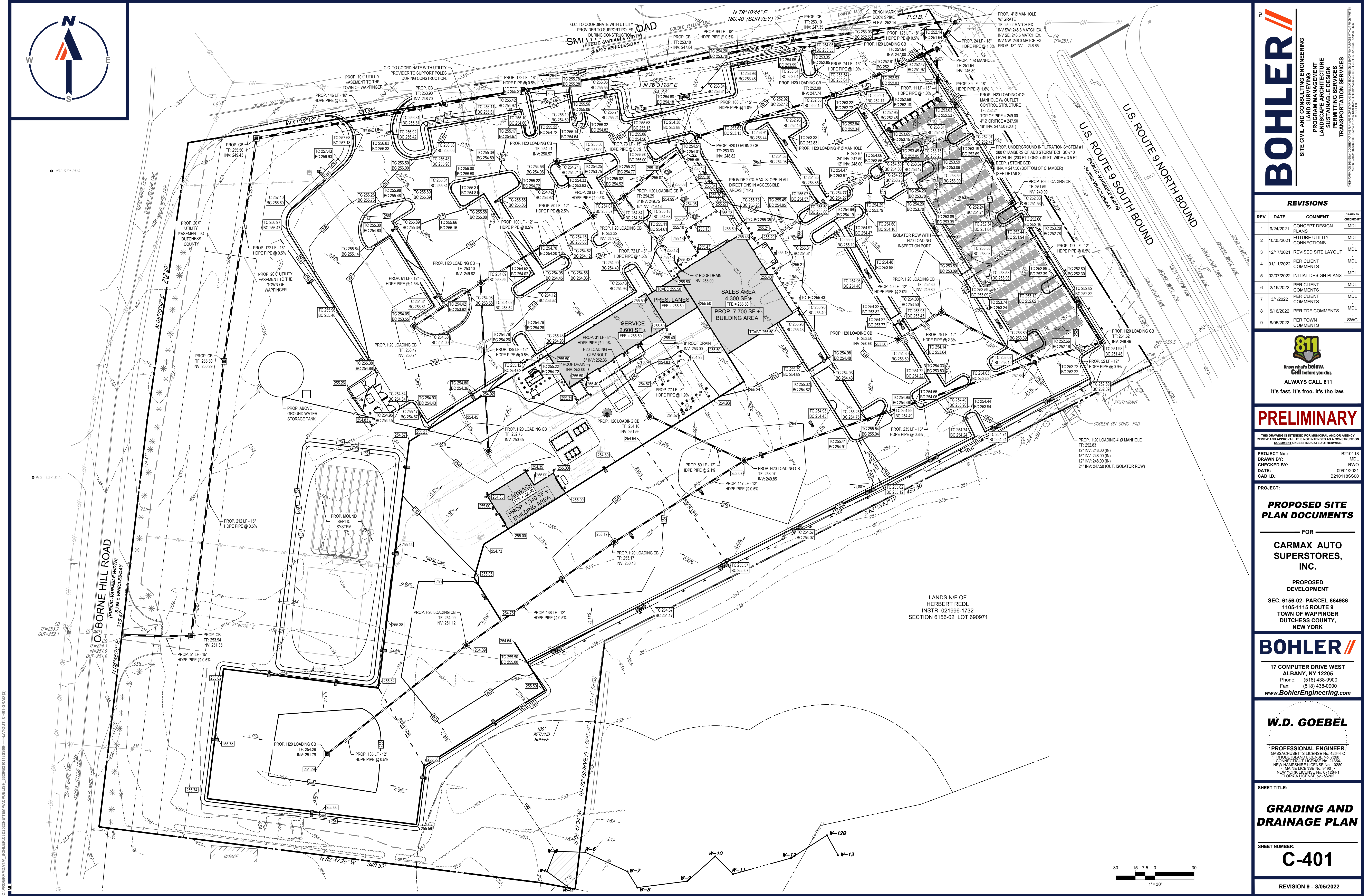
2. OWNER:
LOU PAGGIOTTA
11 JUNIPER HILL ROAD
GARRISON, NY 10524

3. PARCEL:
SEC. 6156-02 PARCEL 664986
1105-1115 ROUTE 9
TOWN OF WAPPINGER
DUTCHESS COUNTY, NY

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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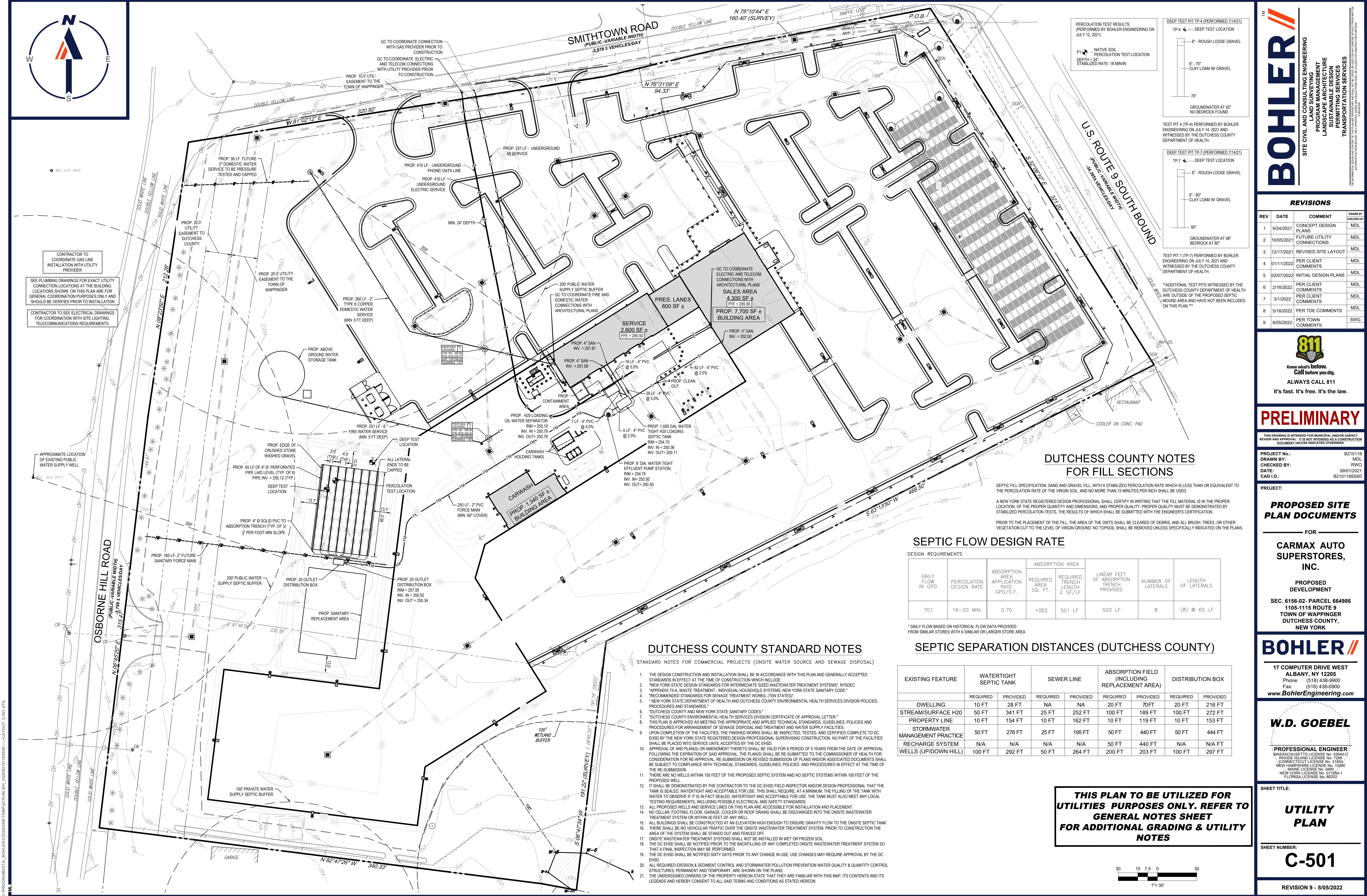
SHEET TITLE:

GRADING AND DRAINAGE PLAN

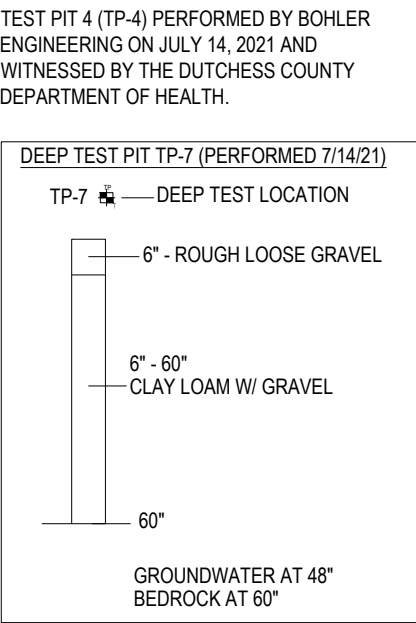
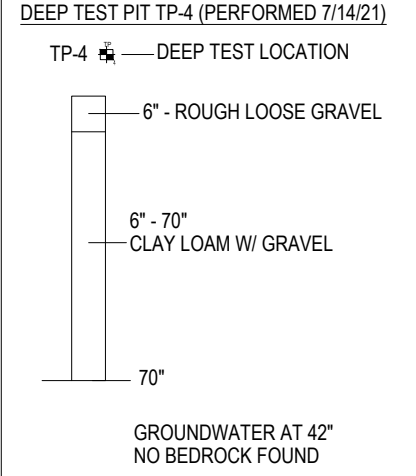
SHEET NUMBER:

C-401

REVISION 9 - 8/05/2022



PERCOLATION TEST RESULTS
(PERFORMED BY BOHLER ENGINEERING ON
JULY 12, 2021)
P1 NATIVE SOIL
PERCOLATION TEST LOCATION
DEPTH = 24"
STABILIZED RATE: 18 MININ



"ADDITIONAL TEST PITS WITNESSED BY THE
DUTCHESS COUNTY DEPARTMENT OF HEALTH
ARE OUTSIDE OF THE PROPOSED SEPTIC
TANK AREA AND HAVE NOT BEEN INCLUDED
ON THIS PLAN."

DUTCHESS COUNTY NOTES FOR FILL SECTIONS

SEPTIC FILL SPECIFICATION: SAND AND GRAVEL FILL WITH A STABILIZED PERCOLATION RATE WHICH IS LESS THAN OR EQUIVALENT TO THE PERCOLATION RATE OF THE VIRGIN SOIL, AND NO MORE THAN 15 MINUTES PER INCH SHALL BE USED.
A NEW YORK STATE REGISTERED DESIGN PROFESSIONAL SHALL CERTIFY IN WRITING THAT THE FILL MATERIAL IS IN THE PROPER LOCATION, OF THE PROPER QUANTITY AND DIMENSIONS, AND PROPER QUALITY. PROPER QUALITY MUST BE DEMONSTRATED BY STABILIZED PERCOLATION TESTS, THE RESULTS OF WHICH SHALL BE SUBMITTED WITH THE ENGINEER'S CERTIFICATION.
PRIOR TO THE PLACEMENT OF THE FILL, THE AREA OF THE DOWNS SHALL BE CLEARED OF DEBRIS, AND ALL BRUSH, TREES, OR OTHER VEGETATION CUT TO THE LEVEL OF VIRGIN GROUND, NO TOPSOIL SHALL BE REMOVED UNLESS SPECIFICALLY INDICATED ON THE PLANS.

SEPTIC FLOW DESIGN RATE

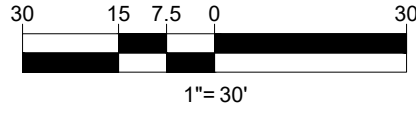
DAILY FLOW IN GPD	PERCOLATION DESIGN RATE	ABSORPTION AREA APPLICATION RATE GPD/S.F.	ABSORPTION AREA		LINEAR FEET OF ABSORPTION TRENCH PROVIDED	NUMBER OF LATERALS	LENGTH OF LATERALS
			REQUIRED AREA SQ. FT.	REQUIRED TRENCH LENGTH 2 SF/LF			
701	16-20 MIN.	0.70	1002	501 LF	520 LF	8	(8) @ 65 LF

* DAILY FLOW BASED ON HISTORICAL FLOW DATA PROVIDED FROM SIMILAR STORES WITH A SIMILAR OR LARGER STORE AREA

SEPTIC SEPARATION DISTANCES (DUTCHESS COUNTY)

EXISTING FEATURE	WATERTIGHT SEPTIC TANK		SEWER LINE		ABSORPTION FIELD (INCLUDING REPLACEMENT AREA)		DISTRIBUTION BOX	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
DWELLING	10 FT	28 FT	NA	NA	20 FT	70 FT	20 FT	216 FT
STREAM/SURFACE H2O	50 FT	341 FT	25 FT	252 FT	100 FT	189 FT	100 FT	272 FT
PROPERTY LINE	10 FT	154 FT	10 FT	162 FT	10 FT	119 FT	10 FT	153 FT
STORMWATER MANAGEMENT PRACTICE	50 FT	276 FT	25 FT	195 FT	50 FT	440 FT	50 FT	444 FT
RECHARGE SYSTEM	N/A	N/A	N/A	N/A	50 FT	440 FT	N/A	N/A FT
WELLS (UP/DOWN HILL)	100 FT	292 FT	50 FT	264 FT	200 FT	203 FT	100 FT	297 FT

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UTILITIES PURPOSES ONLY. REFER TO
GENERAL NOTES SHEET
FOR ADDITIONAL GRADING & UTILITY
NOTES**



DUTCHESS COUNTY STANDARD NOTES

- STANDARD NOTES FOR COMMERCIAL PROJECTS (ONSITE WATER SOURCE AND SEWAGE DISPOSAL)
- THE DESIGN CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
 - "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS" NYSDEC
 - "APPENDIX 7-A WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE"
 - "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)"
 - "NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS"
 - "DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES"
 - "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER"
 - THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES.
 - UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO DC EHS BY THE NEW YORK STATE REGISTERED DESIGN PROFESSIONAL SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHS.
 - APPROVAL OF AND (PLANS) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE OF APPROVAL FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.
 - THERE ARE NO WELLS WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM AND NO SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED WELL.
 - IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE DC EHS FIELD INSPECTOR AND/OR DESIGN PROFESSIONAL THAT THE TANK IS SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AT A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THE TANK MUST ALSO MEET ANY LOCAL TESTING REQUIREMENTS, INCLUDING POSSIBLE ELECTRICAL AND SAFETY STANDARDS.
 - ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.
 - NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE ONSITE WASTEWATER TREATMENT SYSTEM OR WITHIN 50 FEET OF ANY WELL.
 - ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE ONSITE SEPTIC TANK.
 - THERE SHALL BE NO VEHICULAR TRAFFIC OVER THE ONSITE WASTEWATER TREATMENT SYSTEM. PRIOR TO CONSTRUCTION THE AREA OF THE SYSTEM SHALL BE STAKED OUT AND FENCED OFF.
 - ONSITE WASTEWATER TREATMENT SYSTEMS SHALL NOT BE INSTALLED IN WET OR FROZEN SOIL.
 - THE DC EHS SHALL BE NOTIFIED PRIOR TO THE BACKFILLING OF ANY COMPLETED ONSITE WASTEWATER TREATMENT SYSTEM SO THAT A FINAL INSPECTION MAY BE PERFORMED.
 - THE DC EHS SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE, USE CHANGES MAY REQUIRE APPROVAL BY THE DC EHS.
 - ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.
 - THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

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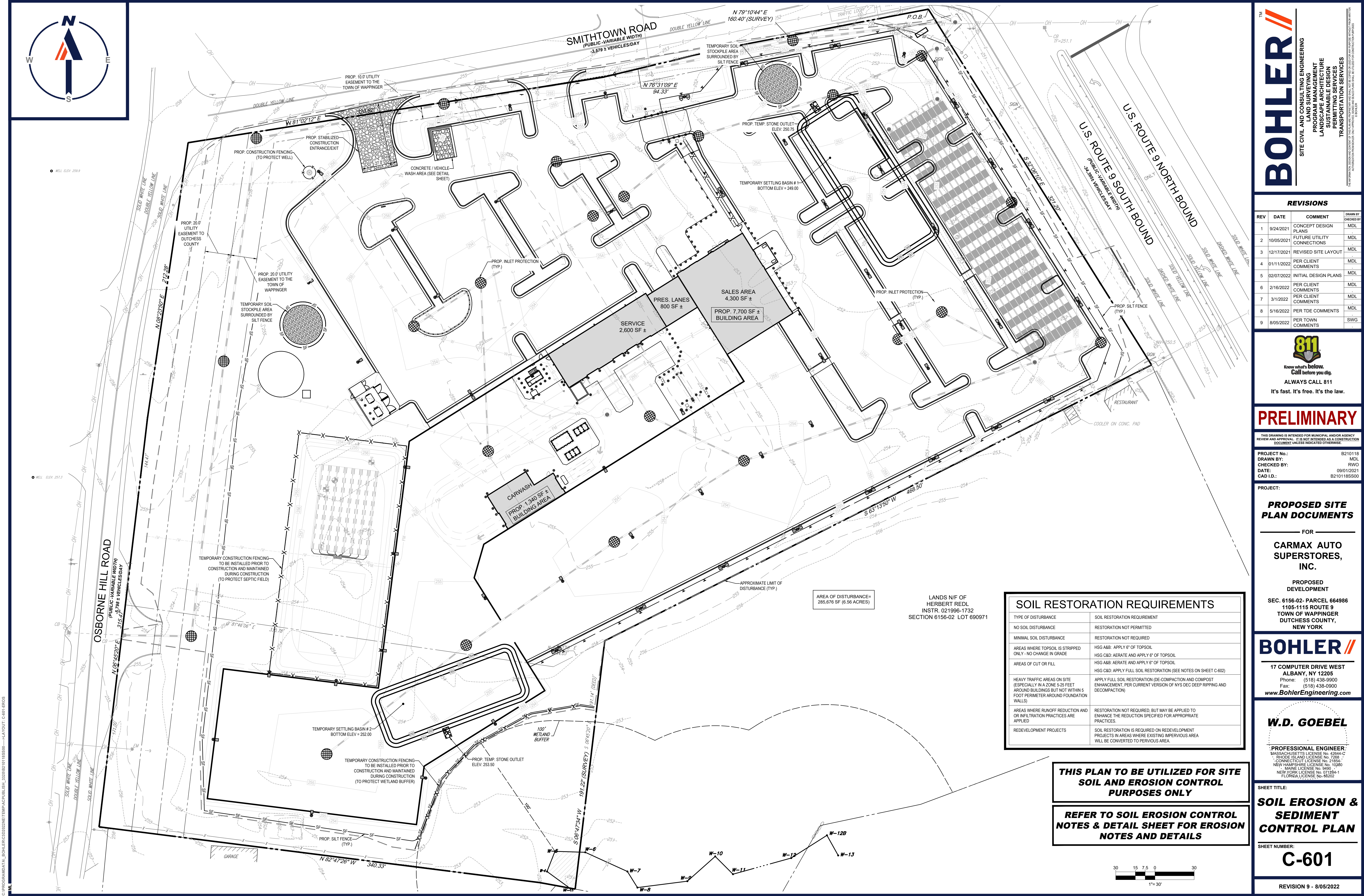
**UTILITY
PLAN**

SHEET NUMBER:

C-501

REVISION 9 - 8/05/2022

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PROPOSED SITE PLAN DOCUMENTS

FOR

CARMAX AUTO SUPERSTORES, INC.

PROPOSED DEVELOPMENT

SEC. 6156-02- PARCEL 664986
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NEW YORK LICENSE No. 071284-1
FLORIDA LICENSE No. 65202

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-601

REVISION 9 - 8/05/2022

SOIL RESTORATION REQUIREMENTS	
TYPE OF DISTURBANCE	SOIL RESTORATION REQUIREMENT
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HSG A&B: APPLY 6" OF TOPSOIL HSG C&D: AERATE AND APPLY 6" OF TOPSOIL
AREAS OF CUT OR FILL	HSG A&B: AERATE AND APPLY 6" OF TOPSOIL HSG C&D: APPLY FULL SOIL RESTORATION (SEE NOTES ON SHEET C-602)
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DE-COMPACTION AND COMPOST ENHANCEMENT, PER CURRENT VERSION OF NYS DEC DEEP RIPPING AND DECOMPACTION)
AREAS WHERE RUNOFF REDUCTION AND OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECAY. ONCE SEDIMENT DEPOSITS SHOW TO BE REMOVED AFTER EACH STORM EVENT, THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED UNTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIME IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT APPLIED TO GRIND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 49% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 48% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOOD MAY BE SUBSTITUTED FOR SEED.
 - 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURAFOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION PROTECT AREA	MULCH STRAW	RATE (1000 SF) 100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCH. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
 - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST NOT COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

- INSTALLATION OF EROSION CONTROL BARRIER (SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION OFF SITE (AS SHOWN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDING
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 80% STABILIZATION OR GREATER.

DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MINING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES
5. VEGETATE AS REQUIRED BY APPROVED PLAN.

AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT. TILLING (STEP 2 ABOVE) SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.

COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS WITH NO OBJECTIONABLE ODORS.

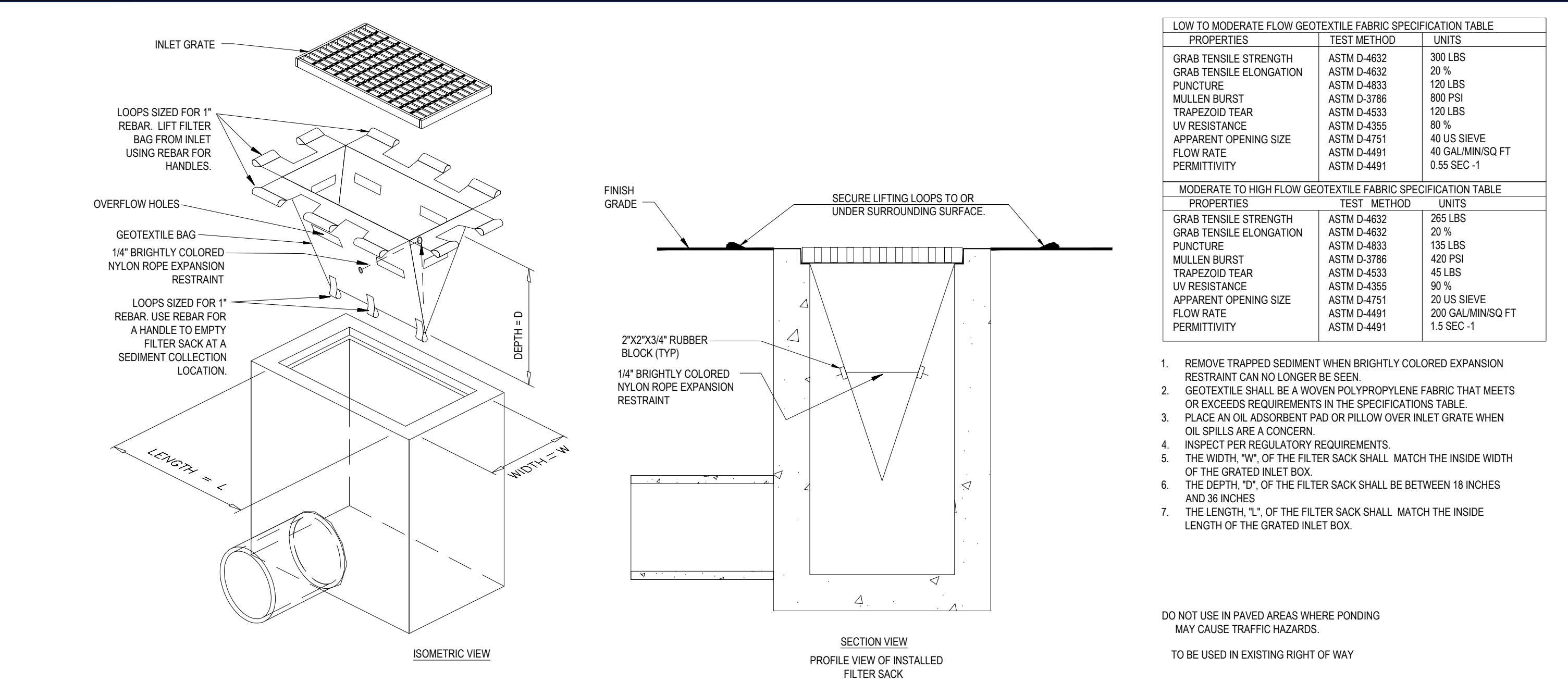
A SIMPLE MAINTENANCE AGREEMENT SHOULD IDENTIFY WHERE SOIL RESTORATION IS APPLIED, WHERE NEWLY RESTORED AREAS ARE/CANNOT BE CLEARED, WHO THE RESPONSIBLE PARTIES ARE TO ENSURE THAT ROUTINE VEGETATION IMPROVEMENTS ARE MADE (I.E., THINNING, INVASIVE PLANT REMOVAL, ETC.). SOIL COMPOST AMENDMENTS WITHIN A FILTER STRIP OR GRASS CHANNEL SHOULD BE LOCATED IN PUBLIC RIGHT OF WAY, OR WITHIN A DEDICATED STORMWATER OR DRAINAGE EASEMENT.

FIRST YEAR MAINTENANCE OPERATIONS INCLUDES:

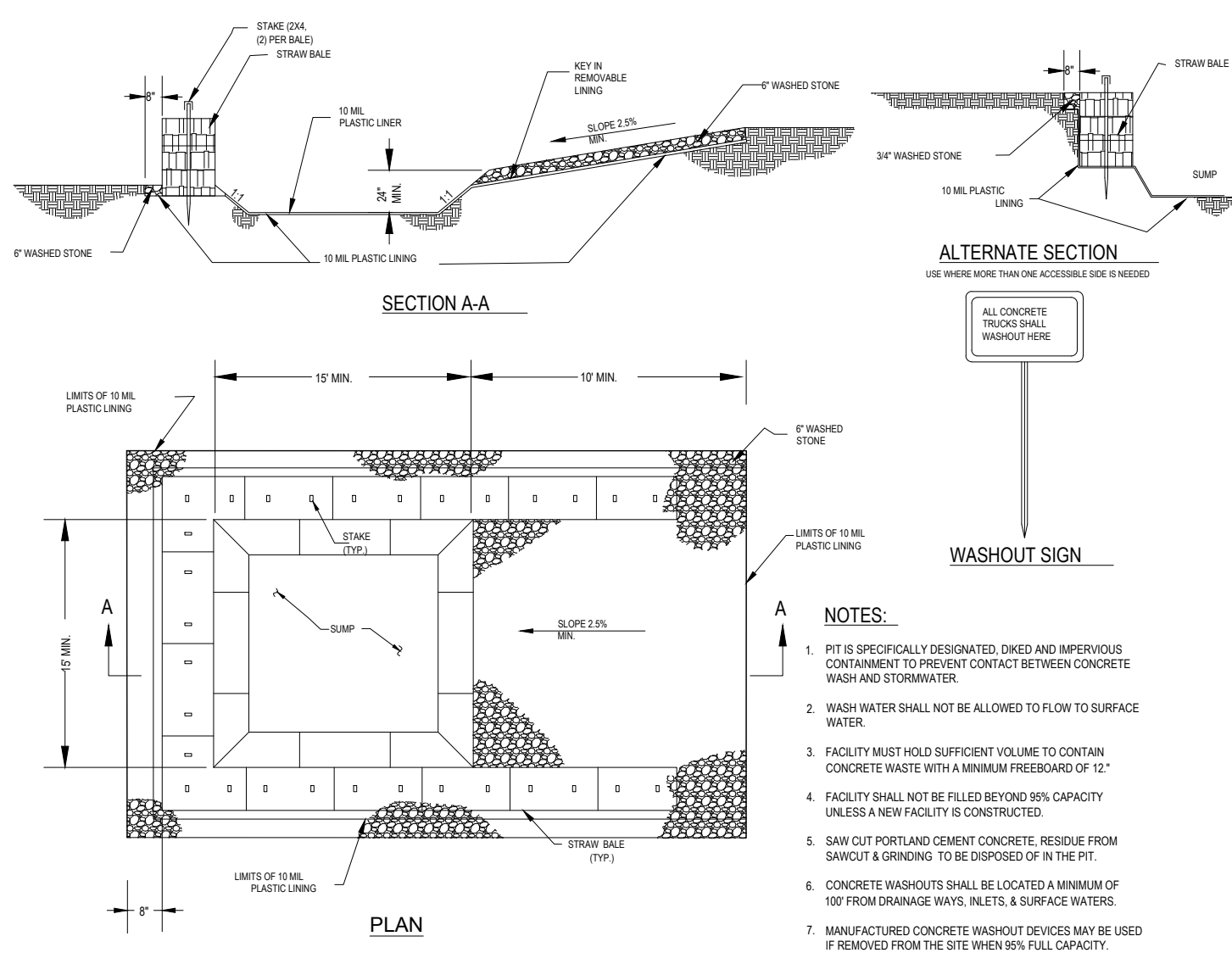
- INITIAL INSPECTIONS FOR THE FIRST SIX MONTHS (ONCE AFTER EACH STORM GREATER THAN HALF-INCH)
- RESEEDING TO REPAIR BARE OR ERODING AREAS TO ASSURE GRASS STABILIZATION
- WATER ONCE EVERY THREE DAYS FOR FIRST MONTH, AND THEN PROVIDE A HALF INCH OF WATER PER WEEK DURING FIRST YEAR. IRRIGATION PLAN MAY BE ADJUSTED ACCORDING TO THE RAIN EVENT.
- FERTILIZATION MAY BE NEEDED IN THE FALL AFTER THE FIRST GROWING SEASON TO INCREASE PLANT VIGOR.

TWO POINTS HELP ENSURE LASTING RESULTS OF DECOMPACTION:

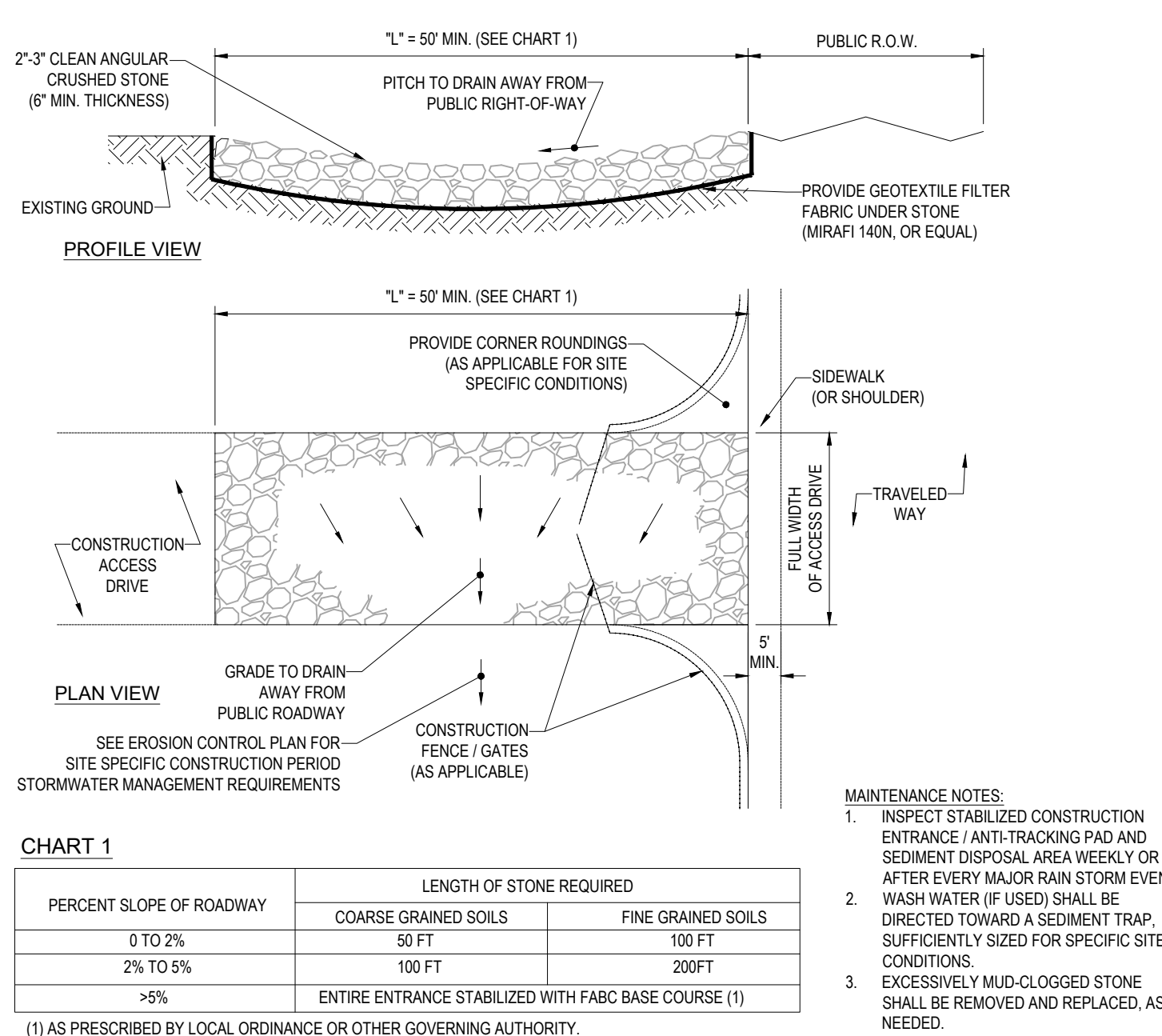
1. PLANTING THE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN SOIL STRUCTURE.
2. KEEPING THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. CONSIDER PEDESTRIAN FOOTPATHS. (SOMETIMES IT MAY BE NECESSARY TO DE-THATCH THE TURF EVERY FEW YEARS).



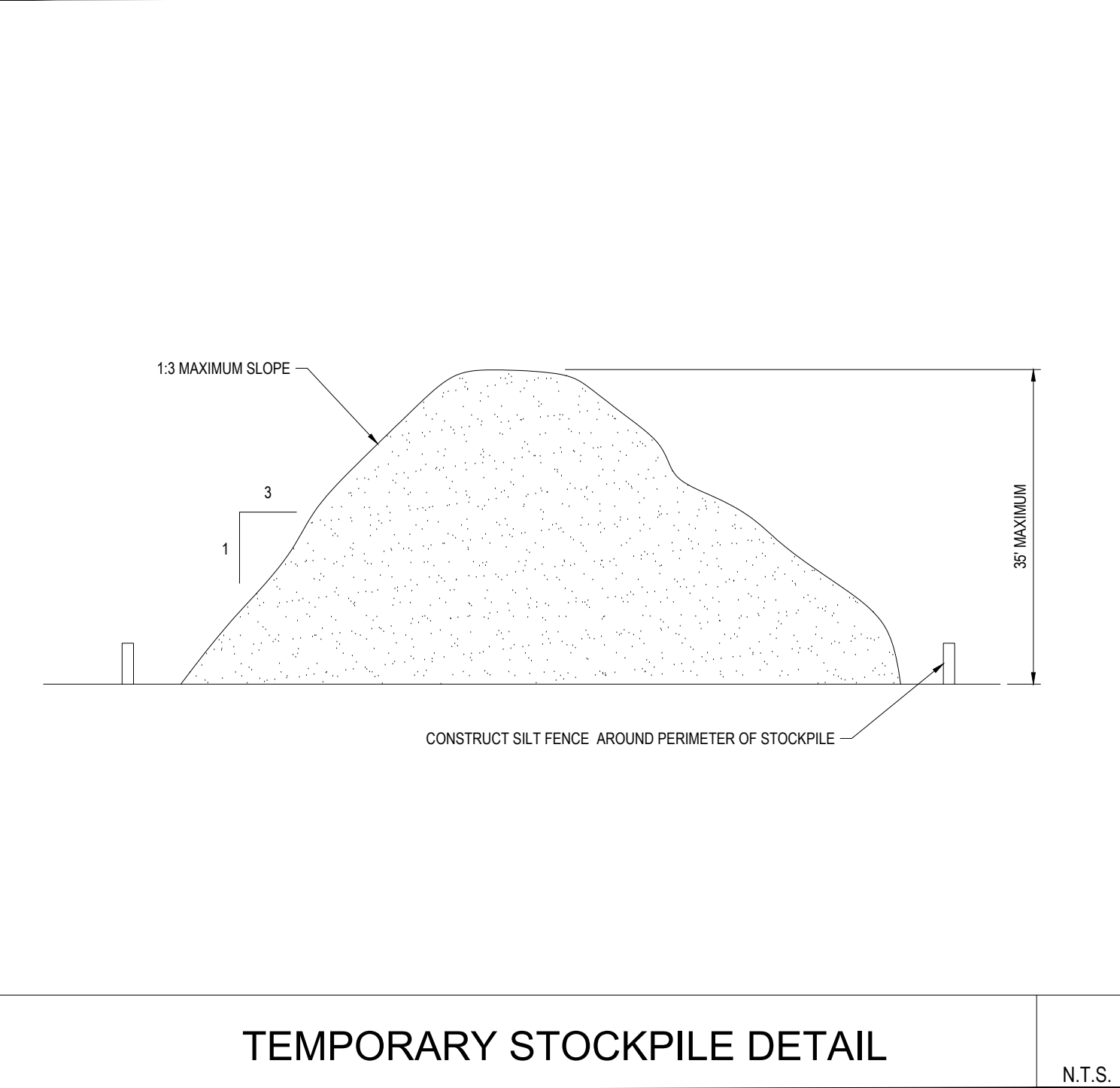
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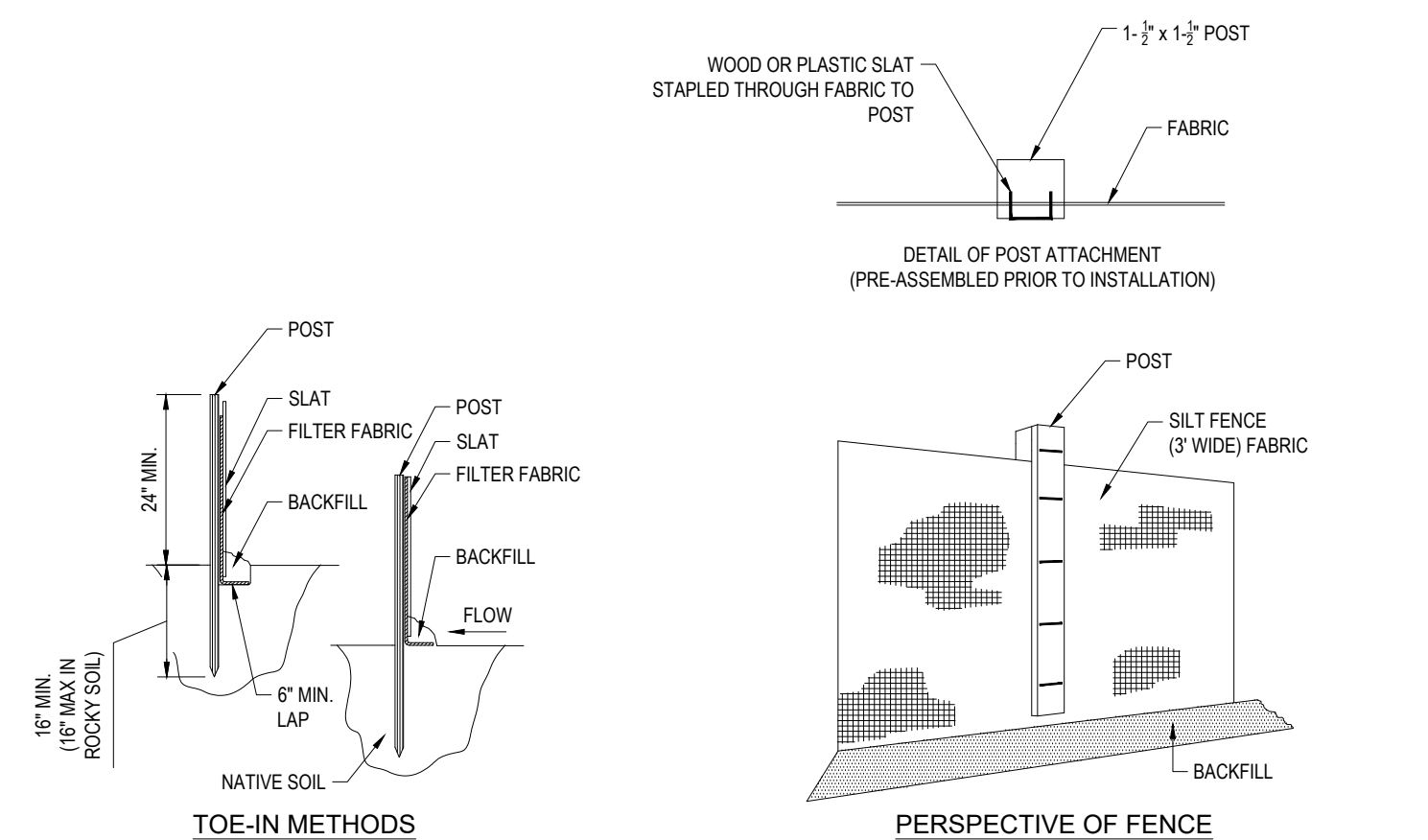
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NTS

INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMP- ING FILL AT THE BASE.



N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4535	40% MIN
APPEARANT OPENING SIZE	ASTM D-4751	40 USIEVE
FLOW RATE	ASTM D-4941	40 GAL/MINS/SQ FT
PERMITTIVITY	ASTM D-4941	0.55 SEC-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4535	80%
APPEARANT OPENING SIZE	ASTM D-4751	20 USIEVE
FLOW RATE	ASTM D-4941	200 GAL/MINS/SQ FT
PERMITTIVITY	ASTM D-4941	1.5 SEC-1

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING
MAY CAUSE TRAFFIC HAZARDS.

TO BE USED IN EXISTING RIGHT OF WAY

REV	DATE	COMMENT	DRIVEN BY CHECKED BY
1	9/24/2021	CONCEPT DESIGN PLANS	MDL
2	10/05/2021	FUTURE UTILITY CONNECTIONS	MDL
3	12/17/2021	REVISED SITE LAYOUT	MDL
4	01/11/2022	PER CLIENT COMMENTS	MDL
5	02/07/2022	INITIAL DESIGN PLANS	MDL
6	2/16/2022	PER CLIENT COMMENTS	MDL
7	3/1/2022	PER CLIENT COMMENTS	MDL
8	5/16/2022	PER TDE COMMENTS	MDL
9	8/05/2022	PER TOWN COMMENTS	SWG



ALWAYS CALL 811
Fast. It's free. It's the law.

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: B210118
DRAWN BY: MC
CHECKED BY: RW
DATE: 09/01/2021
CAD I.D.: B210118SSC

PROJECT:

FOR -

**CARMAX AUTO
SUPERSTORES,
INC.**

PROPOSED DEVELOPMENT

**SEC. 6156-02- PARCEL 664986
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FLORIDA LICENSE No. 66202

SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL NOTES
AND DETAILS**

SHEET NUMBER

C-602

REVISION 9 - 8/05/2022



WELL ELEV. 229.9

EVERGREEN SCREENING AND BUFFERING ALONG OSBORNE HILL ROAD.
• PROPOSED SHRUBS ALONG THIS EDGE ARE INTENDED TO FILL IN THE GAPS AND UNDERSTORY OF EXISTING TREES.
• CONFIRM LOCATION AND EXTENT OF EXISTING TREES IN THE FIELD AND PLANT SHRUBS ACCORDINGLY.

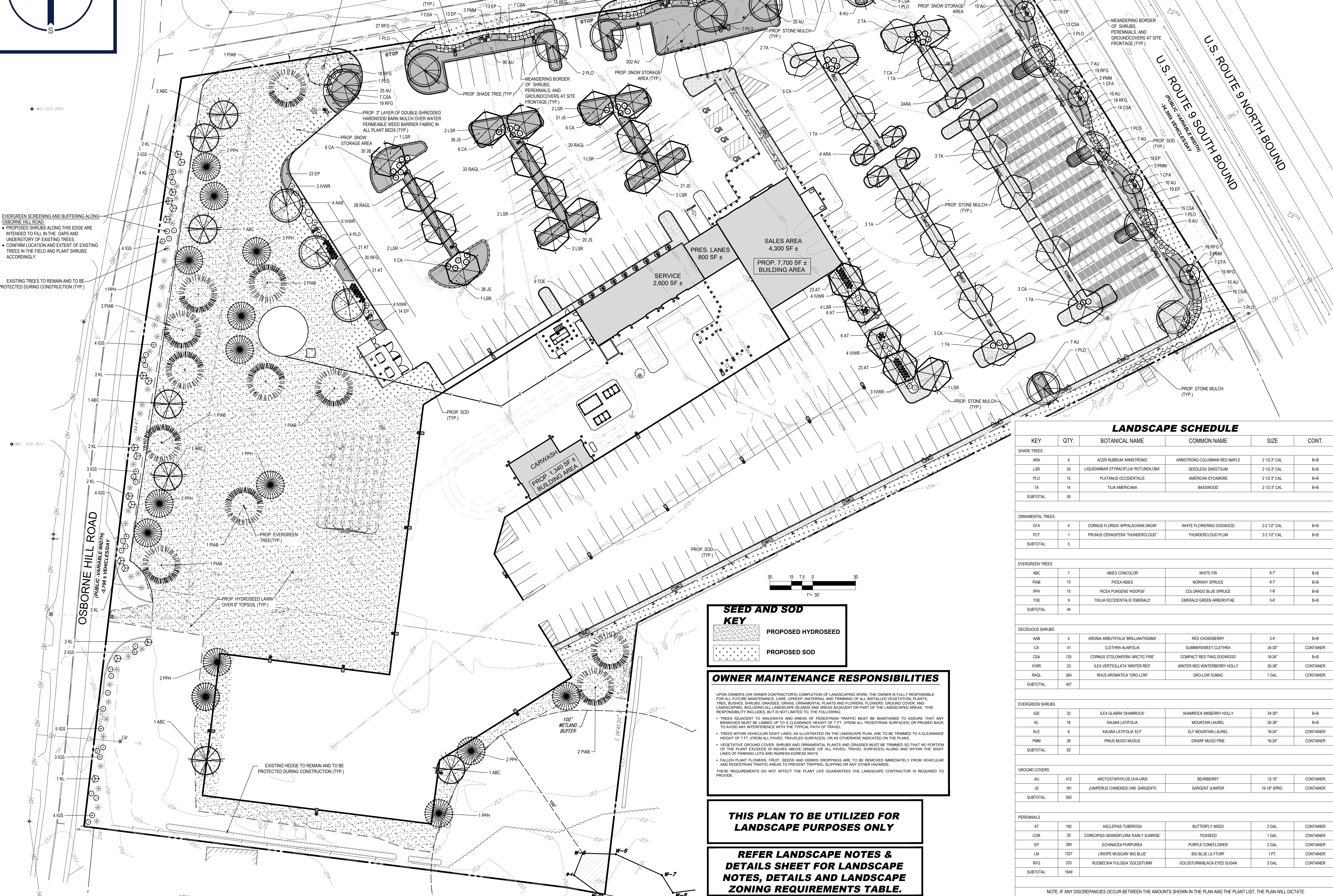
EXISTING TREES TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION (TYP.)

WELL ELEV. 257.3

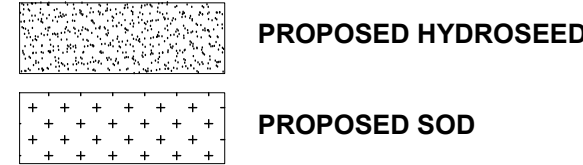
OSBORNE HILL ROAD
(PUBLIC VARIABLE WIDTH)
5.79 ± VEHICLES/DAY

SN TOWN ROAD
(PUBLIC VARIABLE WIDTH)
3.9 ± VEHICLES/DAY

U.S. ROUTE 9 NORTH BOUND
U.S. ROUTE 9 SOUTH BOUND
(PUBLIC VARIABLE WIDTH)
2.38 ± VEHICLES/DAY



SEED AND SOD KEY



OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, PRUNING, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR RIGHT-OF-WAY ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OR ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE RIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DRIPPING ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE ZONING, DETAILS AND LANDSCAPE ZONING REQUIREMENTS TABLE.

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
ARA	6	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2" 3" CAL.	B+B
LSR	20	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	SEEDLESS SWEETGUM	2 1/2" 3" CAL.	B+B
PLO	15	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2" 3" CAL.	B+B
TA	14	TILIA AMERICANA	BASSWOOD	2 1/2" 3" CAL.	B+B
SUBTOTAL:					
ORNAMENTAL TREES					
CFA	4	CORNUS FLORIDA 'APPALACHIAN SNOW'	WHITE FLOWERING DOGWOOD	2 1/2" 1/2" CAL.	B+B
PCT	1	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	2 1/2" 1/2" CAL.	B+B
SUBTOTAL:					
EVERGREEN TREES					
ABC	7	ABIES CONCOLOR	WHITE FIR	6-7'	B+B
PIAB	13	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
PPH	15	PICEA PUNGENS 'HOOPSII'	COLORADO BLUE SPRUCE	7-8'	B+B
TOE	9	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
SUBTOTAL:					
DECIDUOUS SHRUBS					
AMB	4	ARONIA ARBUSTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	3-4'	B+B
CA	41	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CSA	125	CORNUS STOLONIFERA 'ARCTIC FIRE'	COMPACT RED TWIG DOGWOOD	18-24"	B+B
IWR	23	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36"	CONTAINER
RAGL	264	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	1 GAL.	CONTAINER
SUBTOTAL:					
EVERGREEN SHRUBS					
IGS	32	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKERRY HOLLY	24-30"	B+B
KL	18	KALMIA LATIFOLIA	MOUNTAIN LAUREL	30-36"	B+B
KLE	6	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	18-24"	CONTAINER
PMM	26	PNUS MUGO MUGUS	DIWARF MUGO PINE	18-24"	CONTAINER
SUBTOTAL:					
GROUND COVERS					
AU	412	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	12-15"	CONTAINER
JS	181	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL:					
PERENNIALS					
AT	100	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	2 GAL.	CONTAINER
COR	20	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	TICKSEED	1 GAL.	CONTAINER
EP	269	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
LM	1327	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 PT.	CONTAINER
RFG	233	RUBROCKIA FULGIDA 'GOLDSTURM'	GOLDSTURMBLACK-EYED SUSAN	2 GAL.	CONTAINER
SUBTOTAL:					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	9/24/2021	CONCEPT DESIGN PLANS	MDL
2	10/05/2021	FUTURE UTILITY CONNECTIONS	MDL
3	12/17/2021	REVISED SITE LAYOUT	MDL
4	01/11/2022	PER CLIENT COMMENTS	MDL
5	02/07/2022	INITIAL DESIGN PLANS	MDL
6	2/16/2022	PER CLIENT COMMENTS	MDL
7	3/1/2022	PER CLIENT COMMENTS	MDL
8	5/16/2022	PER TDE COMMENTS	MDL
9	8/05/2022	PER TOWN COMMENTS	SWG



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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: B210118
DRAWN BY: MDL
CHECKED BY: RWO
DATE: 09/01/2021
CAD ID: B210118-LND-0

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CARMAX AUTO SUPERSTORES, INC.

PROPOSED DEVELOPMENT
SEC. 6156-02-PARCEL 664986
1105-1115 ROUTE 9
TOWN OF WAPPINGER
DUTCHESS COUNTY,
NEW YORK



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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

REVISION 9 - 8/05/2022

LANDSCAPE SPECIFICATIONS															
1.	<p>SCOPE OF WORK:</p> <p>1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.</p>														
2.	<p>MATERIALS</p> <p>2.1. GENERAL - ALL LANDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.</p> <p>2.2. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DIRT, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.</p> <p>2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 1/2" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND UNDISPERSED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.</p> <p>2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.</p> <p>2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.</p> <p>2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.</p> <p>2.5. FERTILIZER</p> <p>2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.</p> <p>2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 6% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.</p> <p>2.6. PLANT MATERIAL</p> <p>2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).</p> <p>2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.</p> <p>2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.</p> <p>2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.</p> <p>2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.</p> <p>2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GRADE EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.</p> <p>2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.</p> <p>2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.</p>														
3.	<p>GENERAL WORK PROCEDURES</p> <p>3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.</p> <p>3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.</p> <p>4. SITE PREPARATIONS</p> <p>4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.</p> <p>4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.</p> <p>4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.</p>														
5.	<p>TREE PROTECTION</p> <p>5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.</p> <p>5.2. A FORTY-FOUR INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUIV. MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.</p> <p>5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.</p> <p>5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.</p>														
6.	<p>SOIL MODIFICATIONS</p> <p>6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.</p> <p>6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.</p> <p>6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROVED AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD</p>														
	<p>LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE PLANT PLANTING SEASON:</p> <table> <tr> <td>ACER RUBRUM</td><td>PLATANUS X ACERIFOLIA</td></tr> <tr> <td>BETULA VARIETIES</td><td>POPULUS VARIETIES</td></tr> <tr> <td>CARPINUS VARIETIES</td><td>PRUNUS VARIETIES</td></tr> <tr> <td>CRATAEGUS VARIETIES</td><td>PYRUS VARIETIES</td></tr> <tr> <td>KOELREUTERA</td><td>QUERCUS VARIETIES</td></tr> <tr> <td>LIQUIDAMBAR STYRACIFLUA</td><td>TILIA TOMENTOSA</td></tr> <tr> <td>LIRIODENDRON TULIPIFERA</td><td>ZELKOVA VARIETIES</td></tr> </table> <p>9.8. PLANTING PITS SHALL BE DUG TO THE LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY.</p> <p>9.8.1. 1 PART PEAT MOSS</p> <p>9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME</p> <p>9.8.3. 3 PARTS TOPSOIL BY VOLUME</p> <p>9.8.4. 21 GRAMS AGROFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:</p> <p>9.8.4.1. 2 TABLETS PER 1 GALLON PLANT</p> <p>9.8.4.2. 3 TABLETS PER 5 GALLON PLANT</p> <p>9.8.4.3. 4 TABLETS PER 15 GALLON PLANT</p> <p>9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK</p> <p>9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.</p> <p>9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FRAKE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.</p> <p>9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.</p> <p>9.12. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL, AS PER MANUFACTURER'S RECOMMENDATION.</p> <p>9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINELS, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.</p> <p>9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.</p> <p>9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.</p> <p>10. TRANSPLANTING (WHEN REQUIRED)</p> <p>10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.</p> <p>10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.</p> <p>10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.</p> <p>10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.</p> <p>10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.</p> <p>10.6. F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.</p> <p>11. WATERING</p> <p>11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.</p> <p>11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BASIN IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.</p> <p>11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.</p> <p>12. GUARANTEE</p> <p>12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.</p> <p>12.2. ANY</p>	ACER RUBRUM	PLATANUS X ACERIFOLIA	BETULA VARIETIES	POPULUS VARIETIES	CARPINUS VARIETIES	PRUNUS VARIETIES	CRATAEGUS VARIETIES	PYRUS VARIETIES	KOELREUTERA	QUERCUS VARIETIES	LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA	LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES
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LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA														
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES														

<p>BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.</p>	
6.3.1.	TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES OF UNIDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5
6.3.2.	TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
6.3.3.	MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7.	<u>FINISHED GRADING</u>
7.1.	UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
7.2.	LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (15"±)
7.3.	ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
7.4.	ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8.	<u>TOPSOILING</u>
8.1.	CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
8.2.	ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN

<p>1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.</p> <p>2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.</p> <p>3. SEEDING RATES:</p> <ul style="list-style-type: none"> • PERENNIAL RYEGRASS 12/LB/1000 SQ FT • KENTUCKY BLUEGRASS 1 LB/1000 SQ FT • RED FESCUE 12/LB/1000 SQ FT • SPREADING FESCUE 12/LB/1000 SQ FT • FERTILIZER (16.32 16) 2 LB/1000 SQ FT • LIQUID LIME 1 GAL/800 GAL • TANK TACKIFIER 35 LB/800 GAL • TANK FIBER MULCH 30 LB/1000 SQ FT <p>4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDS AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.</p>	<h2 style="margin: 0;">HYDROSEED SPECIFICATIONS</h2>
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8.3. PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION

8.4. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

8.4.1. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS [QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 6.A.)]:

8.4.2. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER

8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

9.1. INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

9.6.1. PLANTS: MARCH 15 TO DECEMBER 15

9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL

N.T.S.



N.T.S

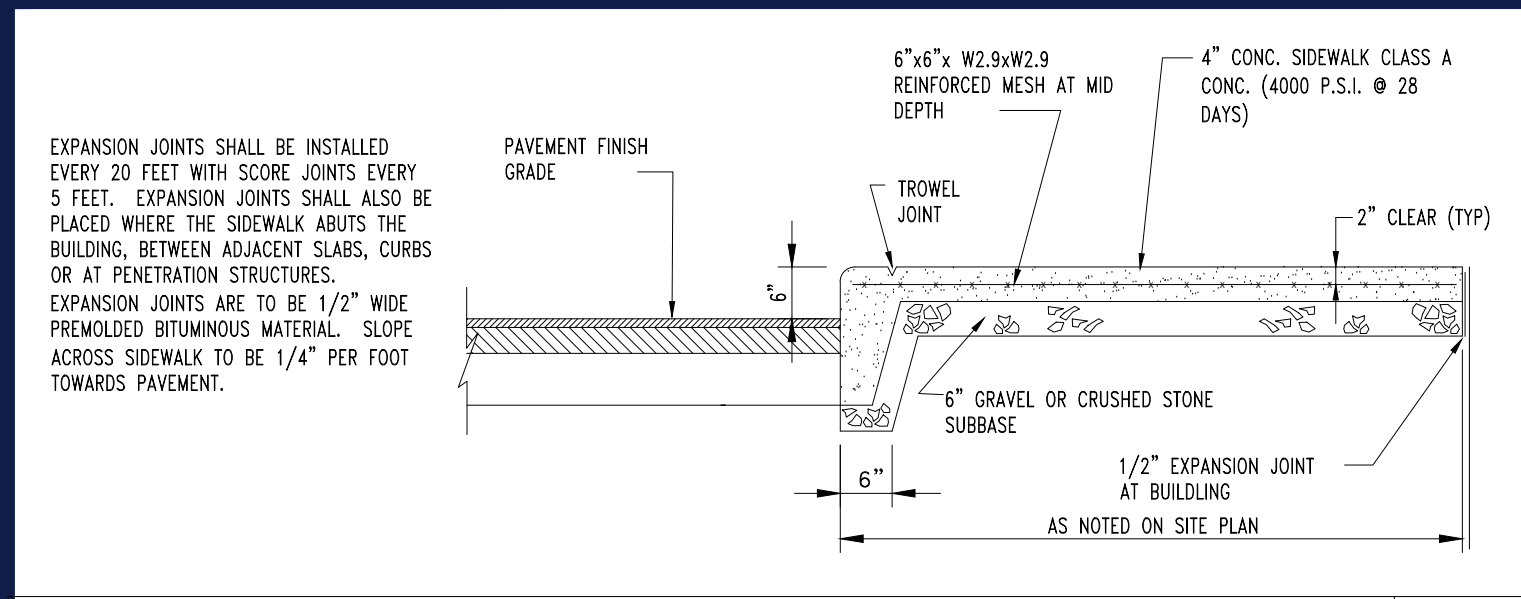


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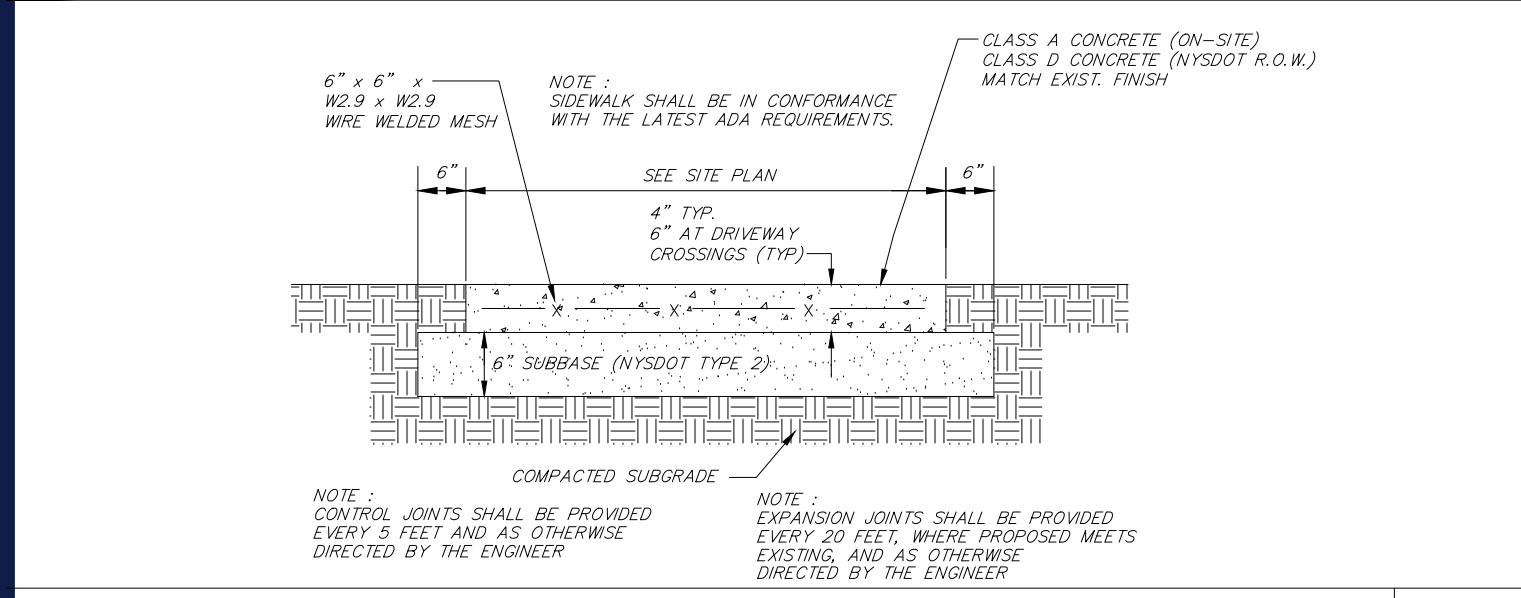
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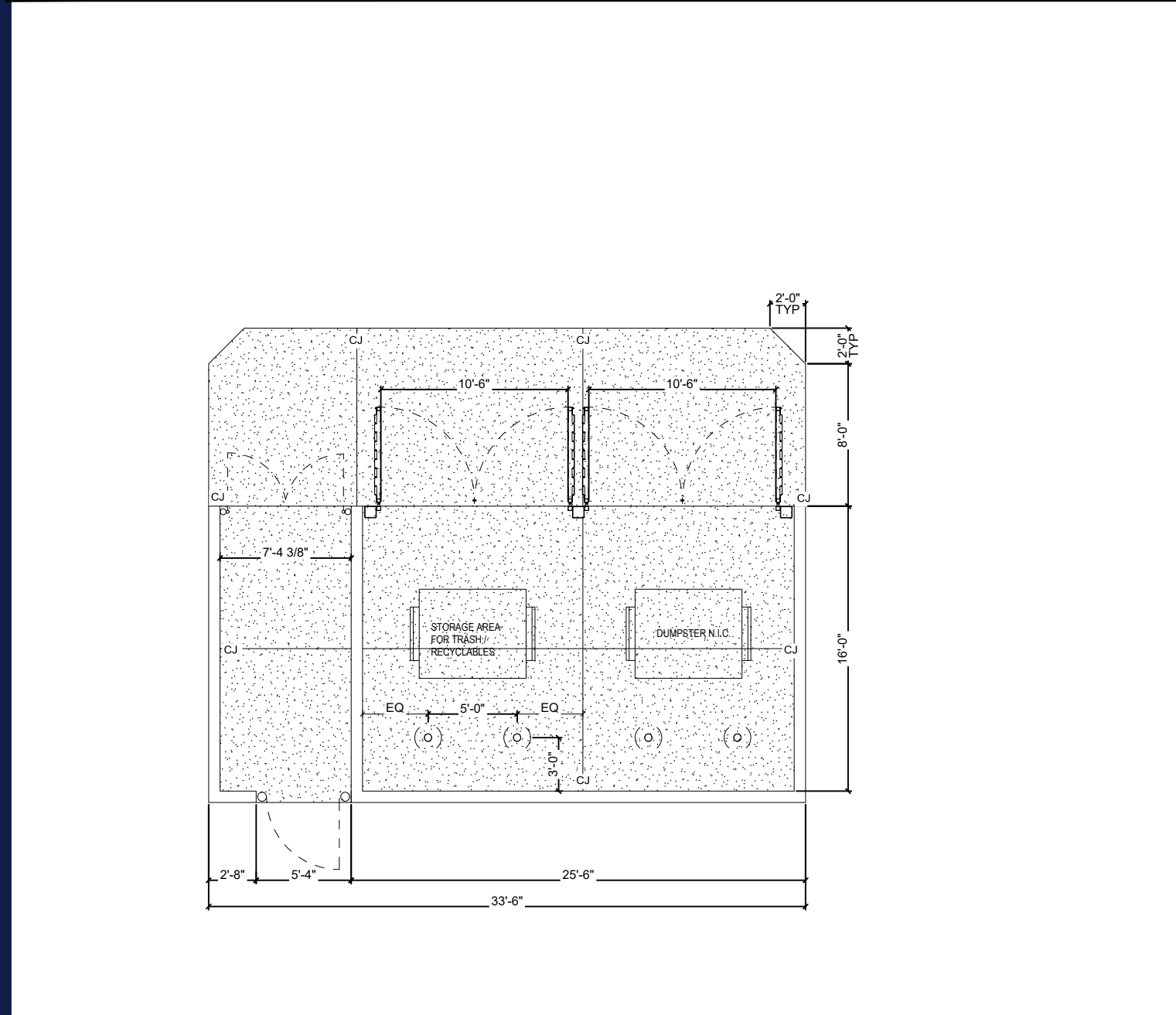
SIDEWALK AT CURB DETAIL

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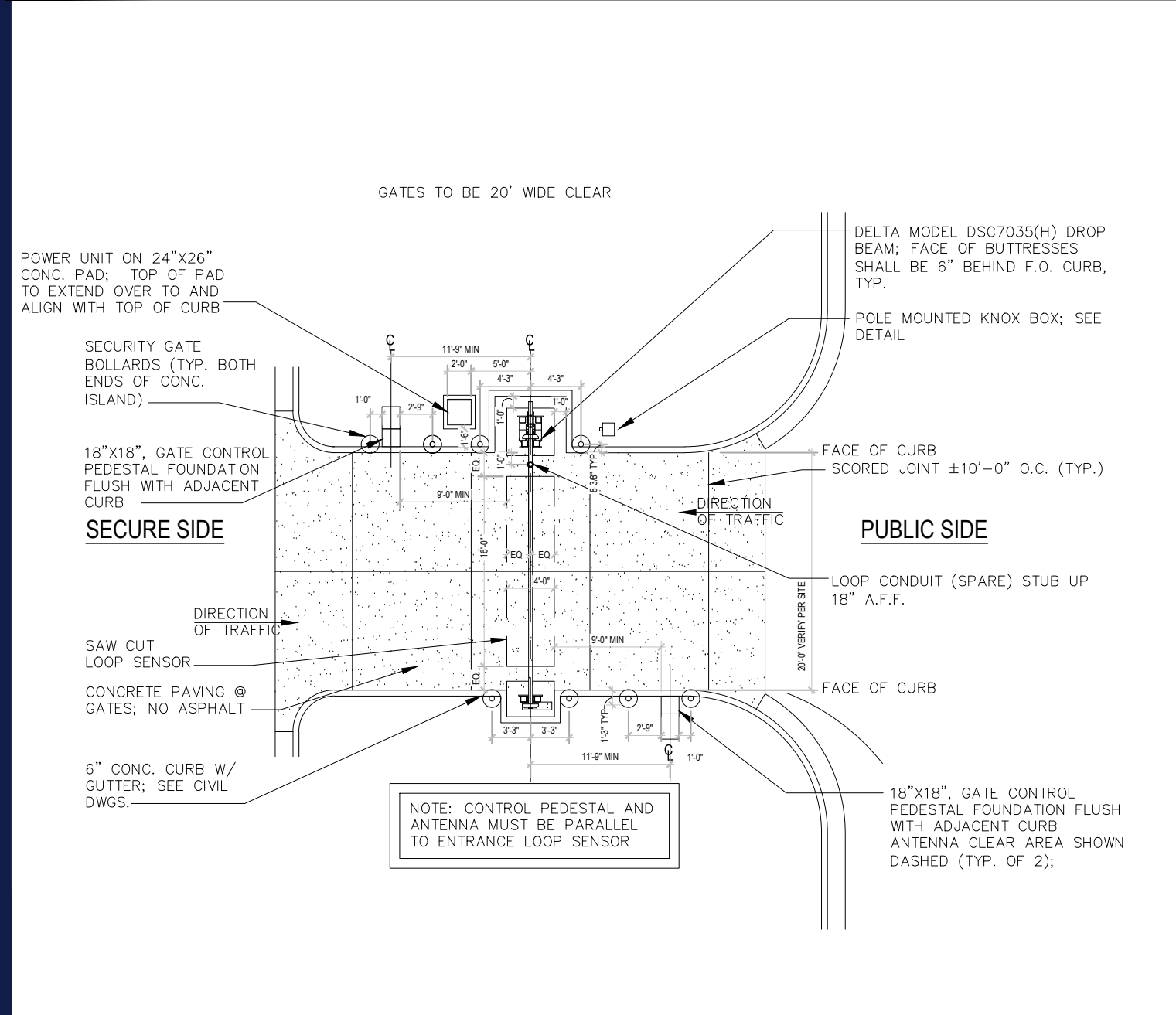
SIDEWALK DETAIL

N.T.S.



DUMPSTER DETAIL

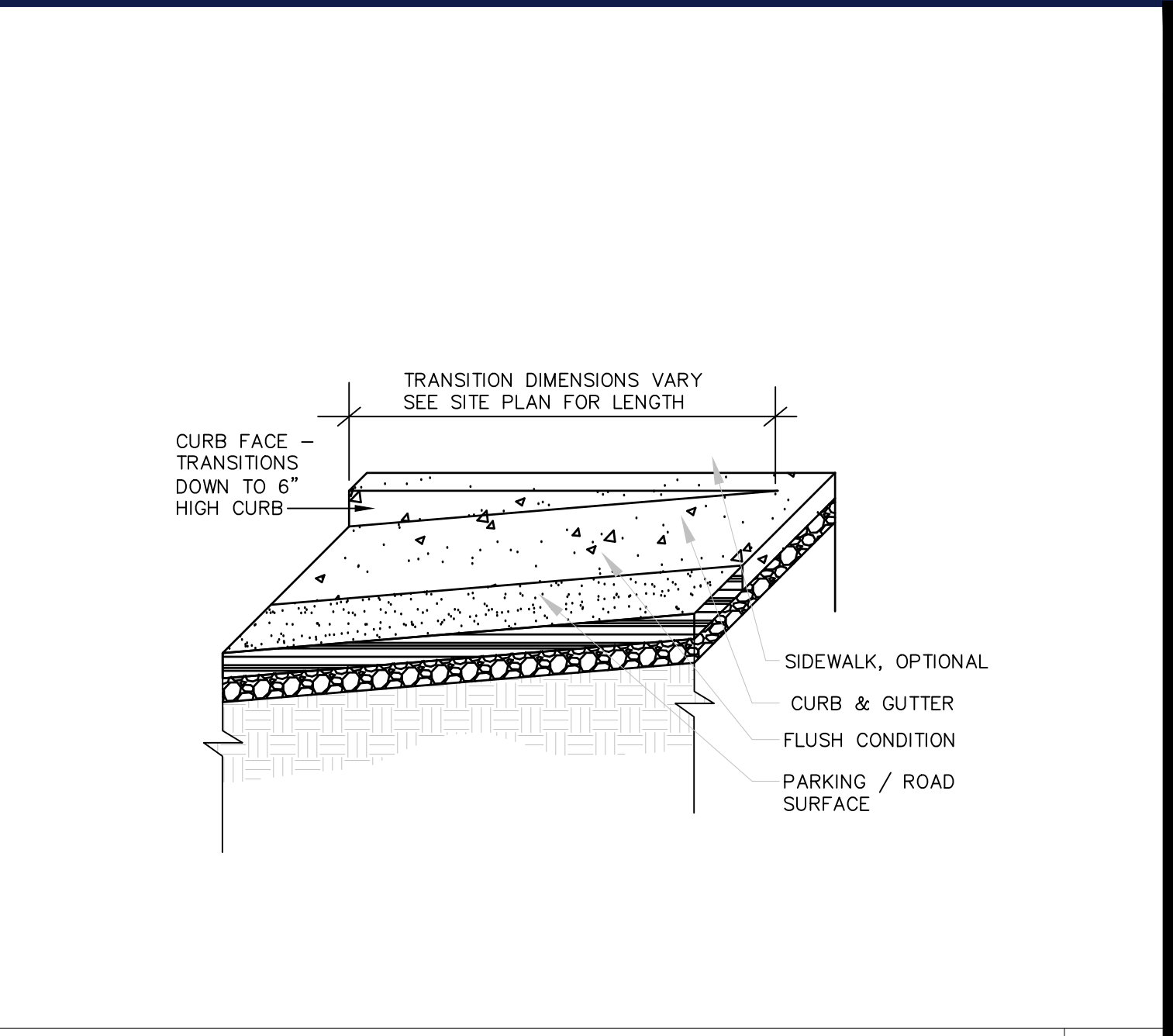
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SINGLE GATE DROP BEAM

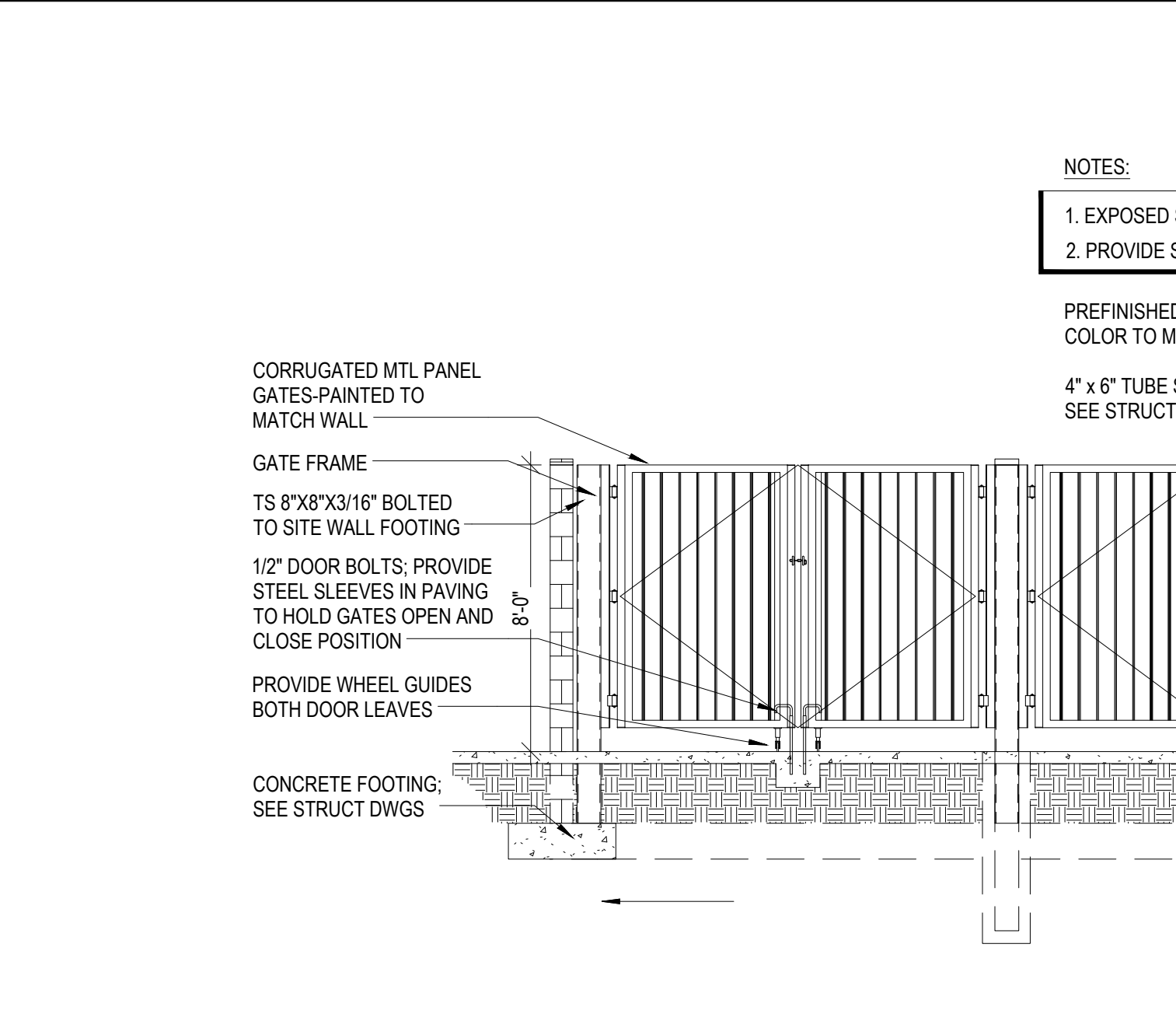
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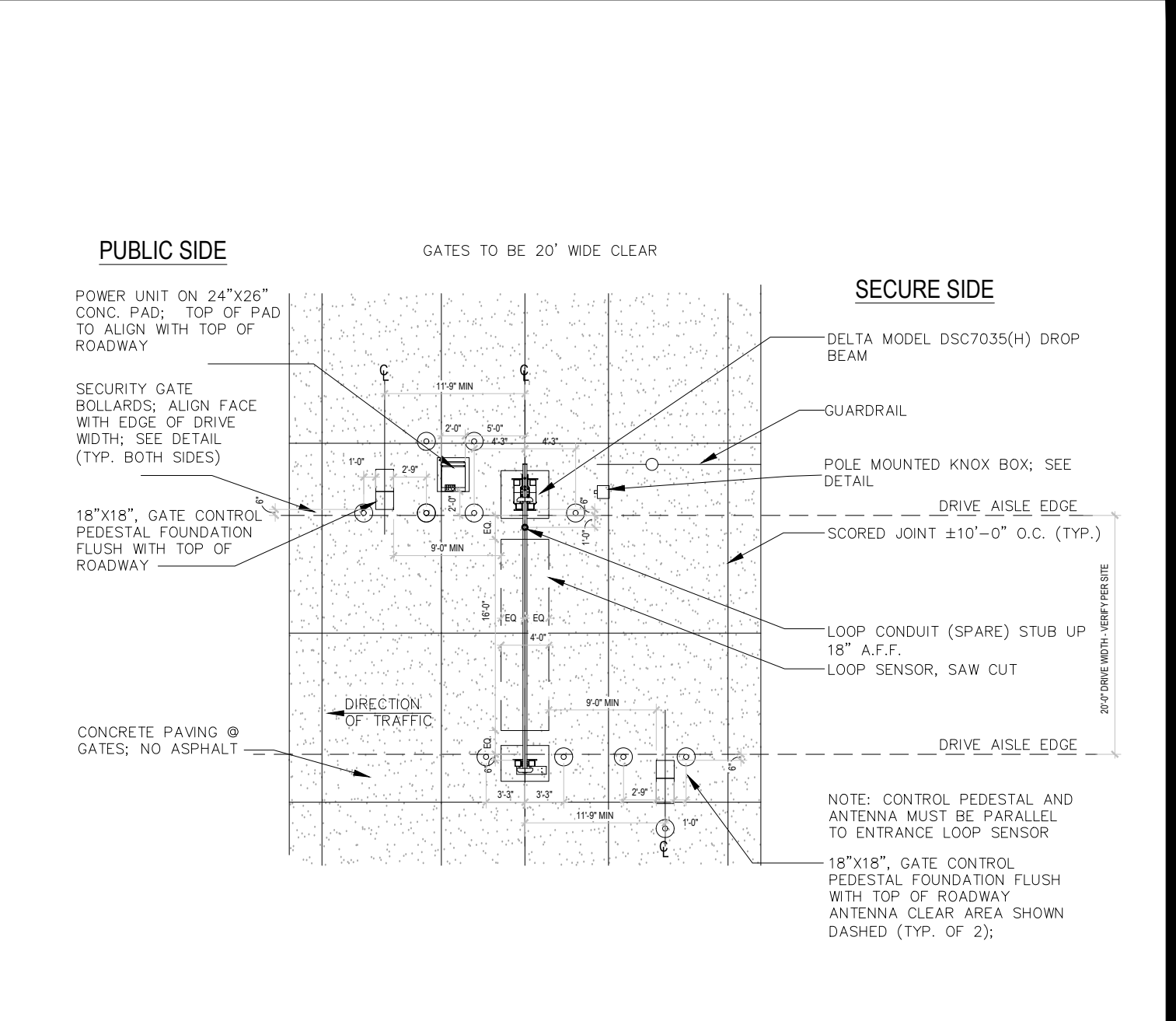
TRANSITION CURB DETAIL

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DUMPSTER DETAIL

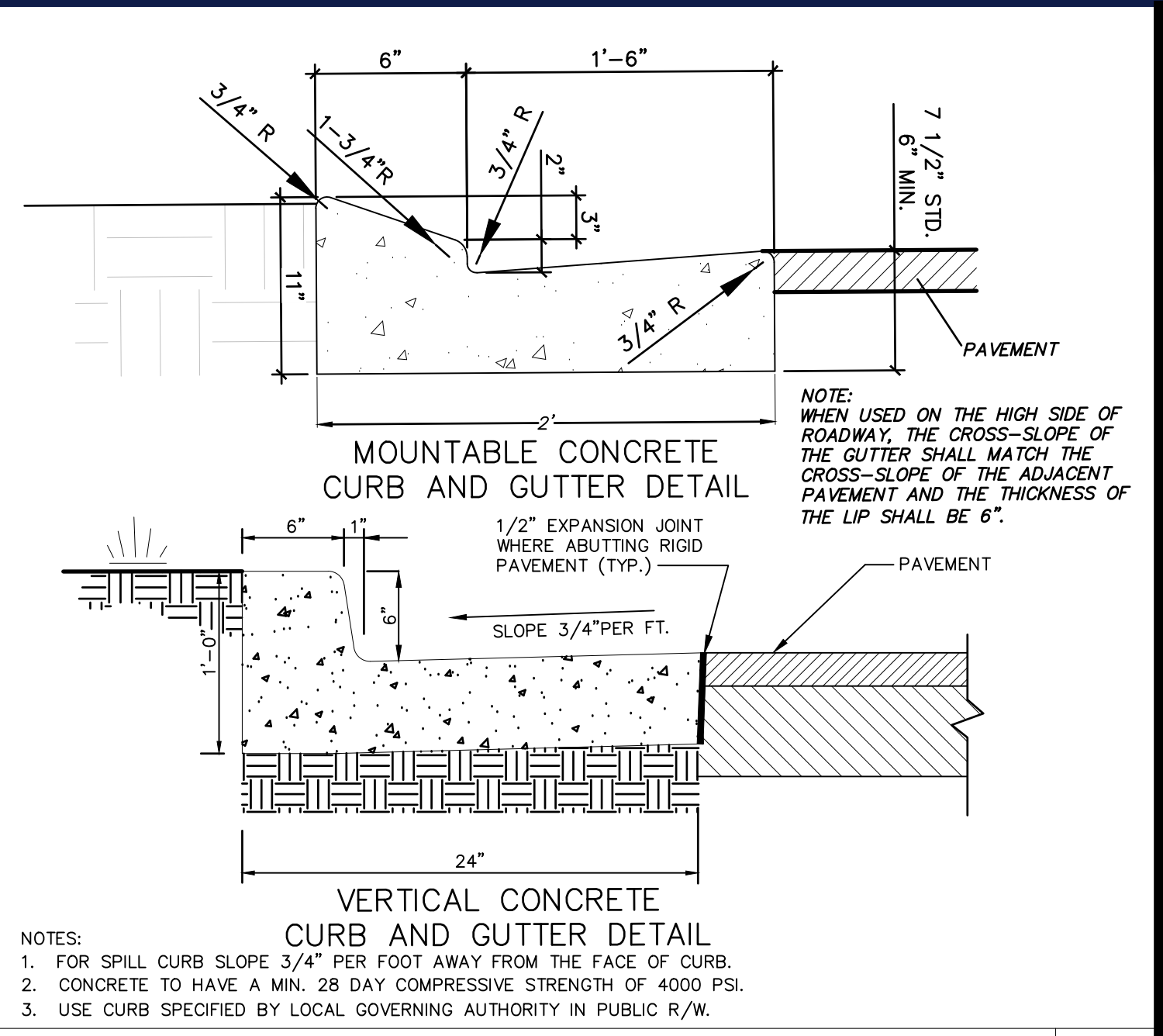
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SINGLE SECURITY GATE DROP BEAM

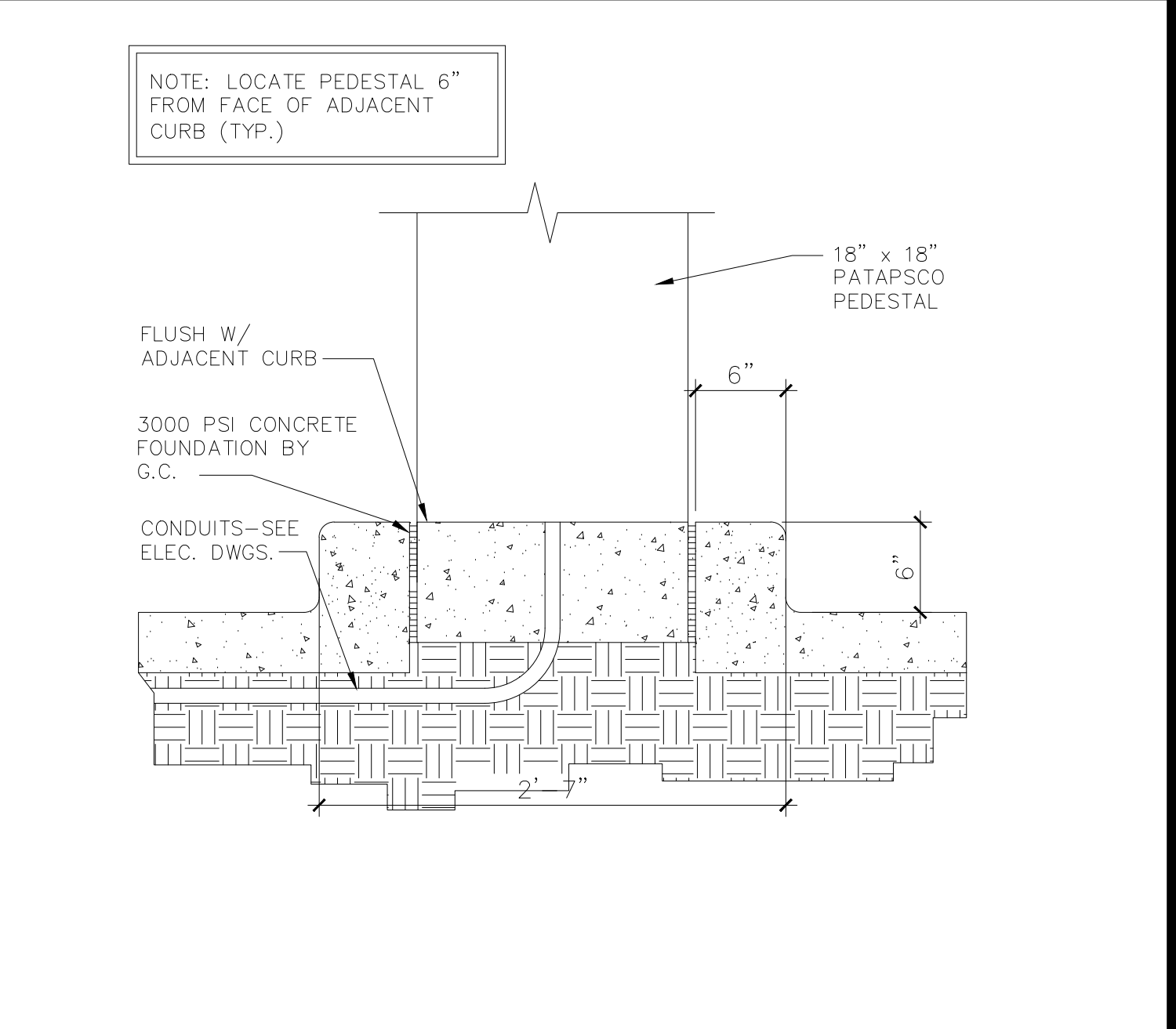
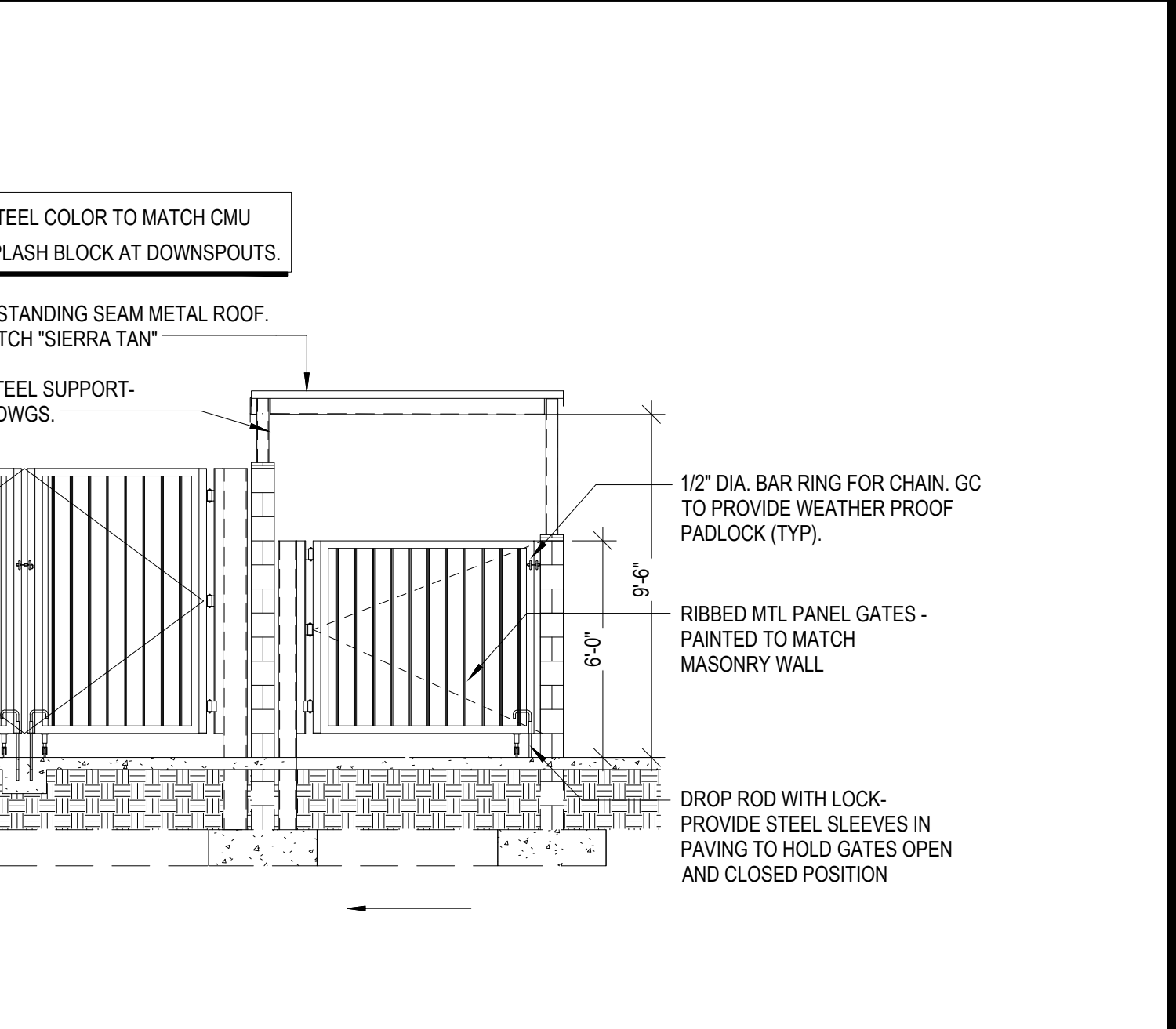
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CONCRETE CURB AND GUTTER DETAIL

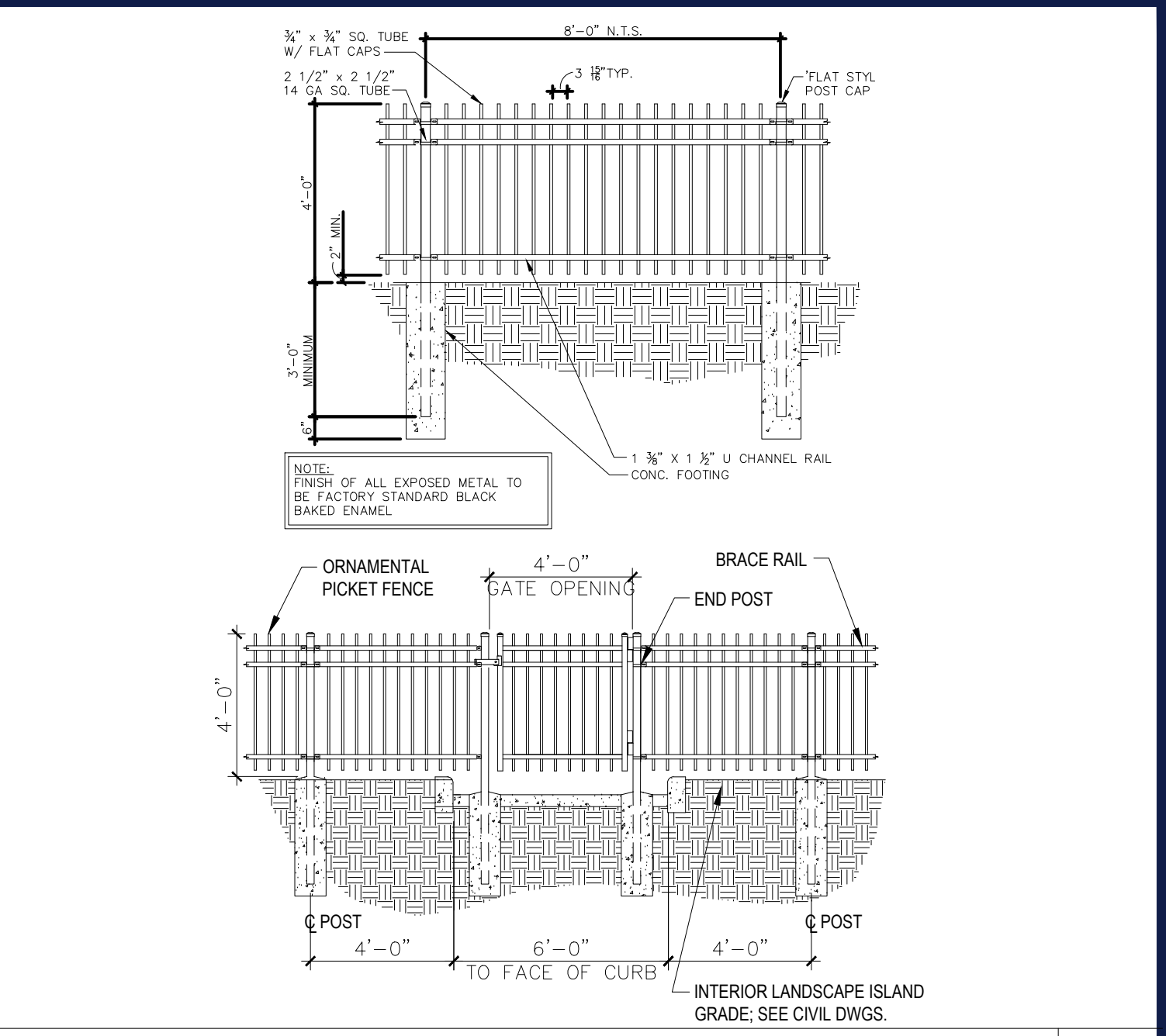
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PATAPSCO (GATE CONTROL) PEDESTAL

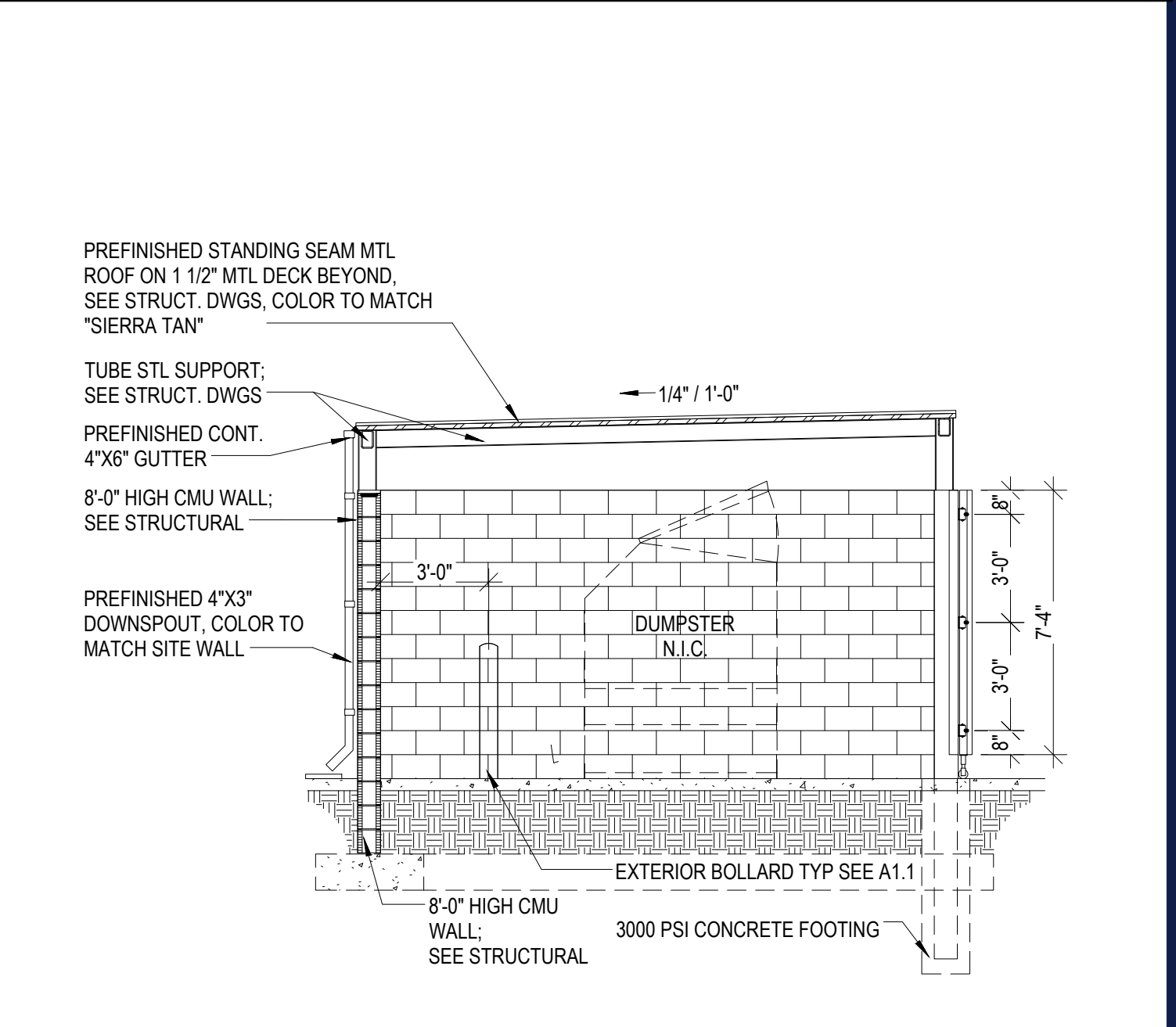
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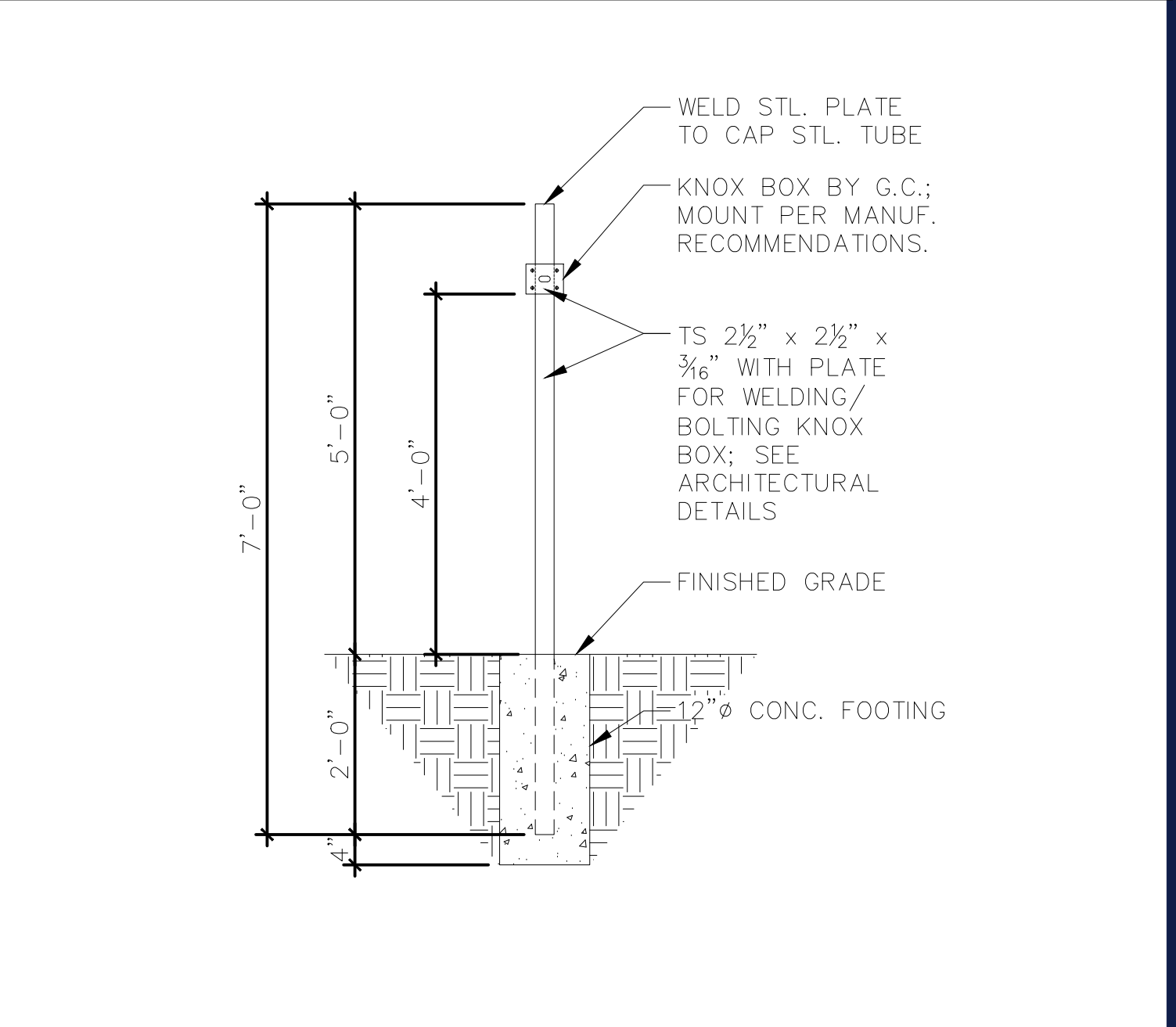
ORNAMENTAL PICKET FENCE

N.T.S.



DUMPSTER DETAIL

N.T.S.



KNOX BOX DETAIL

N.T.S.

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9	8/05/2022	PER TOWN COMMENTS	SWG	MDL

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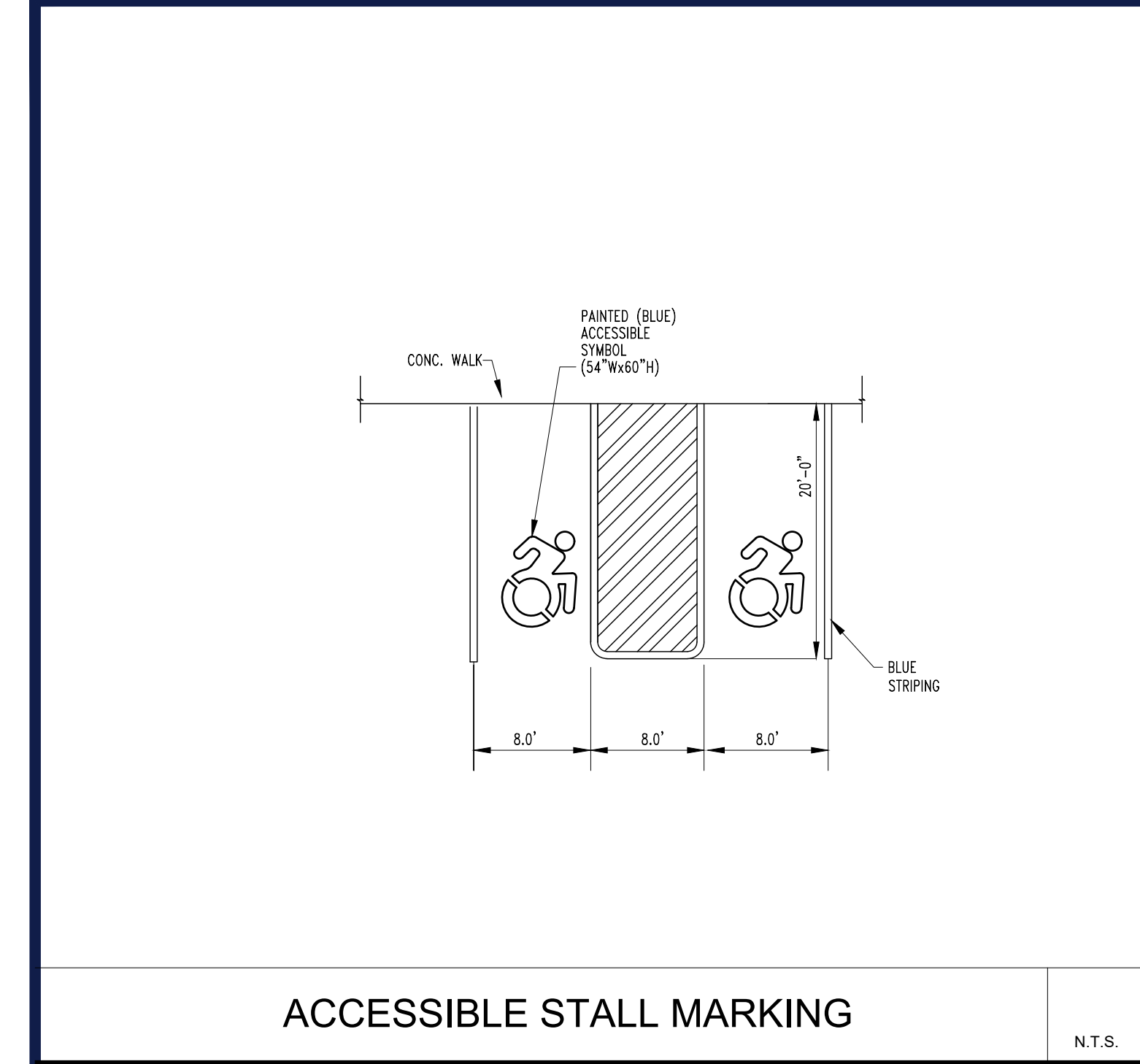
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CHECKED BY: RWO
DATE: 09/01/2021
CAD ID: B210118SS00

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FOR
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PROPOSED DEVELOPMENT
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1105-1115 ROUTE 9
TOWN OF WAPPINGER
DUTCHESS COUNTY,
NEW YORK

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17 COMPUTER DRIVE WEST
ALBANY, NY 12205
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Fax: (518) 438-0900
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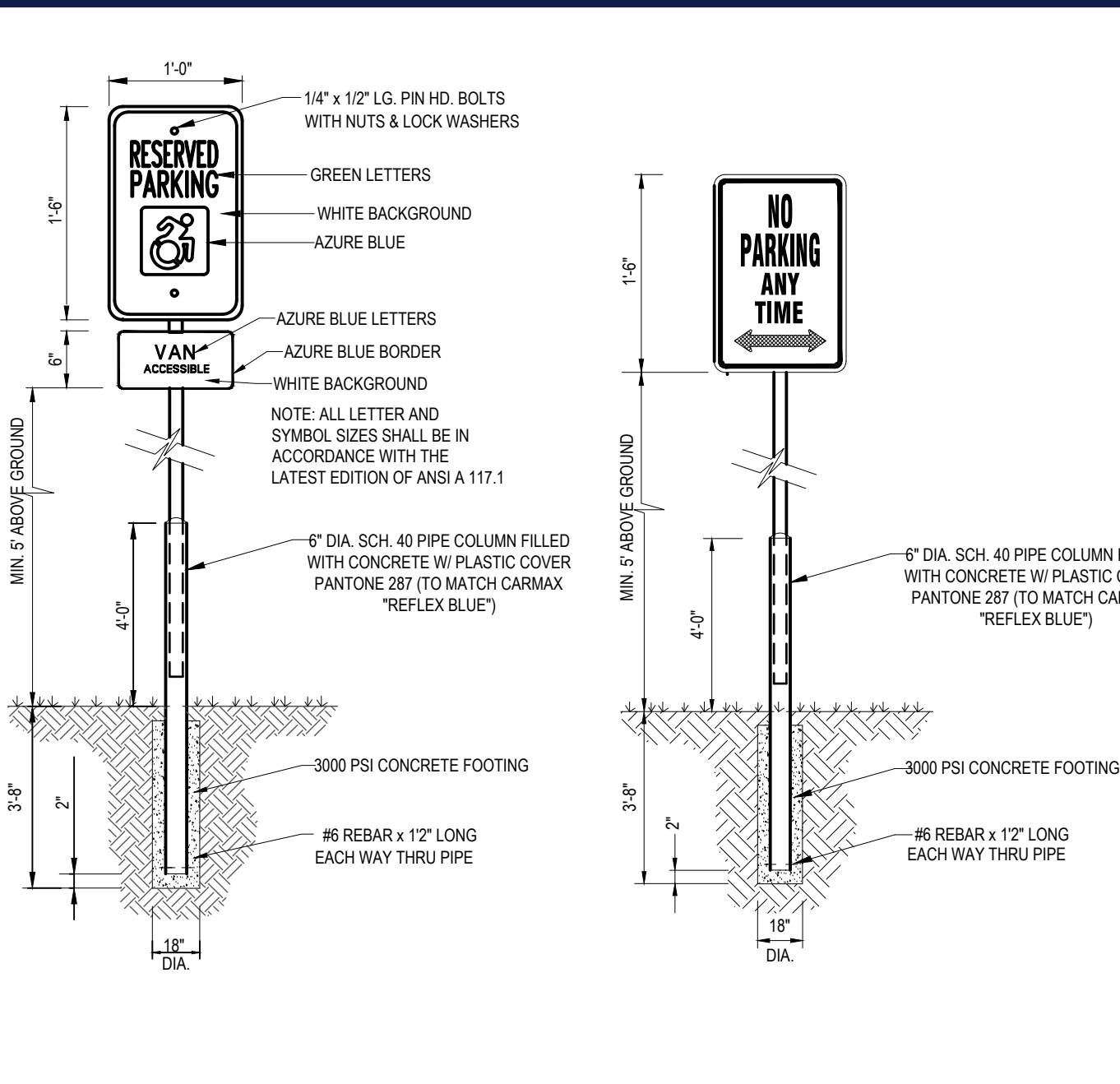
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SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-901
REVISION 9 - 8/05/2022



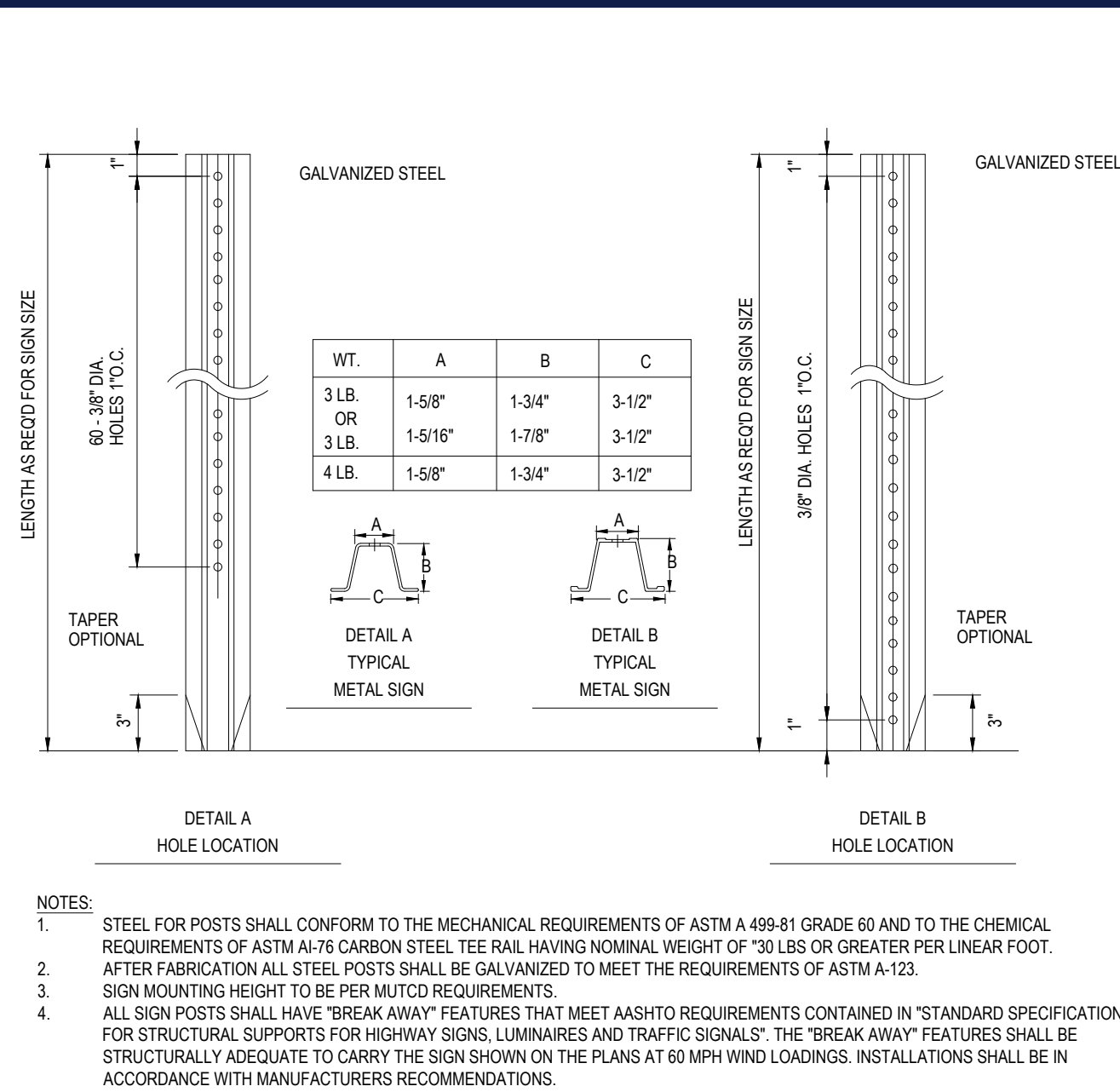
ACCESSIBLE STALL MARKING

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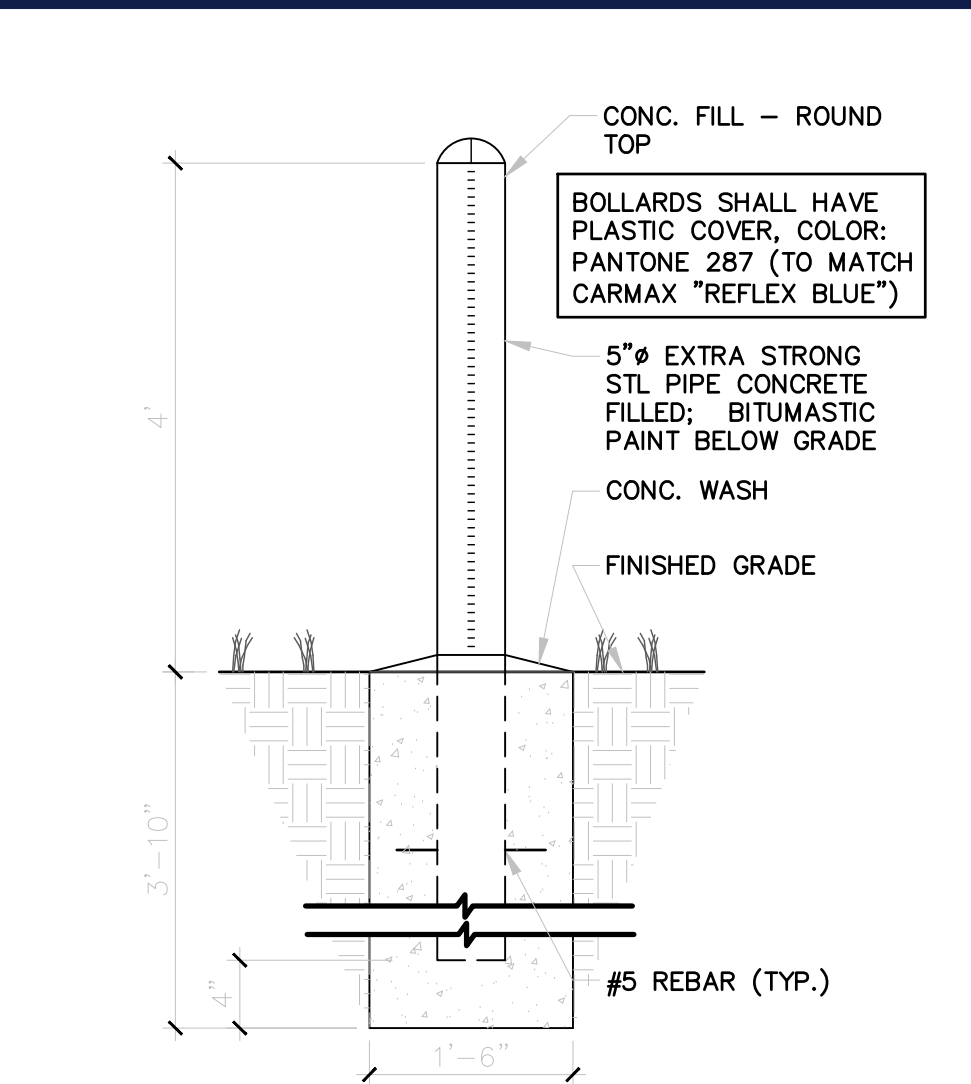
ACCESSIBLE / NO PARKING SIGN DETAILS

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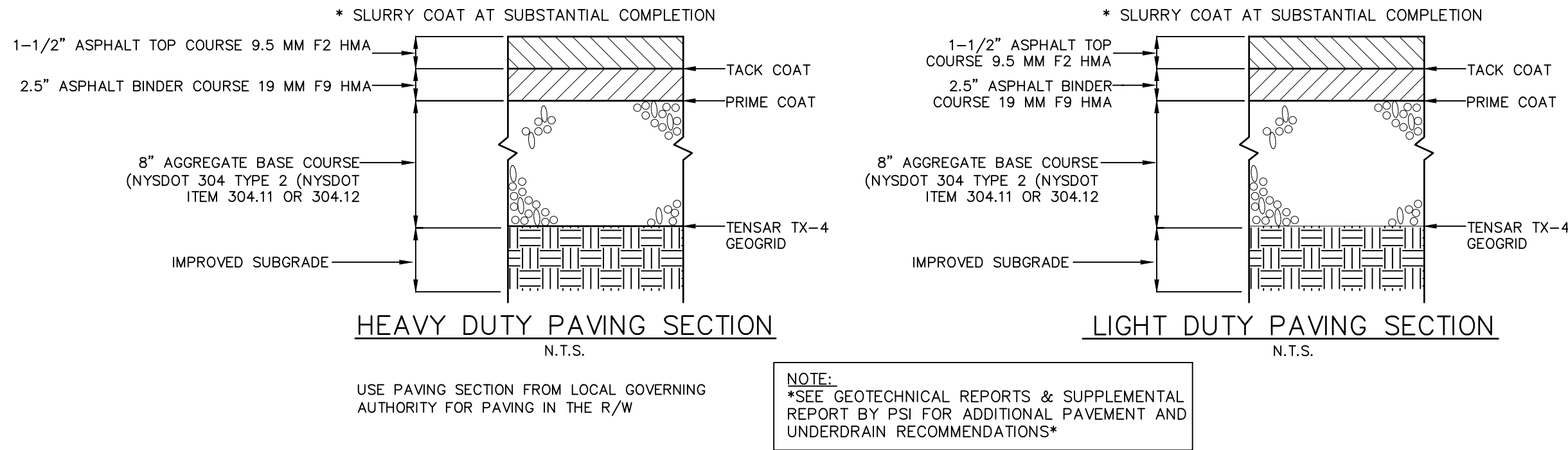
TYPICAL ON-SITE METAL SIGN POSTS

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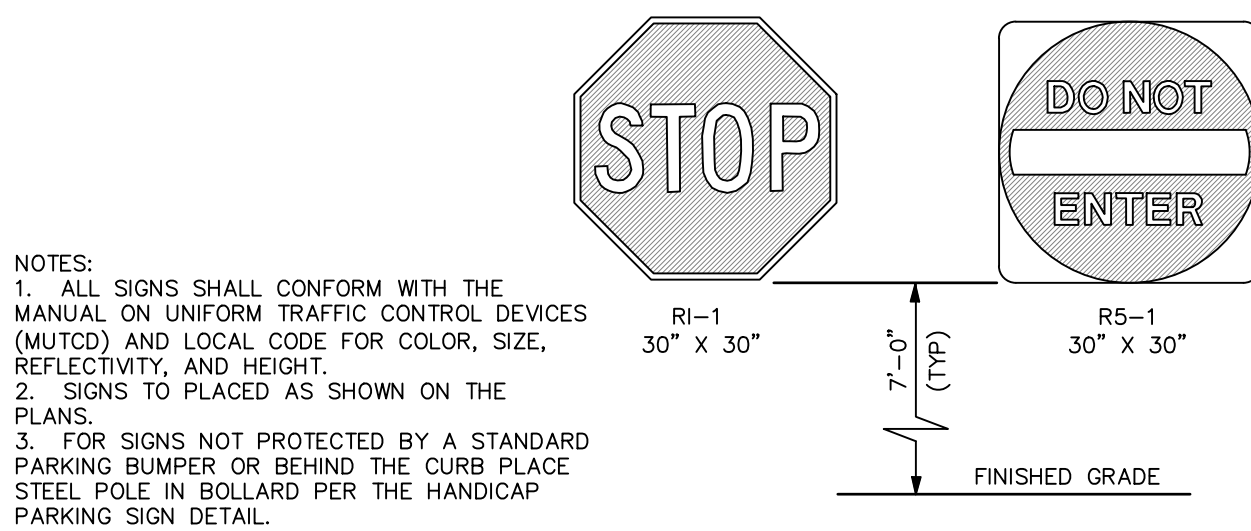
SITE POST/ BOLLARD DETAIL

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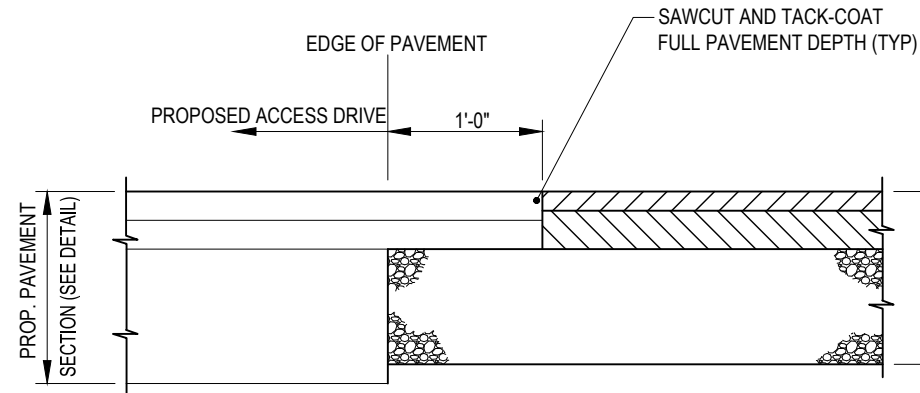
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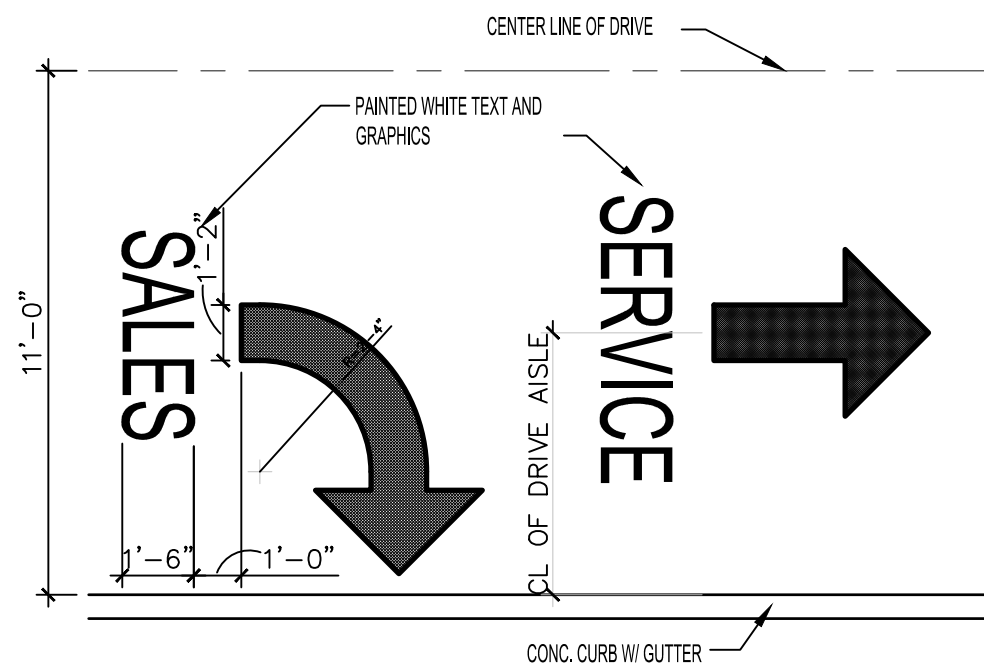
TYPICAL SIGN DETAILS

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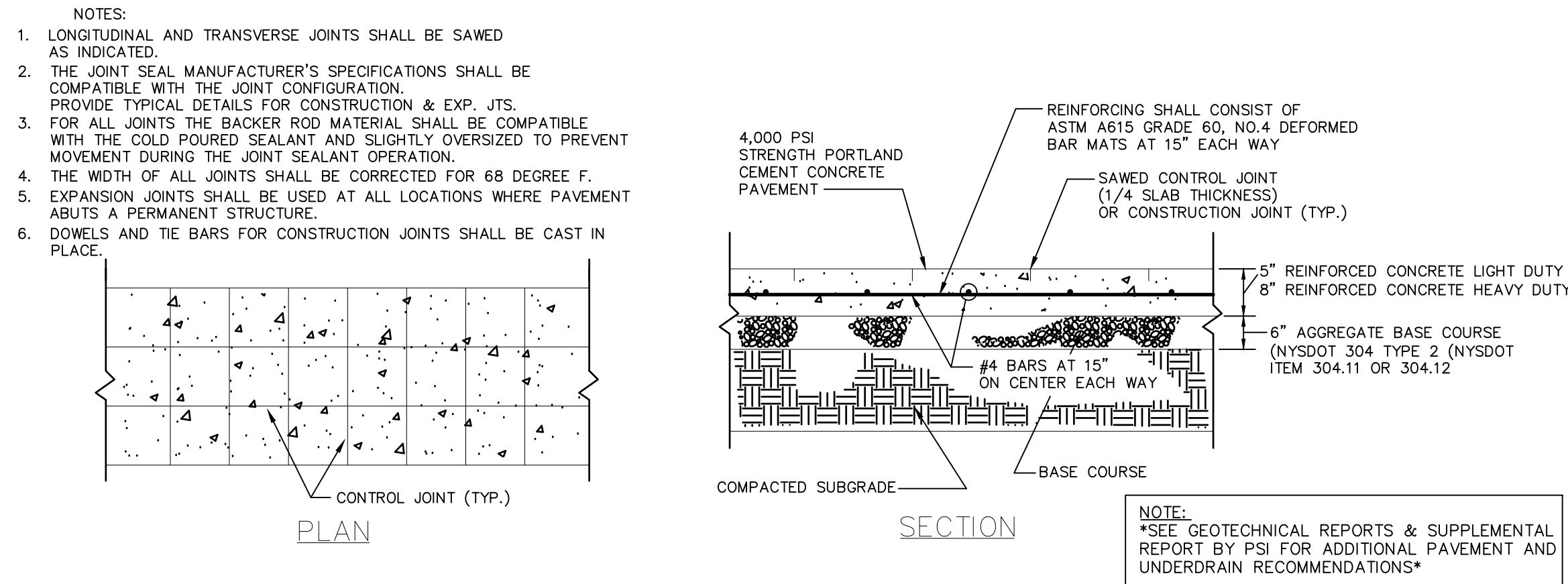
TYPICAL PAVEMENT TIE IN DETAIL

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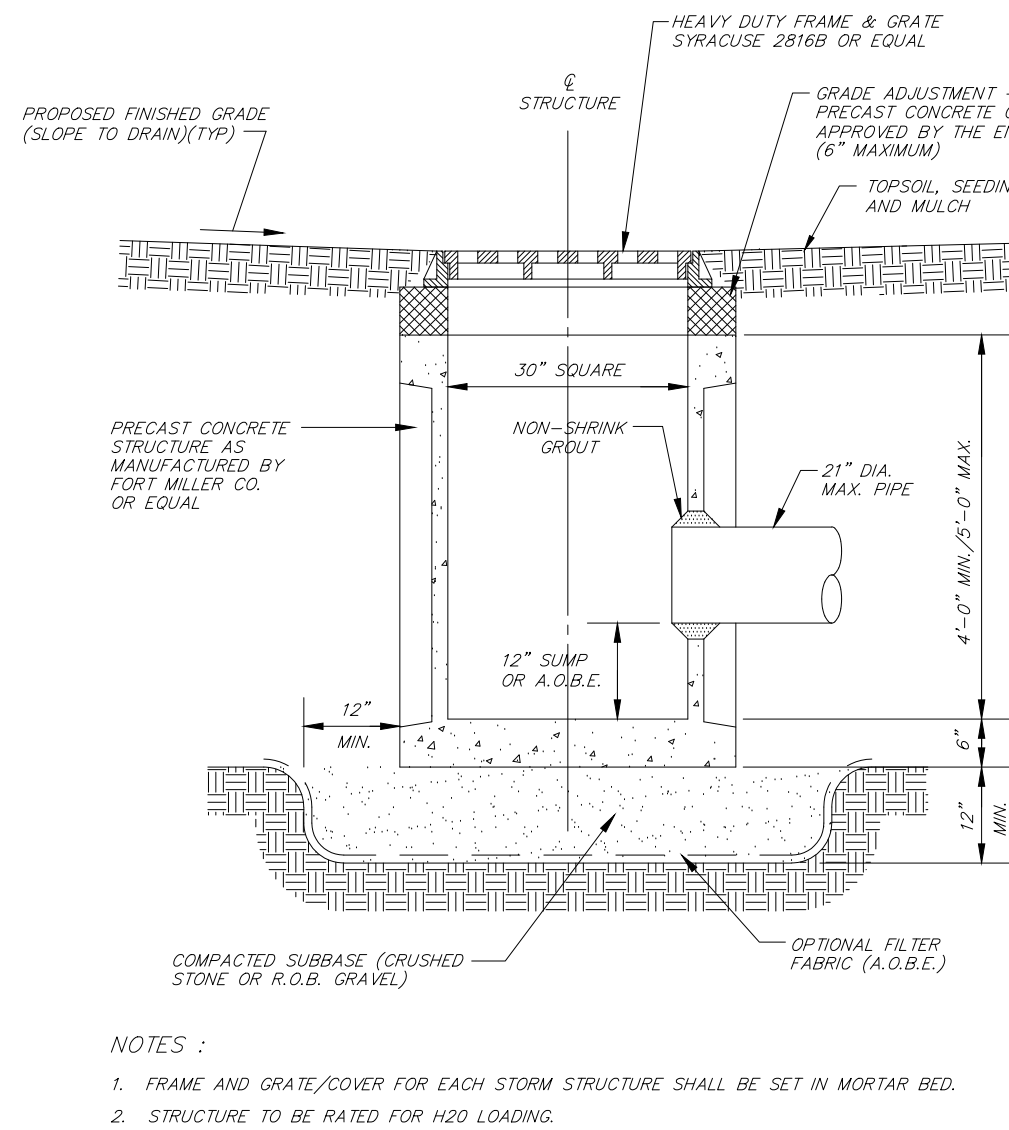
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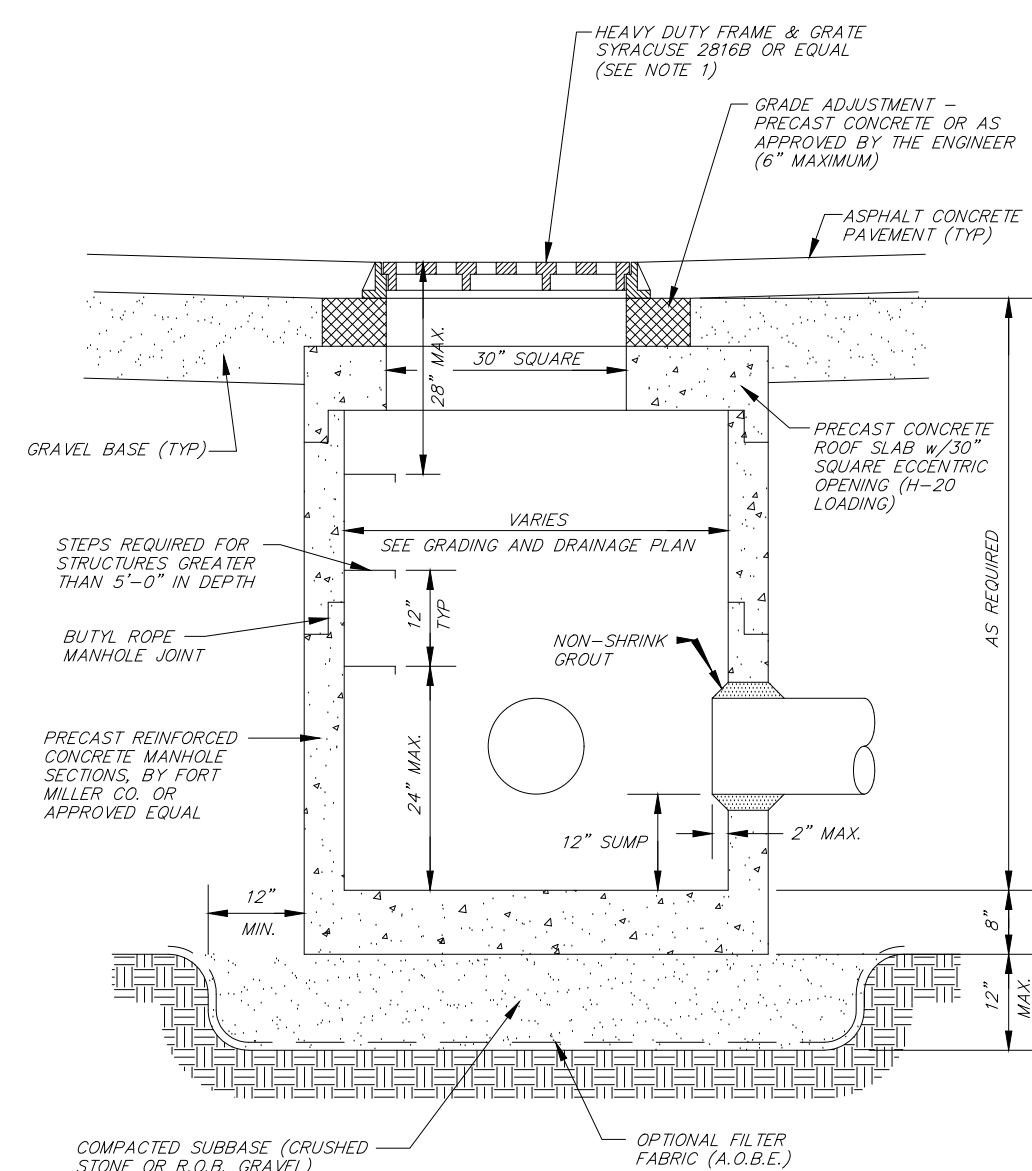
CONCRETE PAVEMENT DETAIL

N.T.S.



PRECAST CONCRETE CATCH BASIN DETAIL

N.T.S.



PRECAST CONCRETE STORM MANHOLE DETAIL

N.T.S.

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DATE: 09/01/2021
CAD ID: B210118SS00

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PROPOSED DEVELOPMENT
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1105-1115 ROUTE 9
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DUTCHESS COUNTY,
NEW YORK

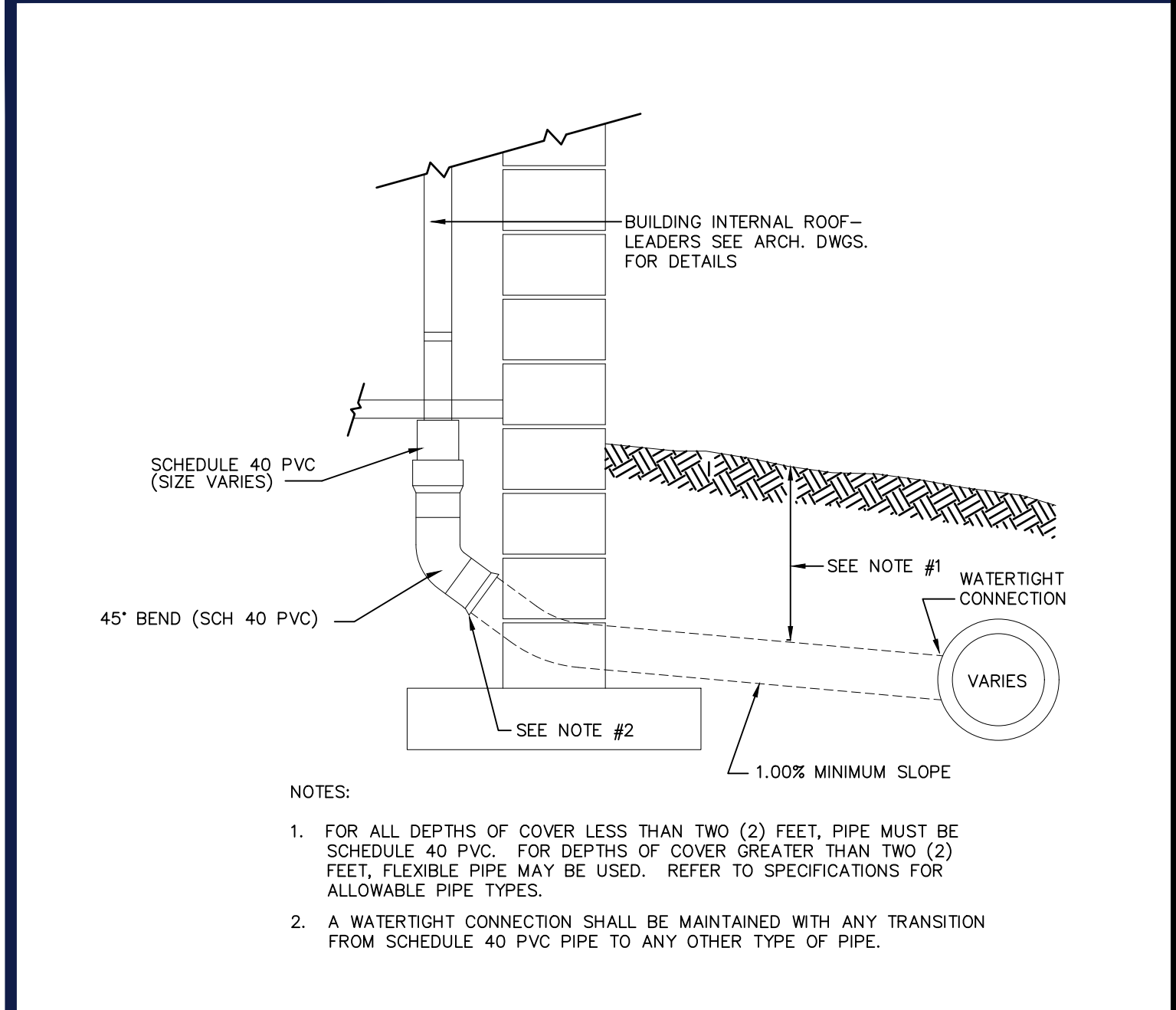
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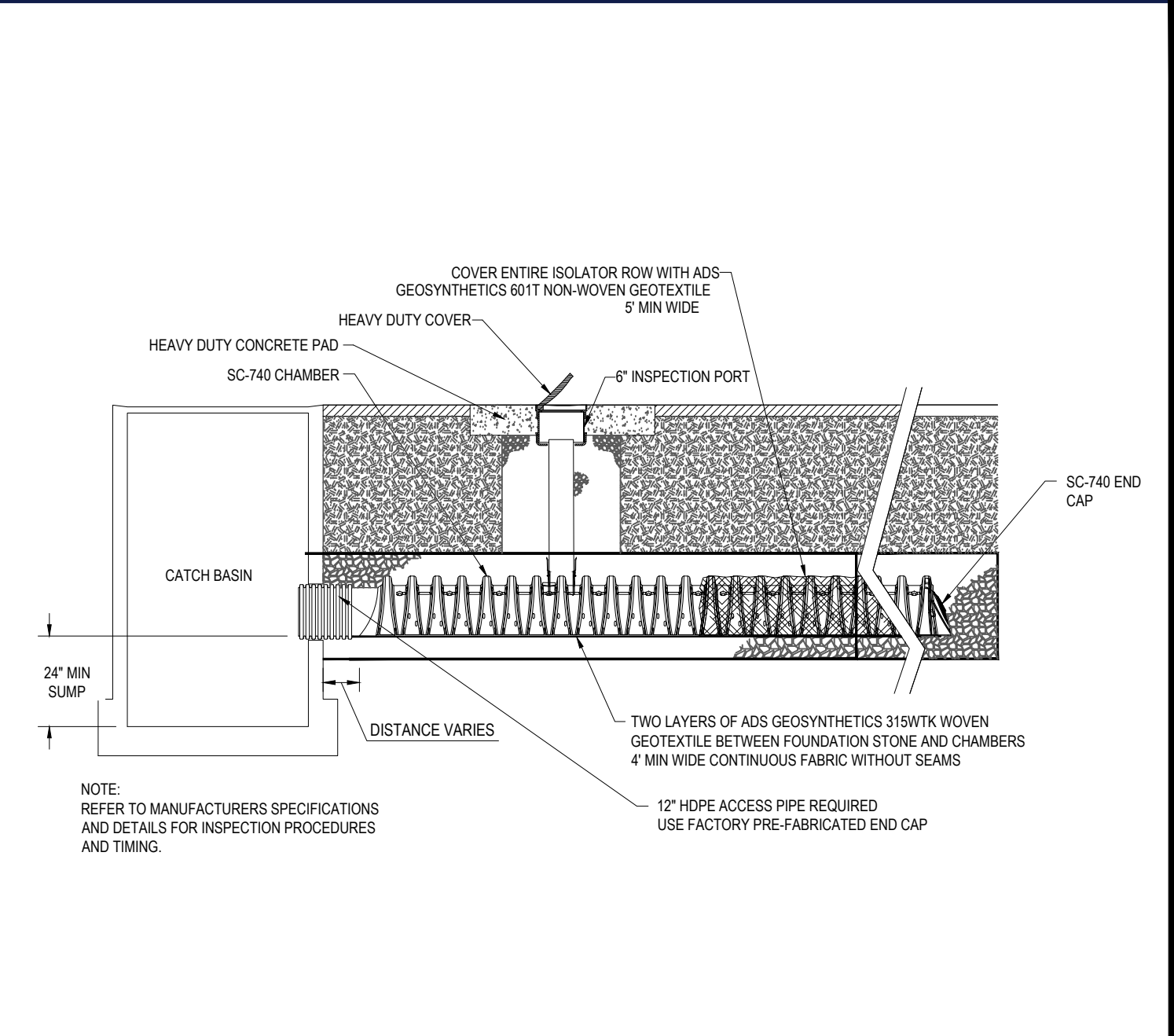
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C-902

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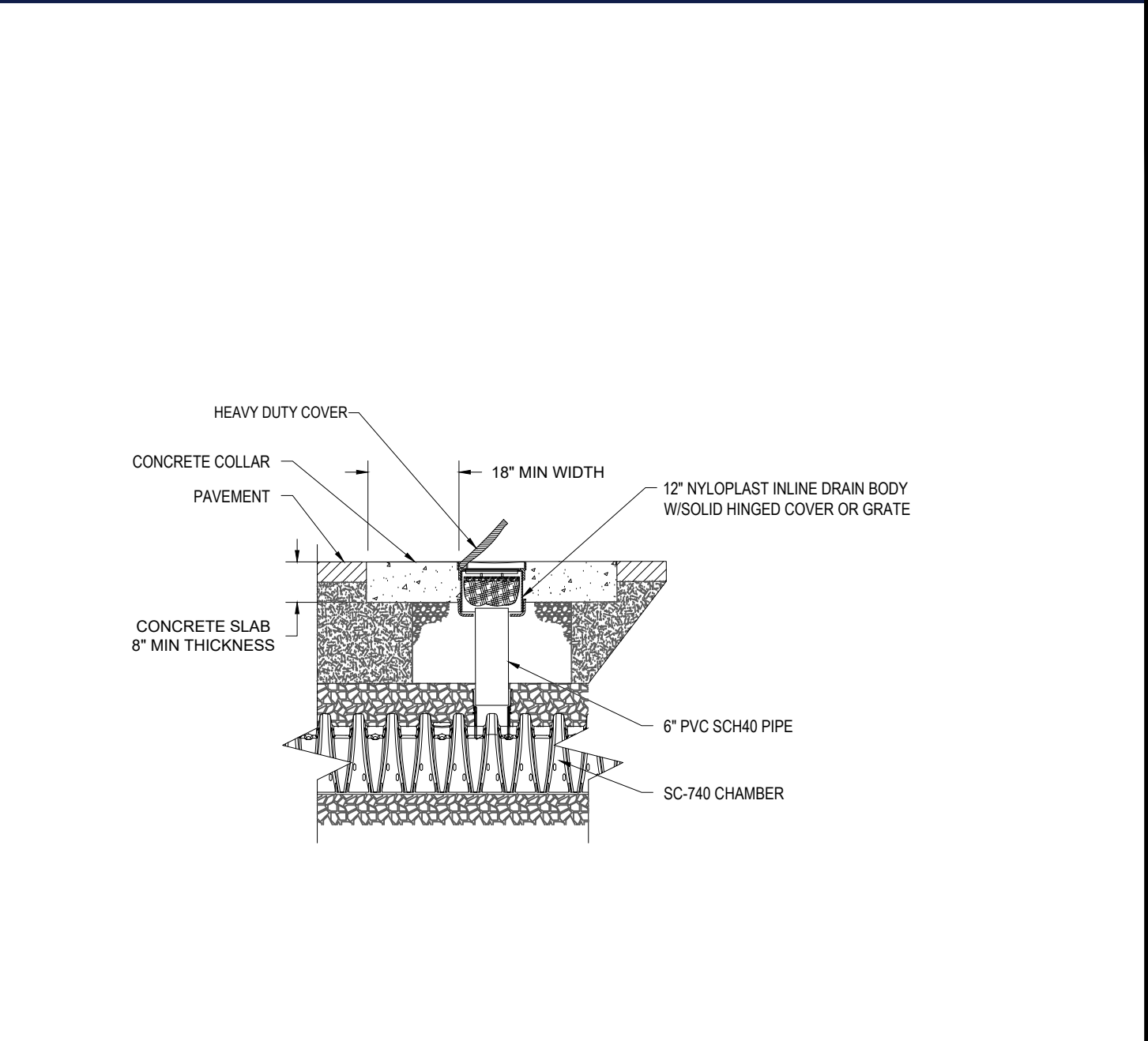
INTERNAL ROOF-LEADER COLLECTOR DETAIL

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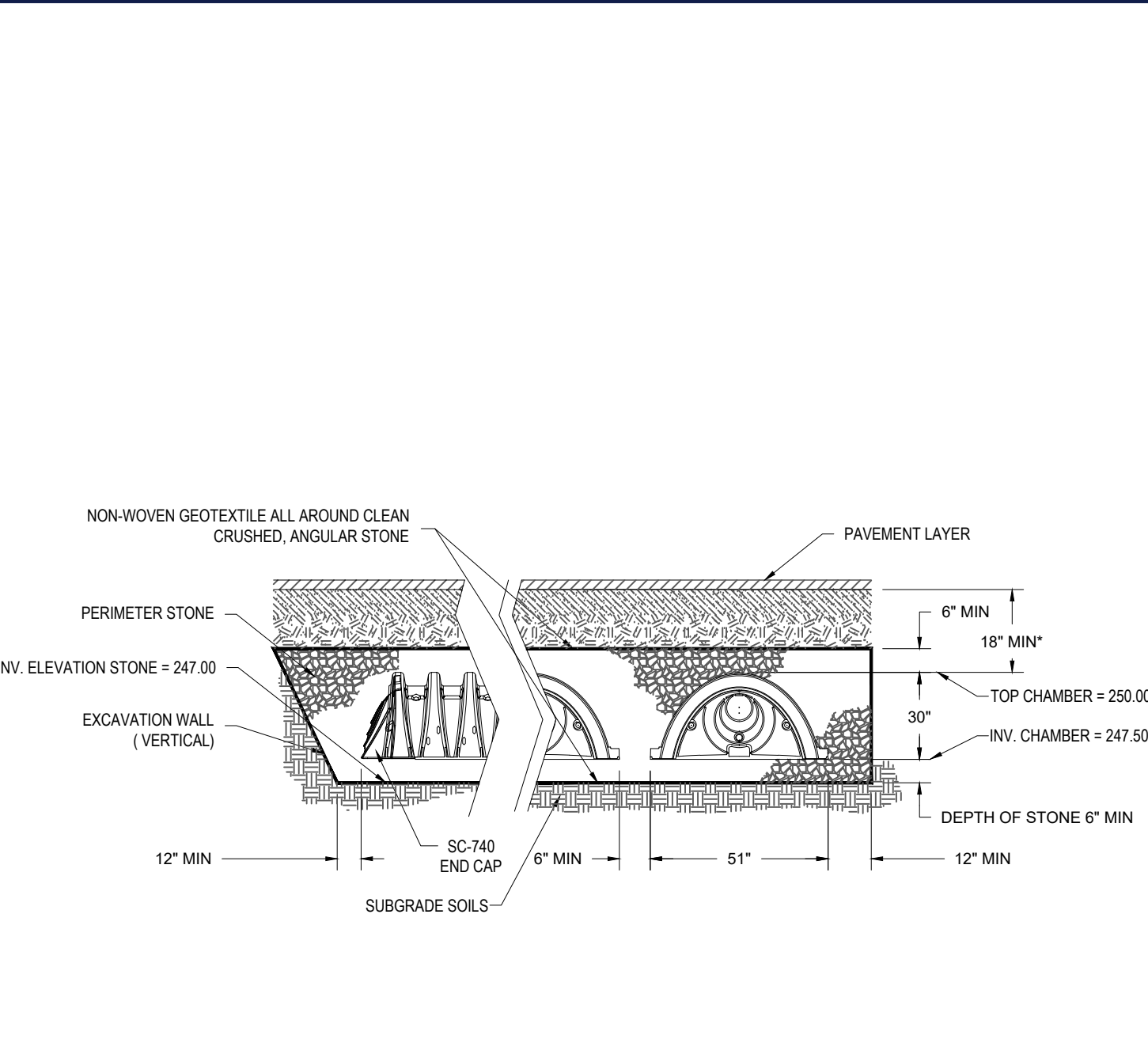
SC- 740 ISOLATOR ROW DETAIL

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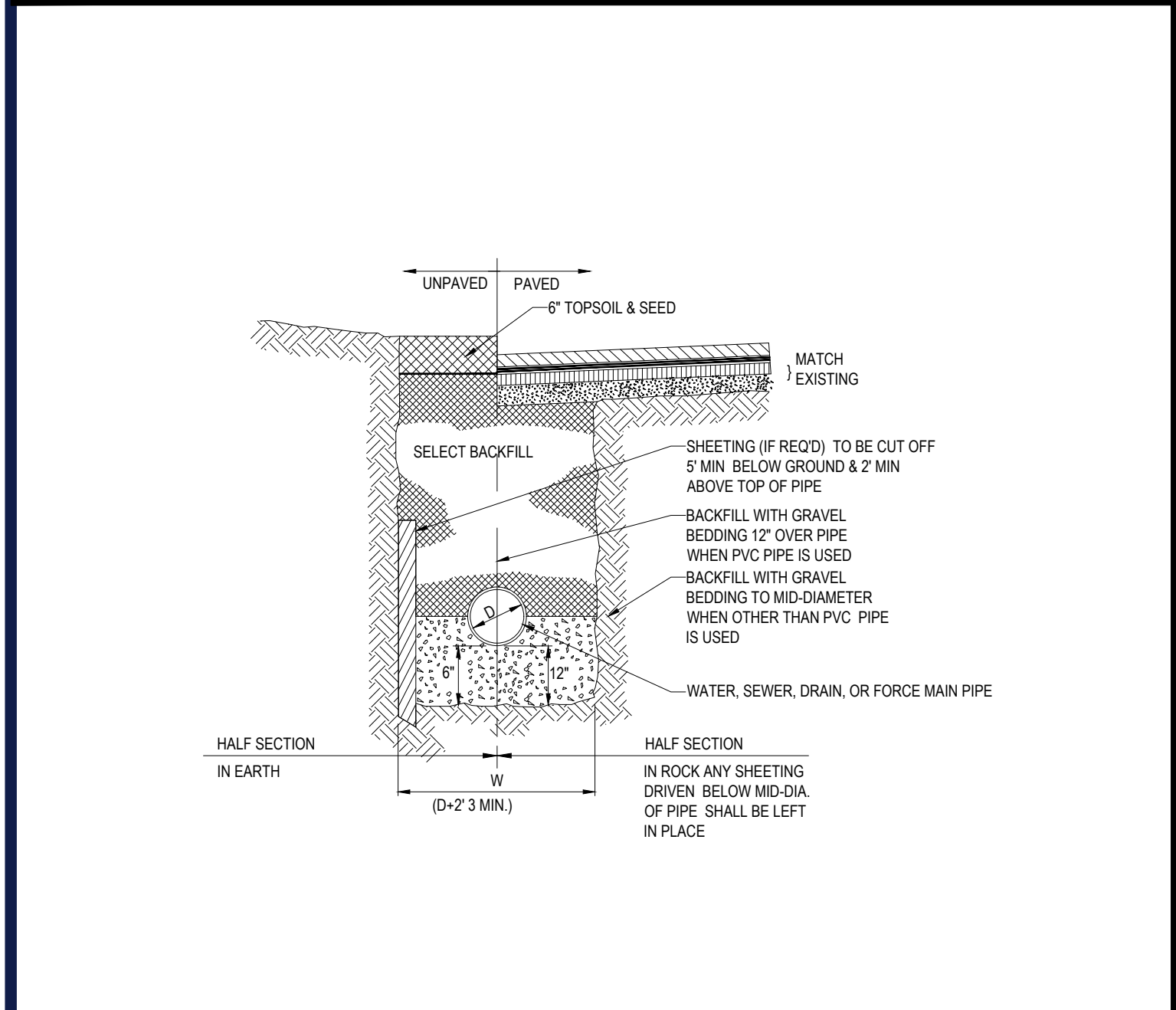
SC-740 6" INSPECTION PORT DETAIL

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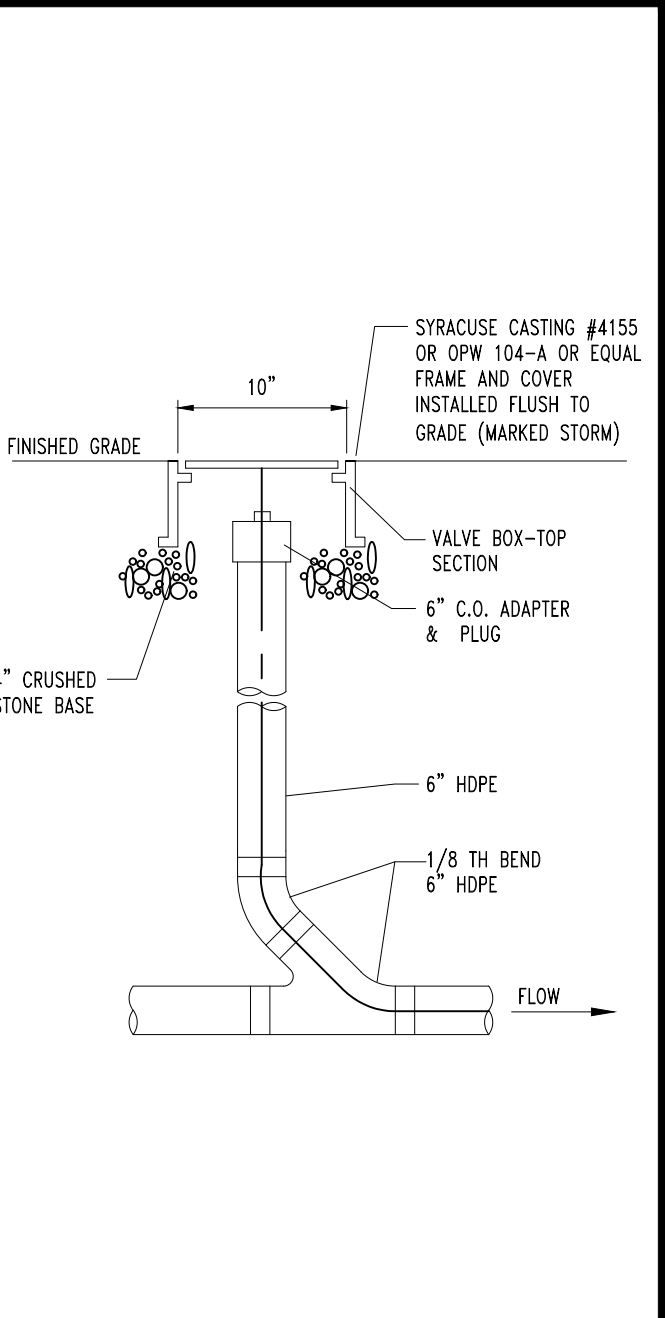
STORMTECH SC-740 CHAMBER SYSTEM #1

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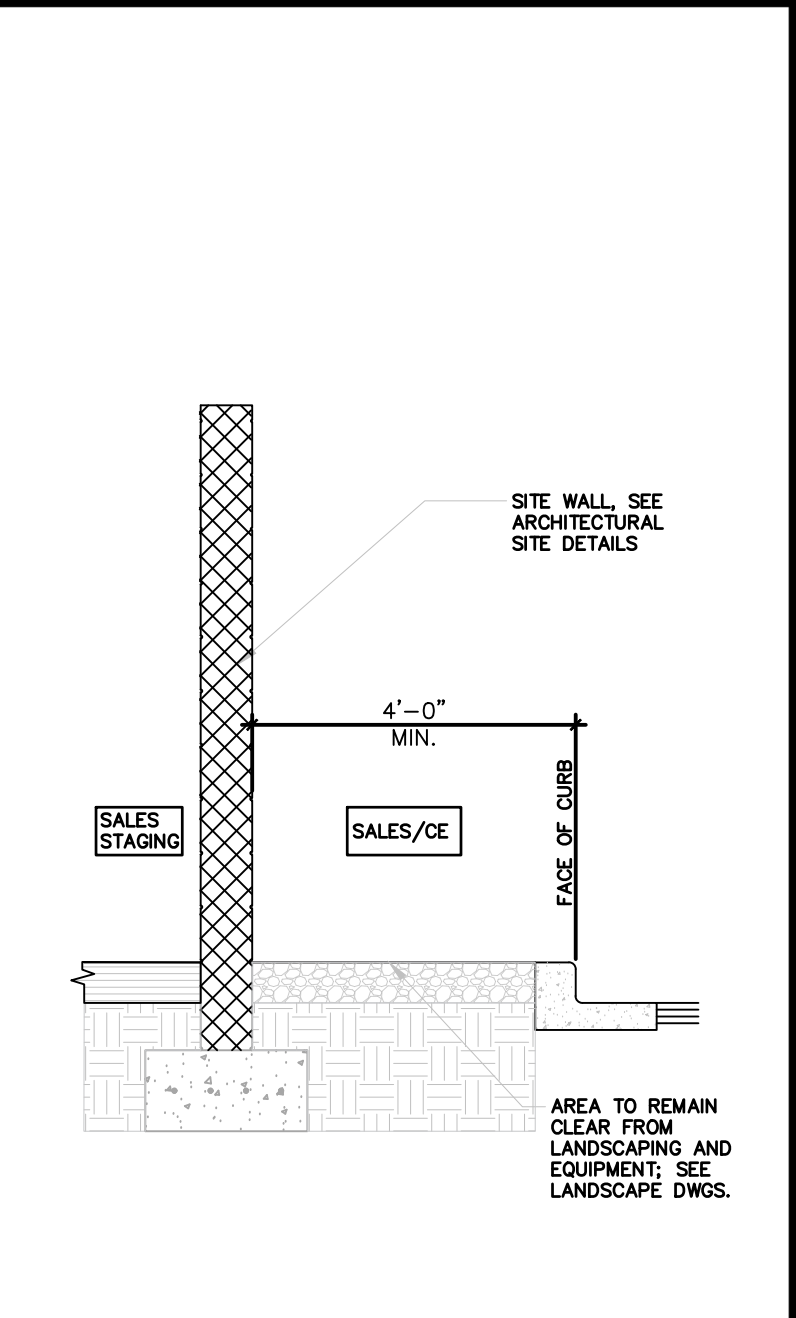
TYPICAL UTILITY TRENCH

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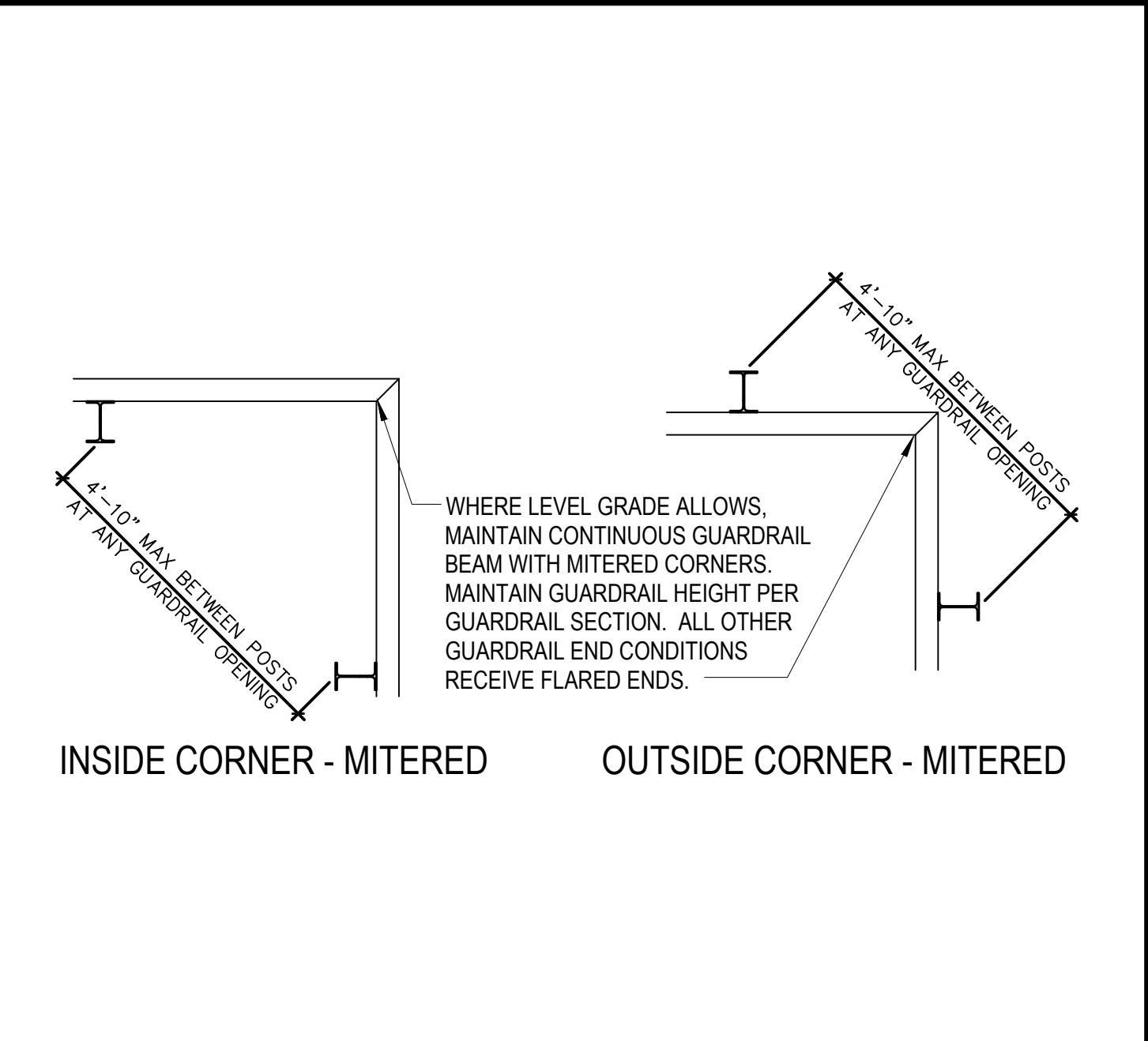
STORM LINE CLEANOUT

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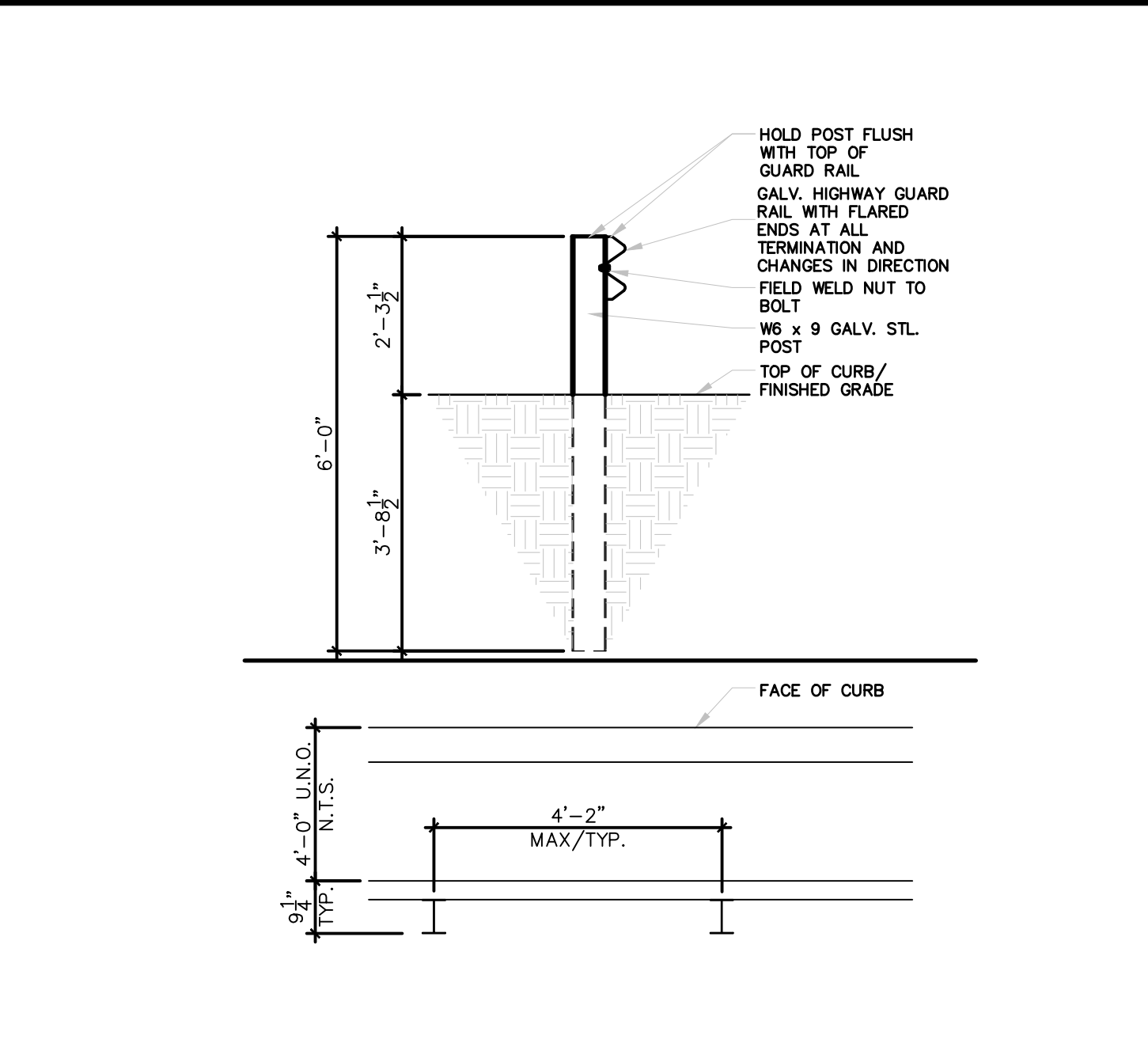
SALES STAGING WALL SECTION

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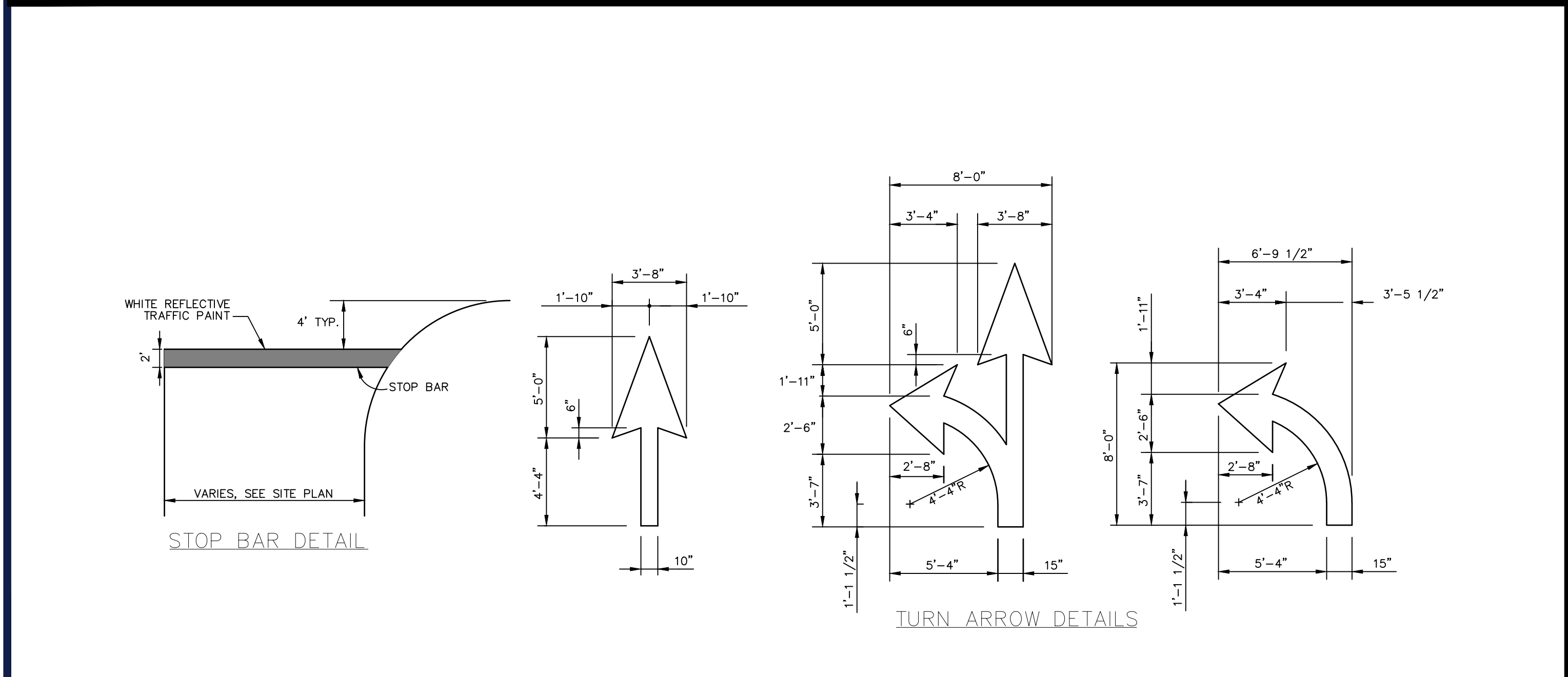
GUIDE RAIL CORNER DETAIL

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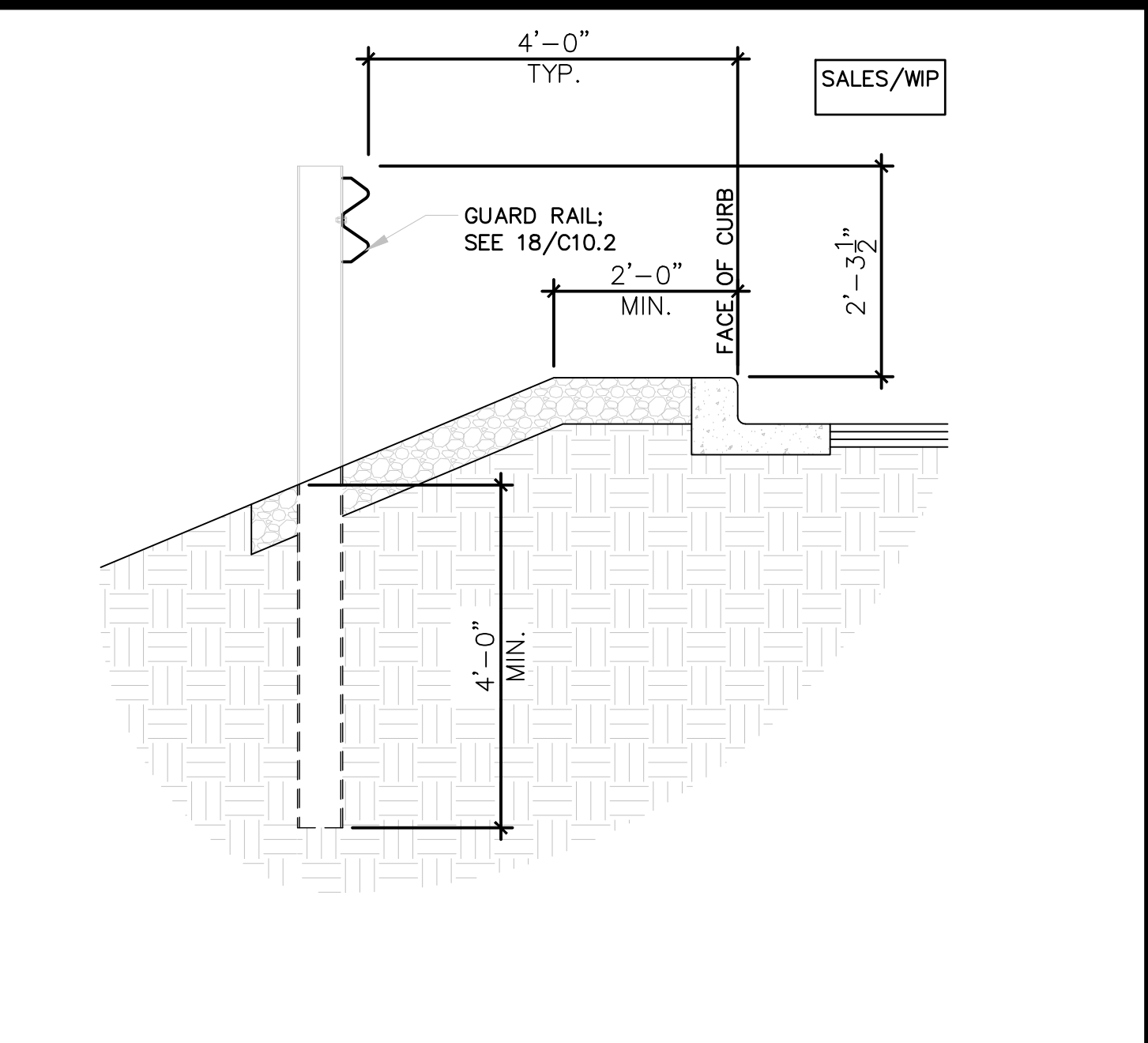
GUIDE RAIL DETAIL

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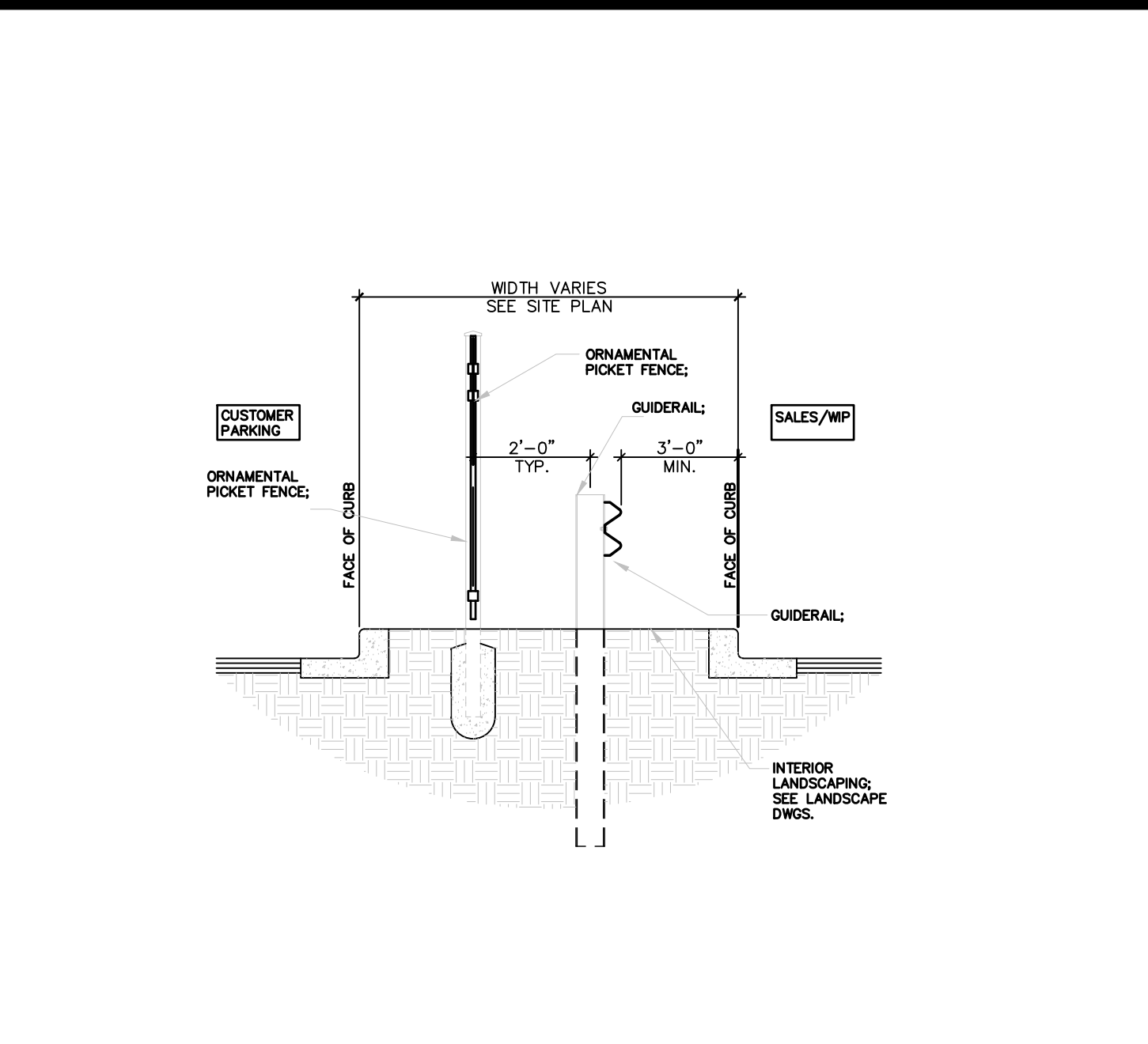
TYPICAL PAVEMENT MARKINGS

N.T.S.



SECTION-GUARD RAIL

N.T.S.



GUIDE RAIL/ FENCE DETAIL

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DATE: 09/01/2021

CAD ID: B210118SS00

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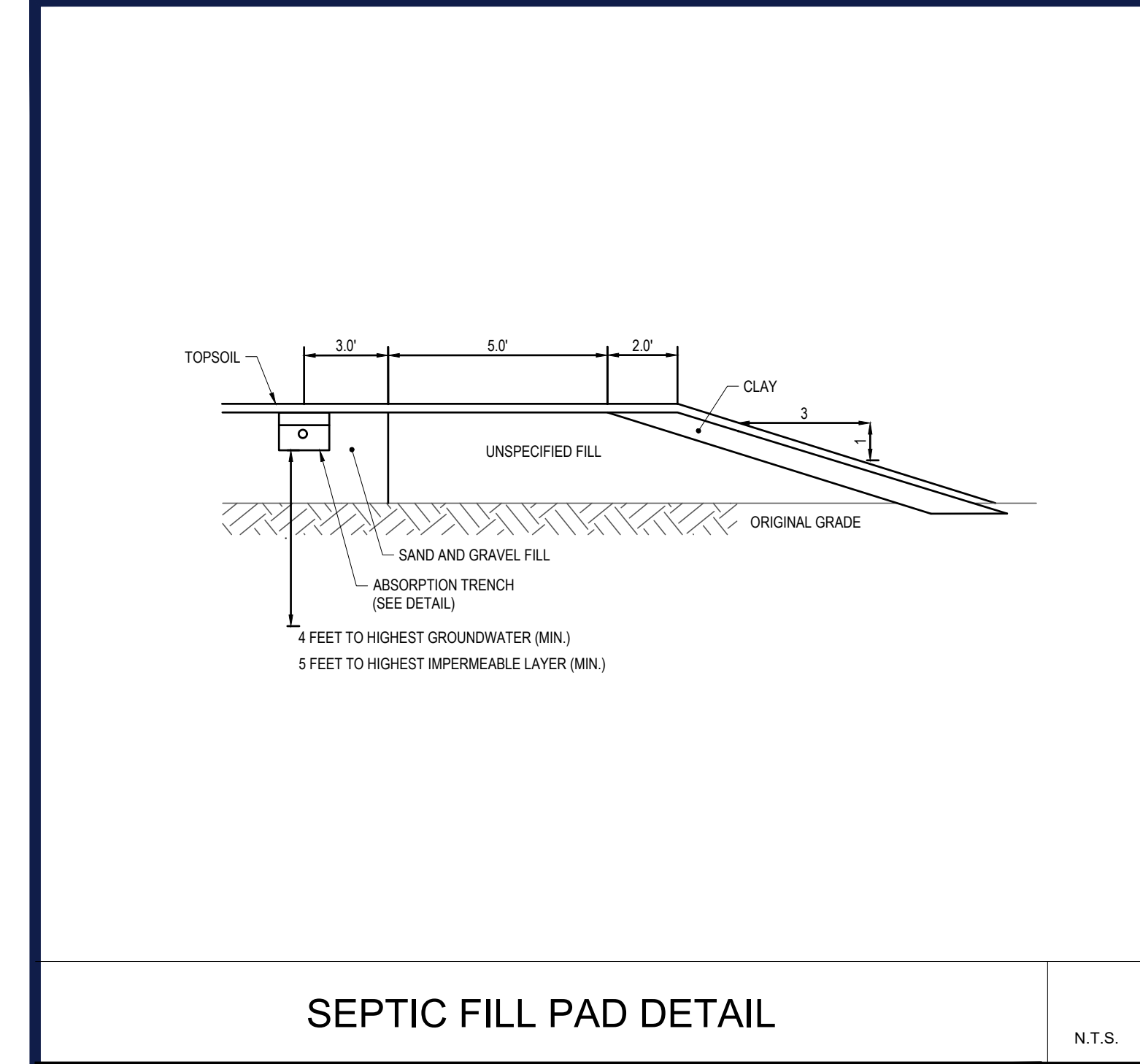
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DETAIL SHEET

SHEET NUMBER:

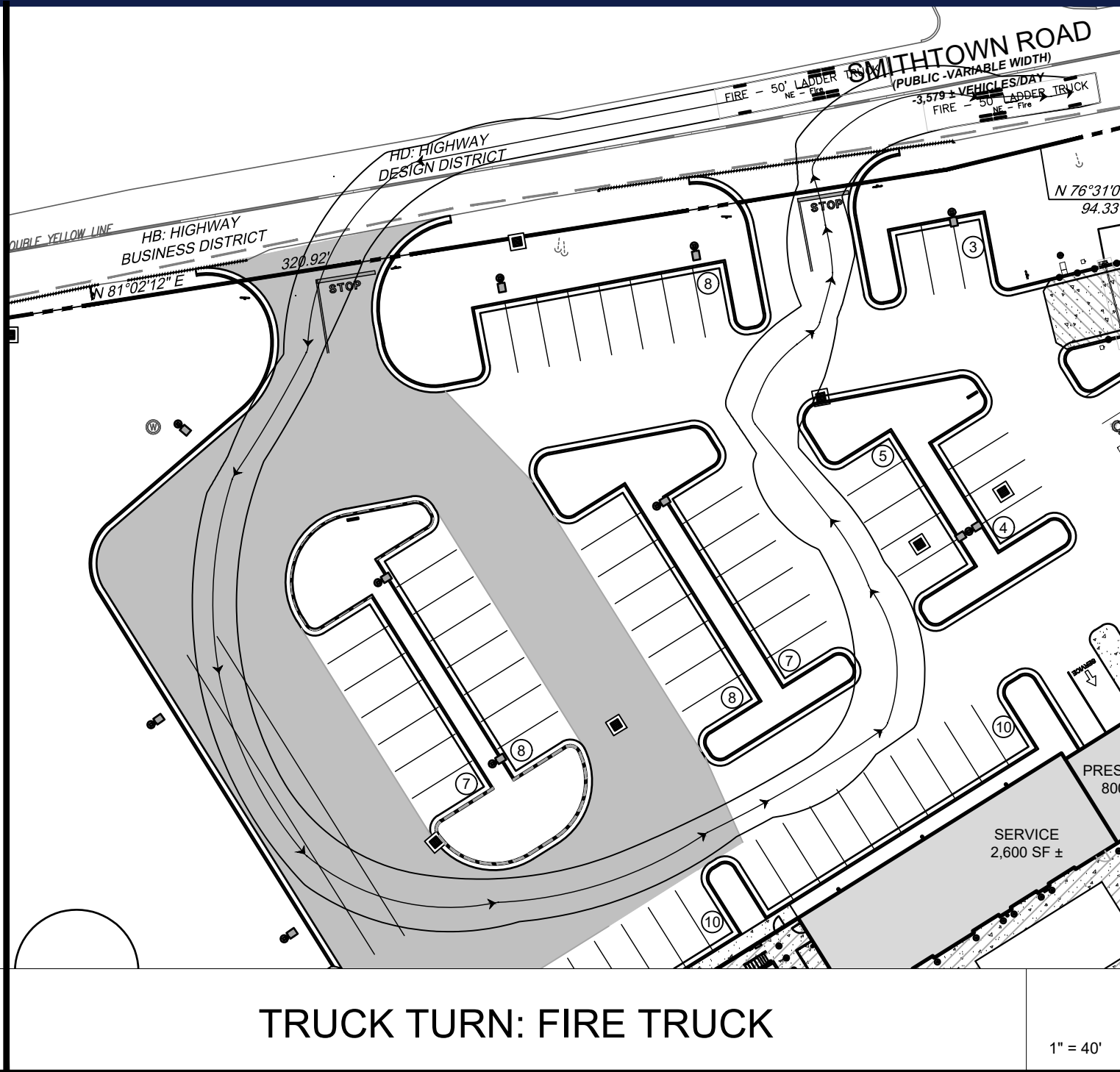
C-903

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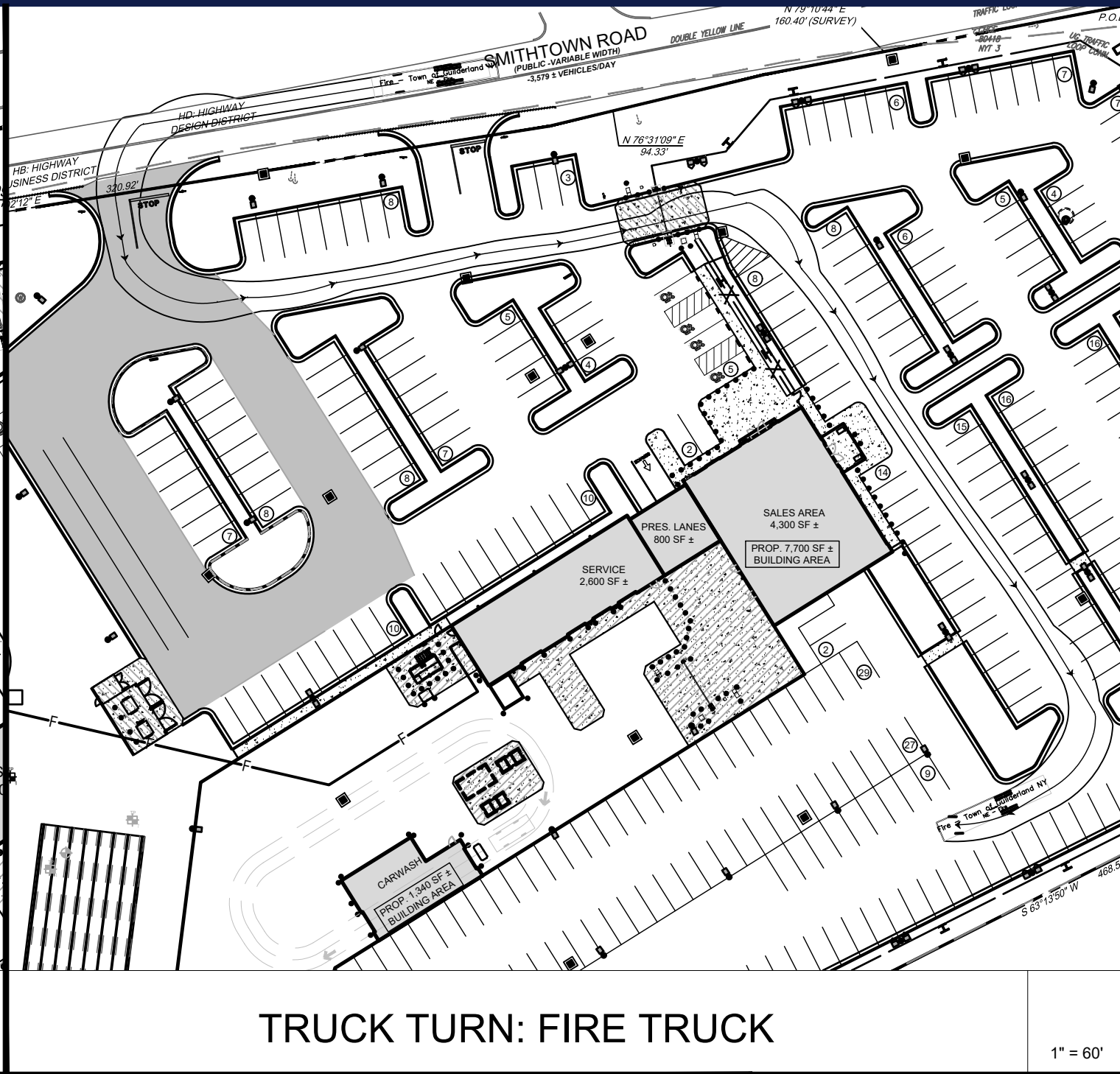
SEPTIC FILL PAD DETAIL

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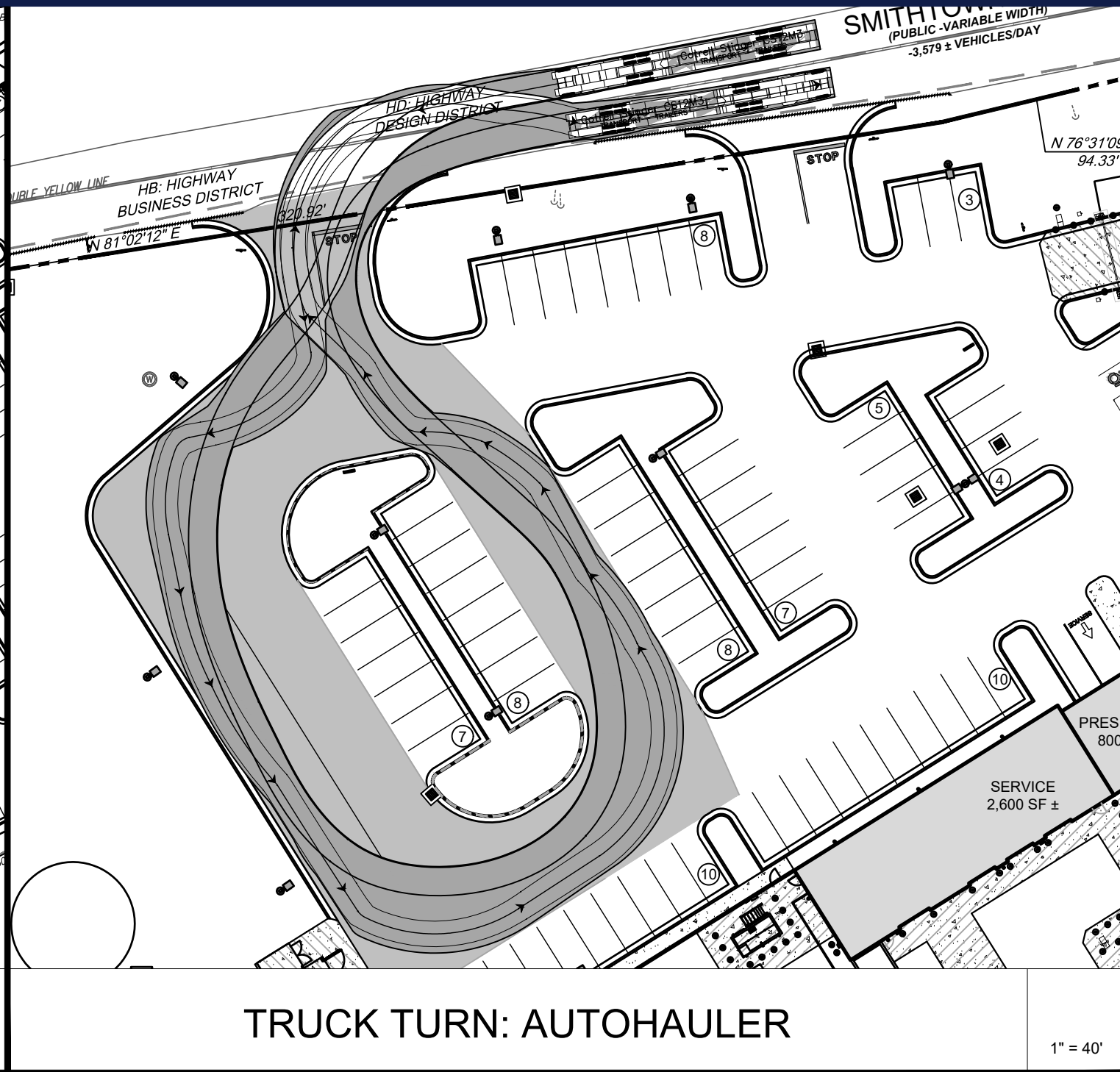
TRUCK TURN: FIRE TRUCK

1" = 40'



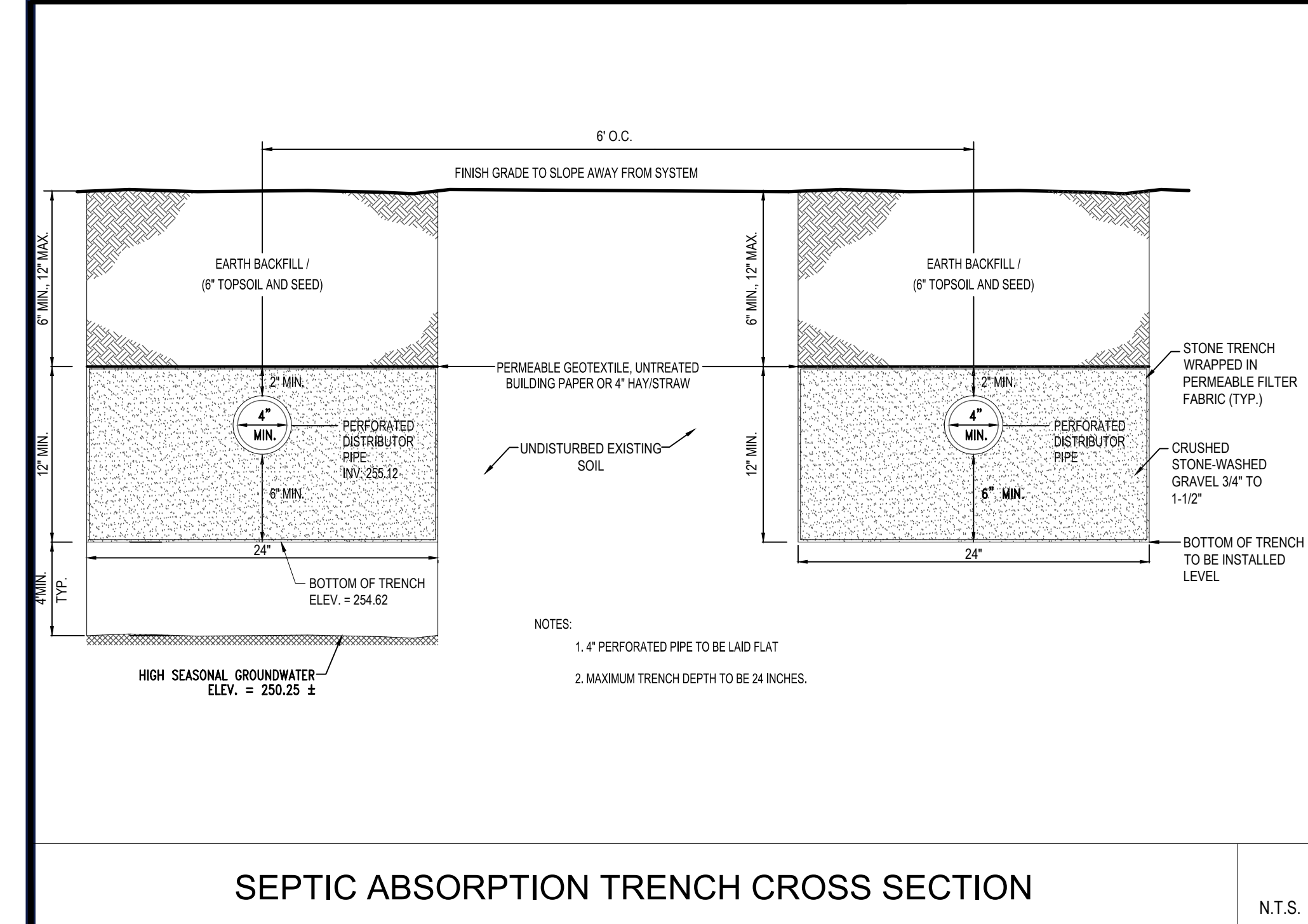
TRUCK TURN: FIRE TRUCK

1" = 40'



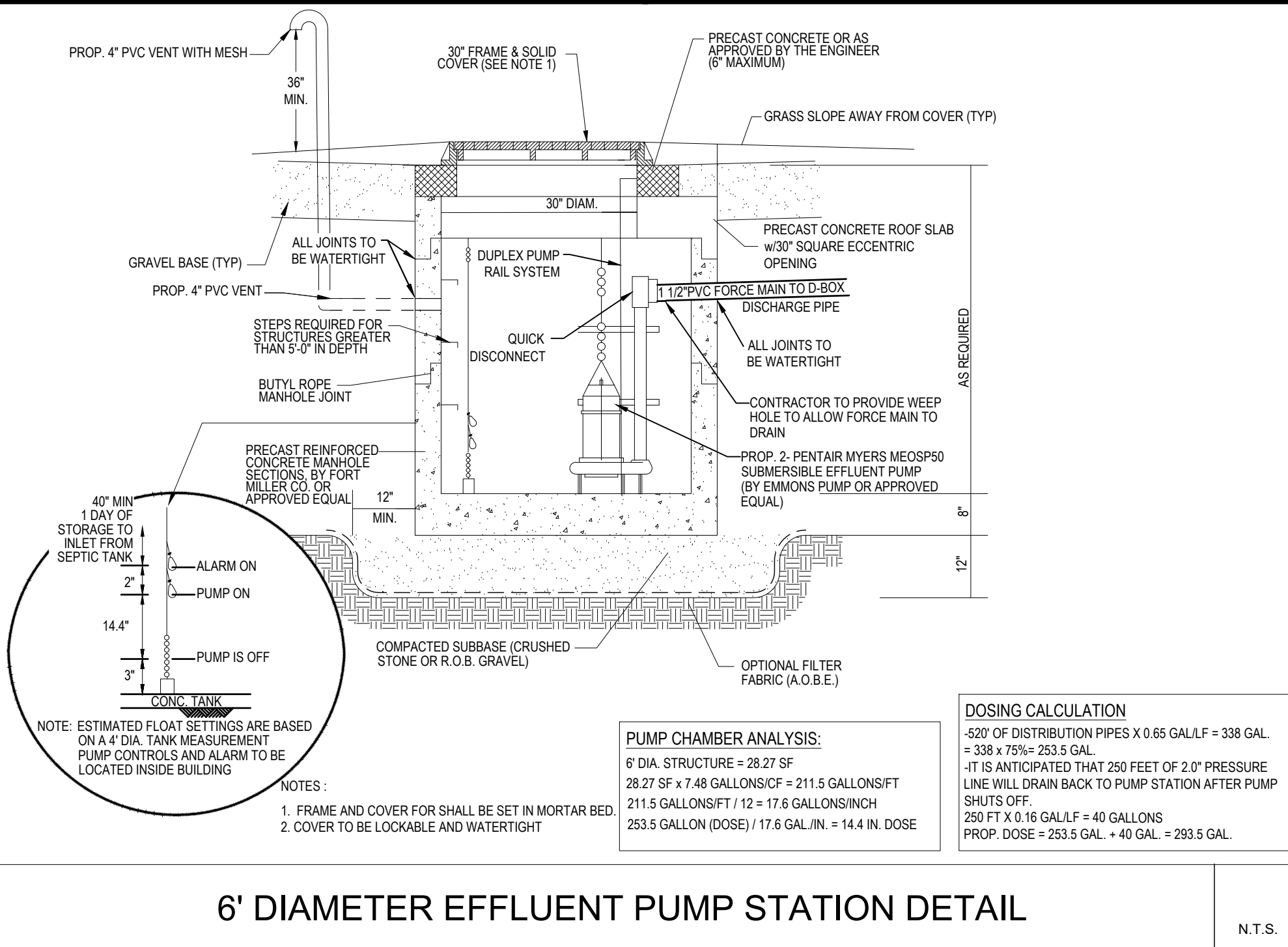
TRUCK TURN: AUTOHAULER

1" = 40'



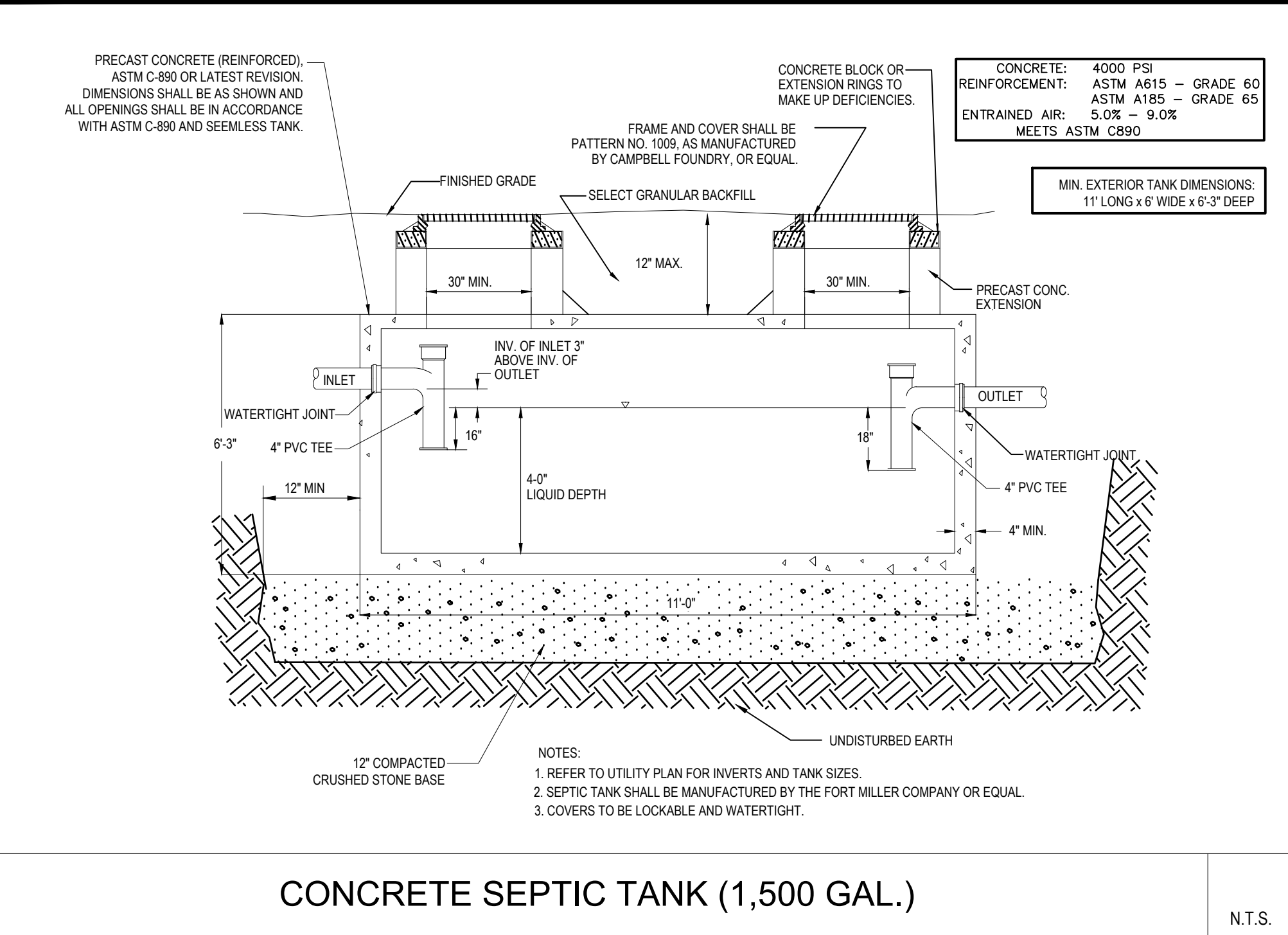
SEPTIC ABSORPTION TRENCH CROSS SECTION

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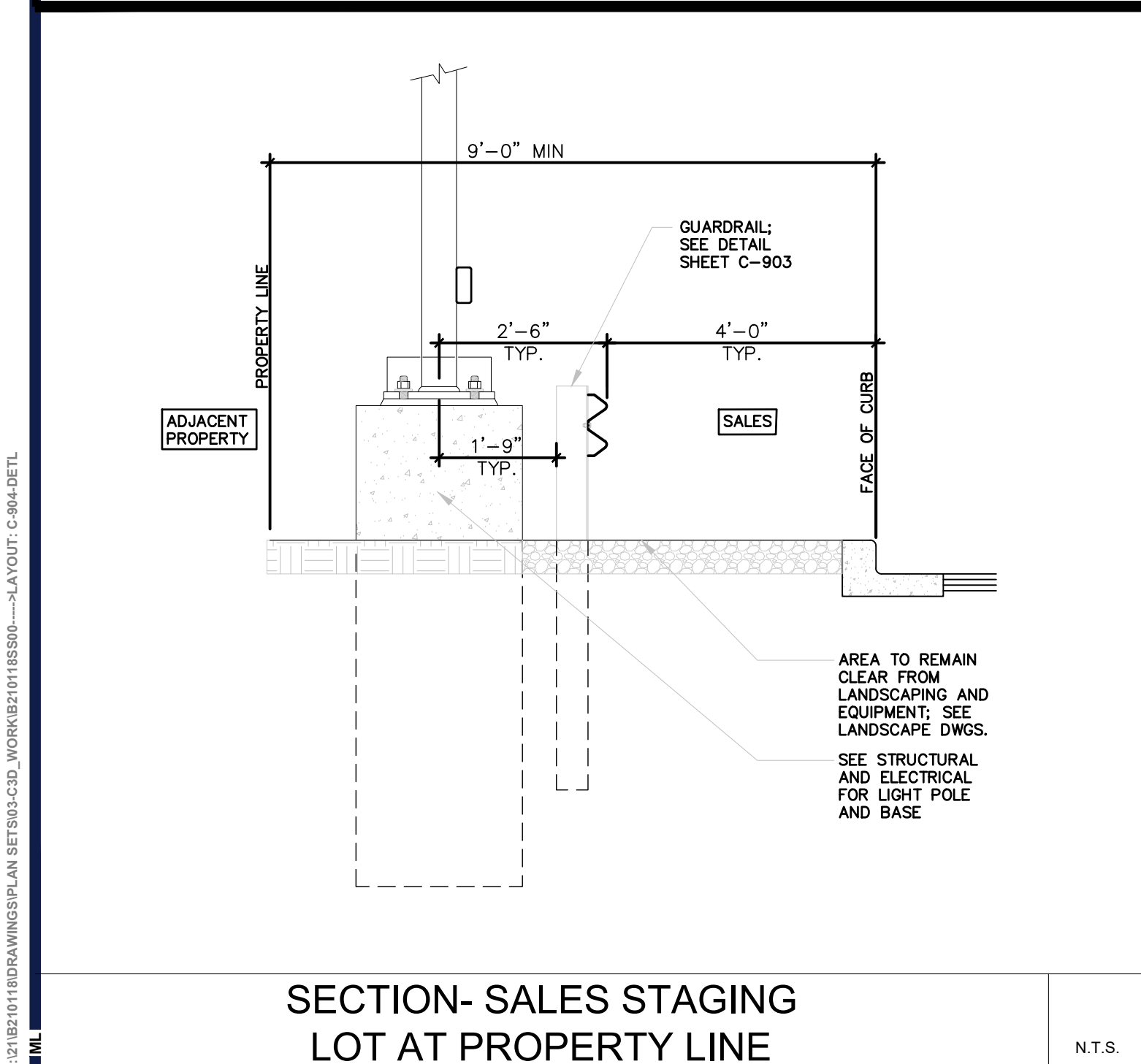
6' DIAMETER EFFLUENT PUMP STATION DETAIL

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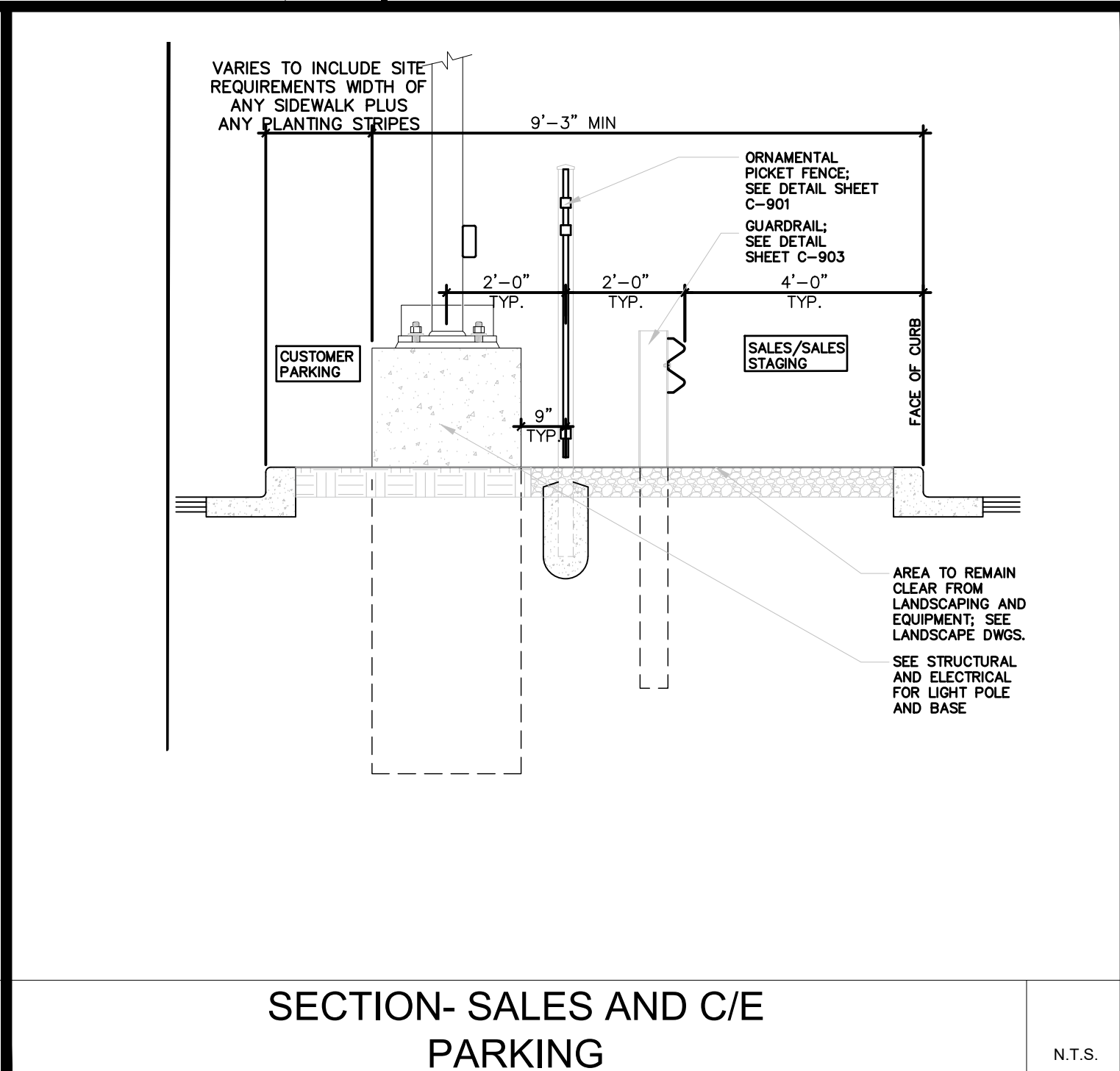
CONCRETE SEPTIC TANK (1,500 GAL.)

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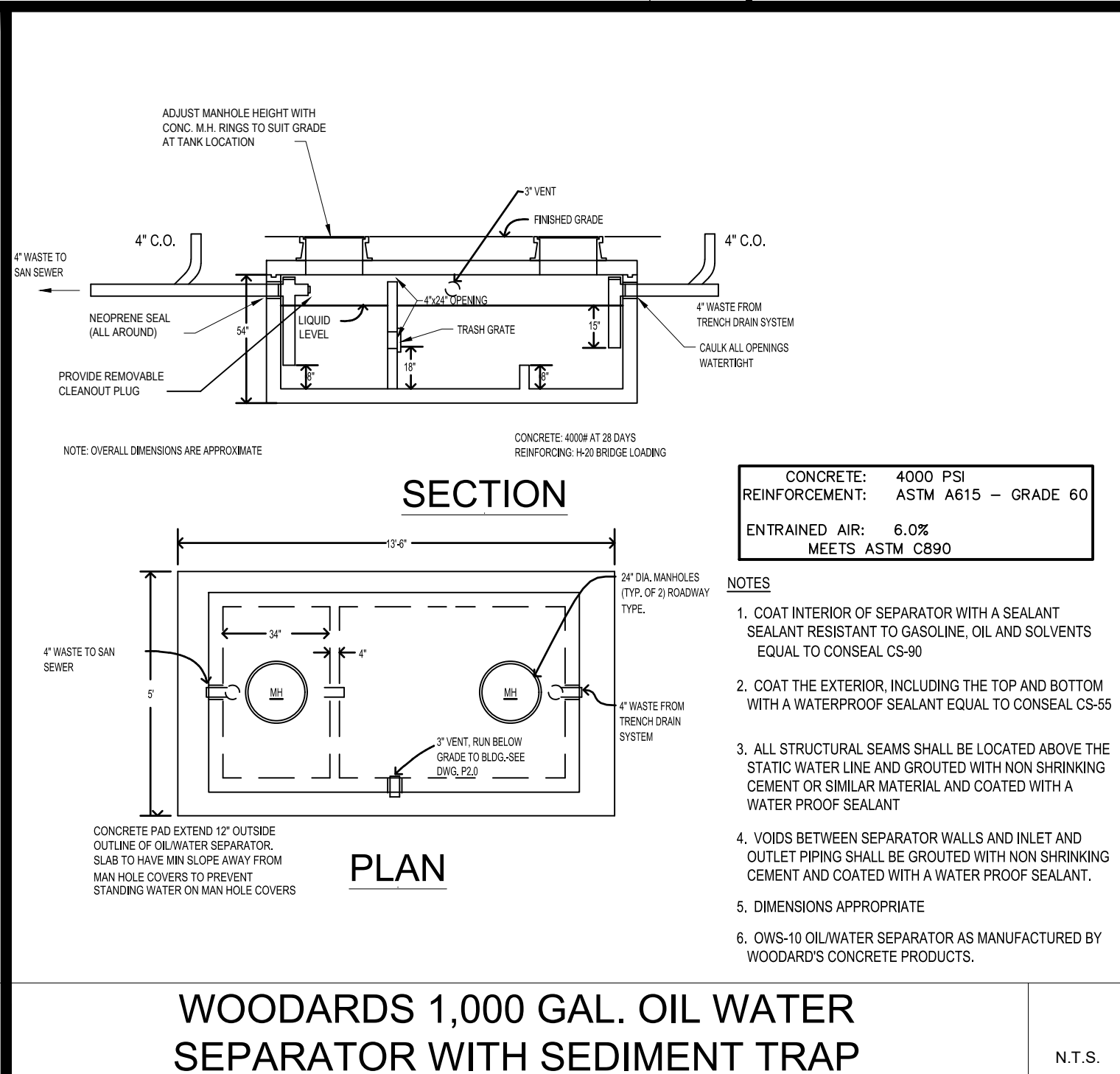
SECTION- SALES STAGING
LOT AT PROPERTY LINE

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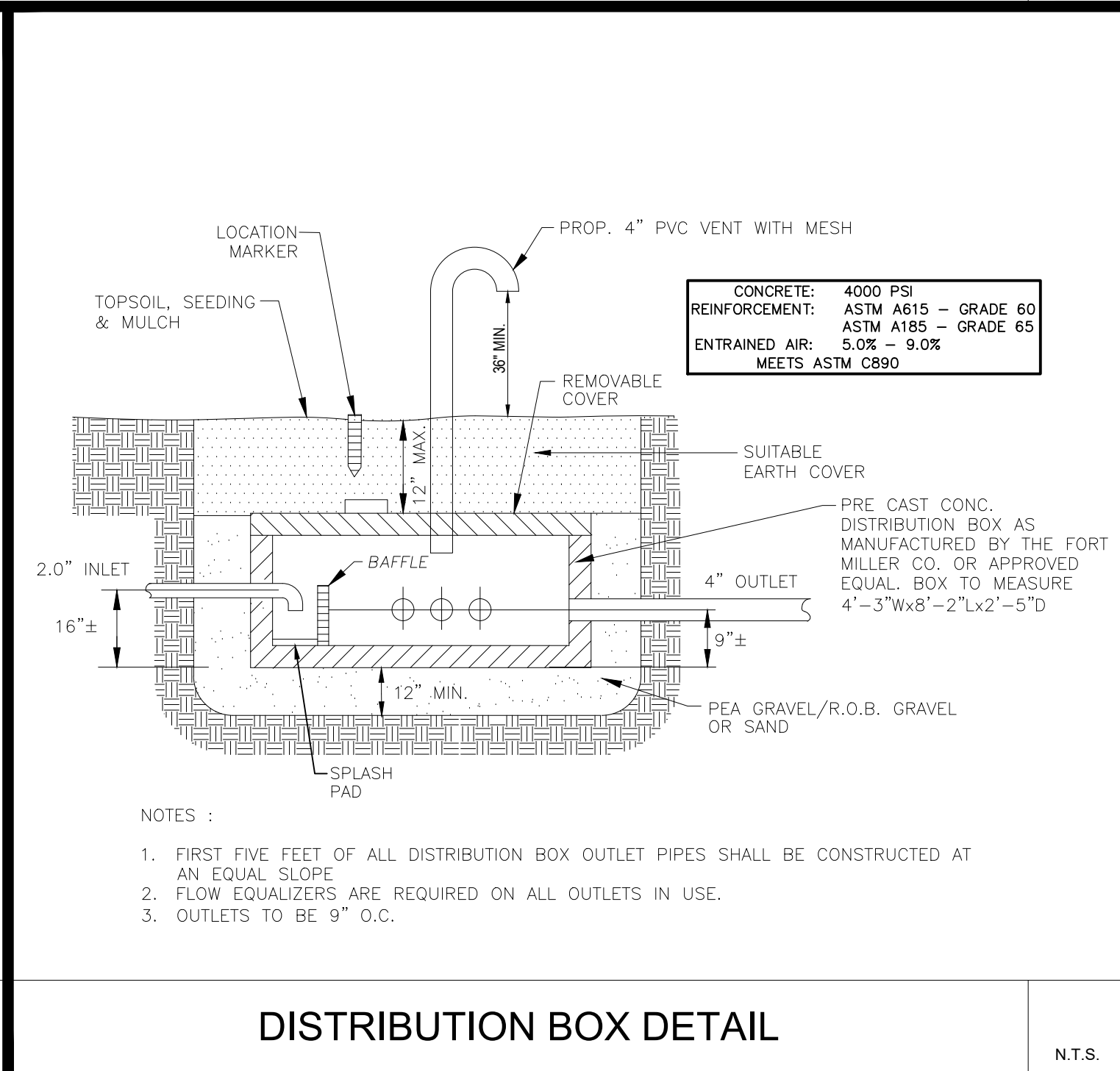
SECTION- SALES AND C/E
PARKING

N.T.S.



WOODARDS 1,000 GAL. OIL WATER
SEPARATOR WITH SEDIMENT TRAP

N.T.S.



DISTRIBUTION BOX DETAIL

N.T.S.

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