

PROPOSED SITE PLAN DOCUMENTS

FOR
CARMAX AUTO SUPERSTORES, INC.
PROPOSED

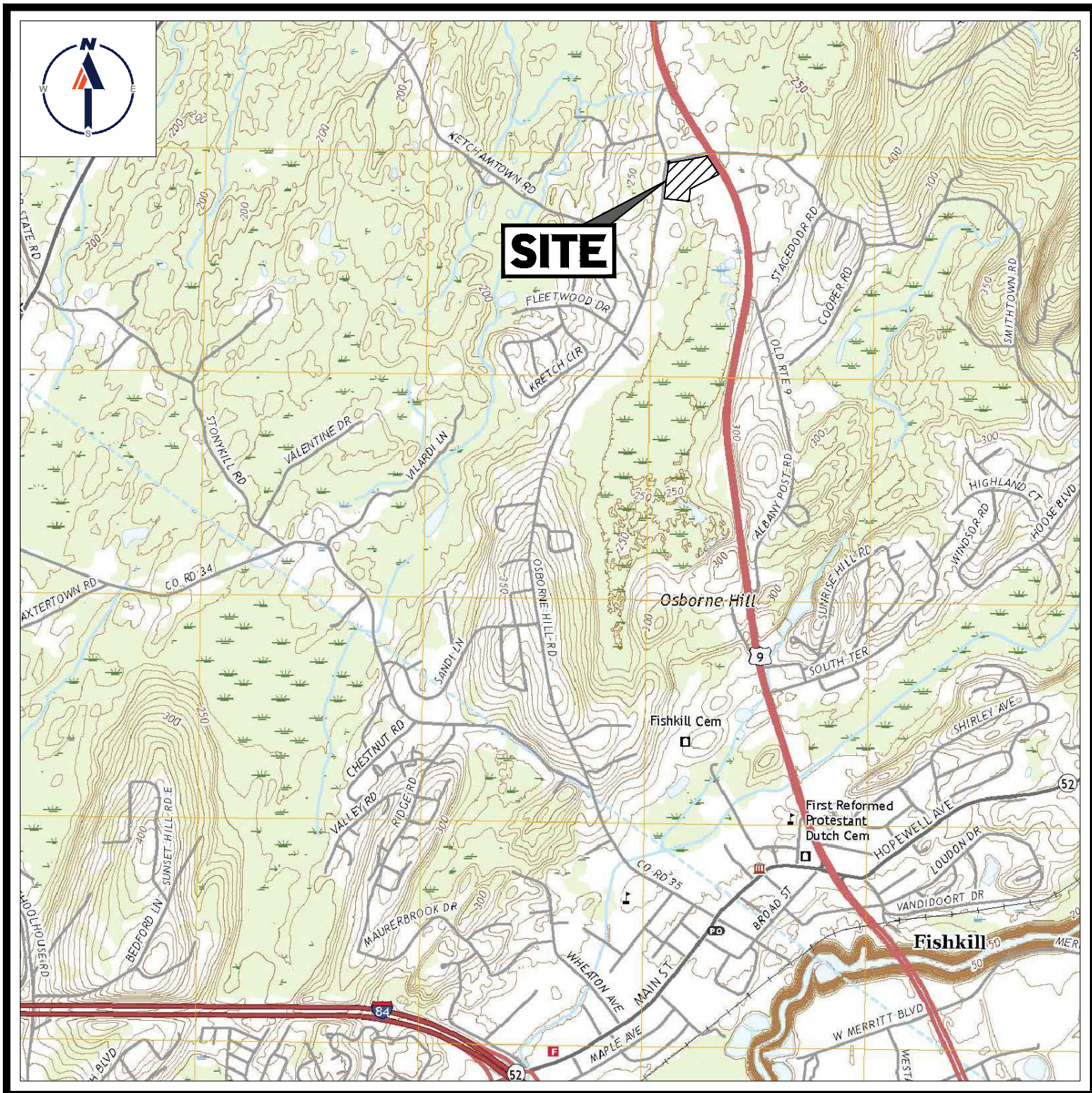
CARmax

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

SEC. 6156-02 PARCEL 664986

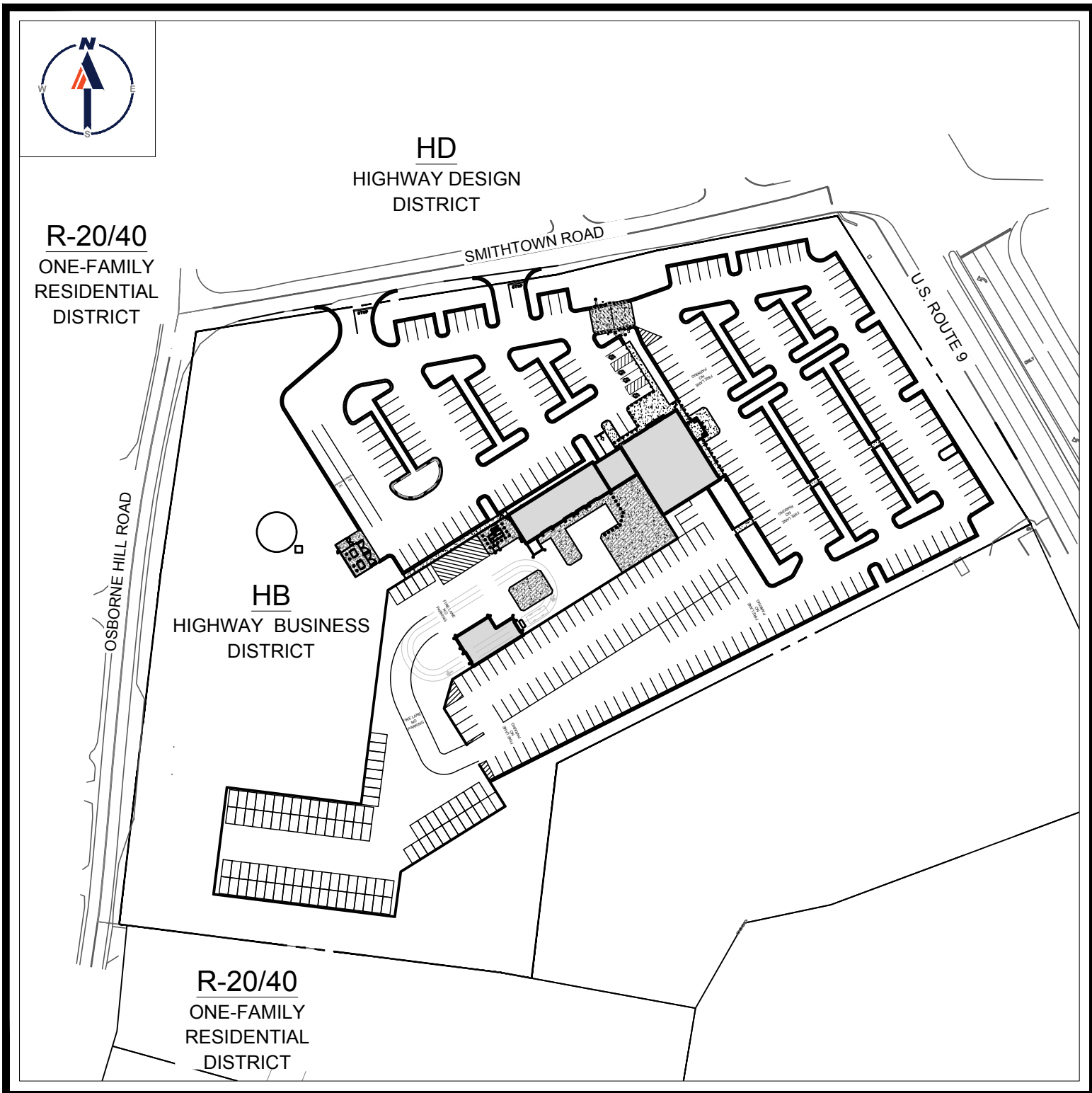
ADJACENT PROPERTY OWNERS LIST

PARCEL	OWNER
644025	LOU PAGOIOTTA, TRUSTEE 11 JUNIPER HILL RD GARRISON, NY 10524
602945	RONALD EVANS 44 OSBORNE HILL RD FISHKILL, NY 12524
602956	JOHN F. LORENZINI 42 OSBORNE HILL RD FISHKILL, NY 12524
605660	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
608841	MICHAEL SPIDALIERI 51 OSBORNE HILL RD FISHKILL, NY 12524
600971	HERBERT H. REDL 80 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 I. BENNETT 2041 HOLLAND AVE APT 325 BRONX, NY 10467
730008	1106 PROPERTY LLC 33 WOMER RD WAPPINGERS FALLS, NY 12590
708045	JAI K. JINAJ 9 PETER DR WAPPINGER FALLS, NY 12590



USGS MAP

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



AREA PLAN

SCALE: 1" = 120'

PREPARED BY

BOHLER //

APPROVAL BLOCK

DUTCHESS COUNTY DEPARTMENT OF HEALTH		DATE
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DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
DETAIL SHEET	C-901
DETAIL SHEET	C-902
DETAIL SHEET	C-903
DETAIL SHEET	C-904
DETAIL SHEET	C-905
ALTA/ NSPS LAND TITLE SURVEY (BY OTHERS)	1 OF 1
LIGHTING PLAN (BY OTHERS)	1 OF 1
FUEL STORAGE TANK INSTALLATION DETAILS (BY OTHERS)	FS2.0
FUEL STORAGE TANK SUMP INSTALLATION DETAILS (BY OTHERS)	FS2.1
FUEL STORAGE SYSTEM MISC. DETAILS (BY OTHERS)	FS3.0
FUEL DISPENSER INSTALLATION DETAILS (BY OTHERS)	FS4.0
AUTOMATIC TANK GAUGE SCHEMATIC AND NOTES (BY OTHERS)	FS5.0



AREA MAP

SCALE: 1" = 200'

BOHLER //

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
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 TOW COMMENTS	MDL
9	8/05/2022	PER TOWN COMMENTS	SWG
10	9/30/2022	PER TOWN COMMENTS	MDL
11	10/18/2022	DOT & DOH SUBMITTAL	MDL
12	11/30/2022	PER DOT COMMENT	MDL
13	2/06/2023	PER TOWN COMMENT	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

M.D. LESSARD

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 106048

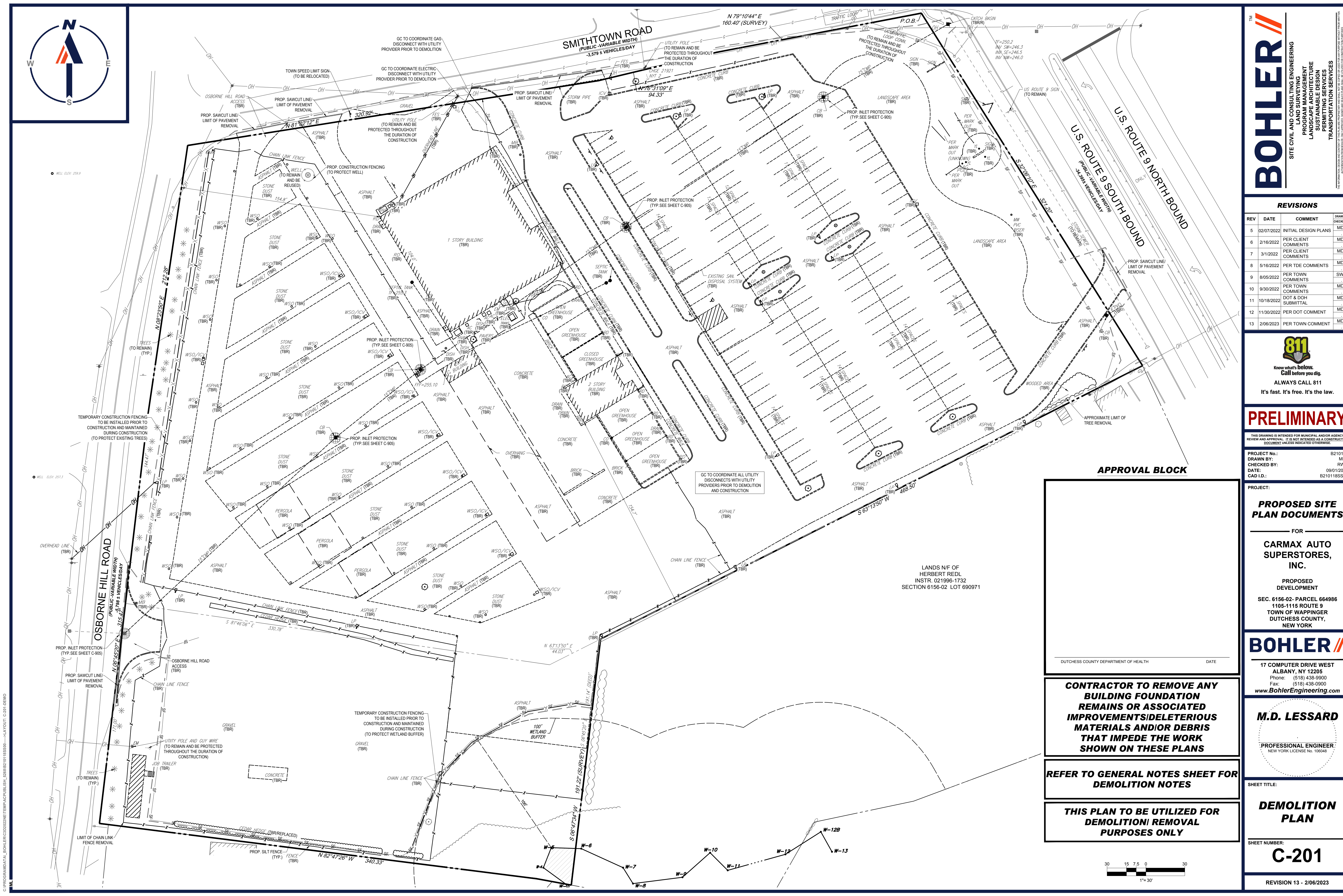
SHEET TITLE:

COVER
SHEET

SHEET NUMBER:

C-101

REVISION 13 - 2/06/2023



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SITE CIVIL AND CONSULTING ENGINEERING
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NEW YORK LICENSE NO. 106048

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 13 - 2/06/2023

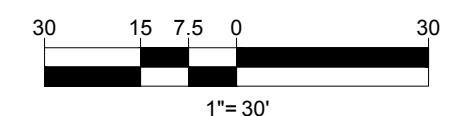
DUTCHESS COUNTY DEPARTMENT OF HEALTH

DATE

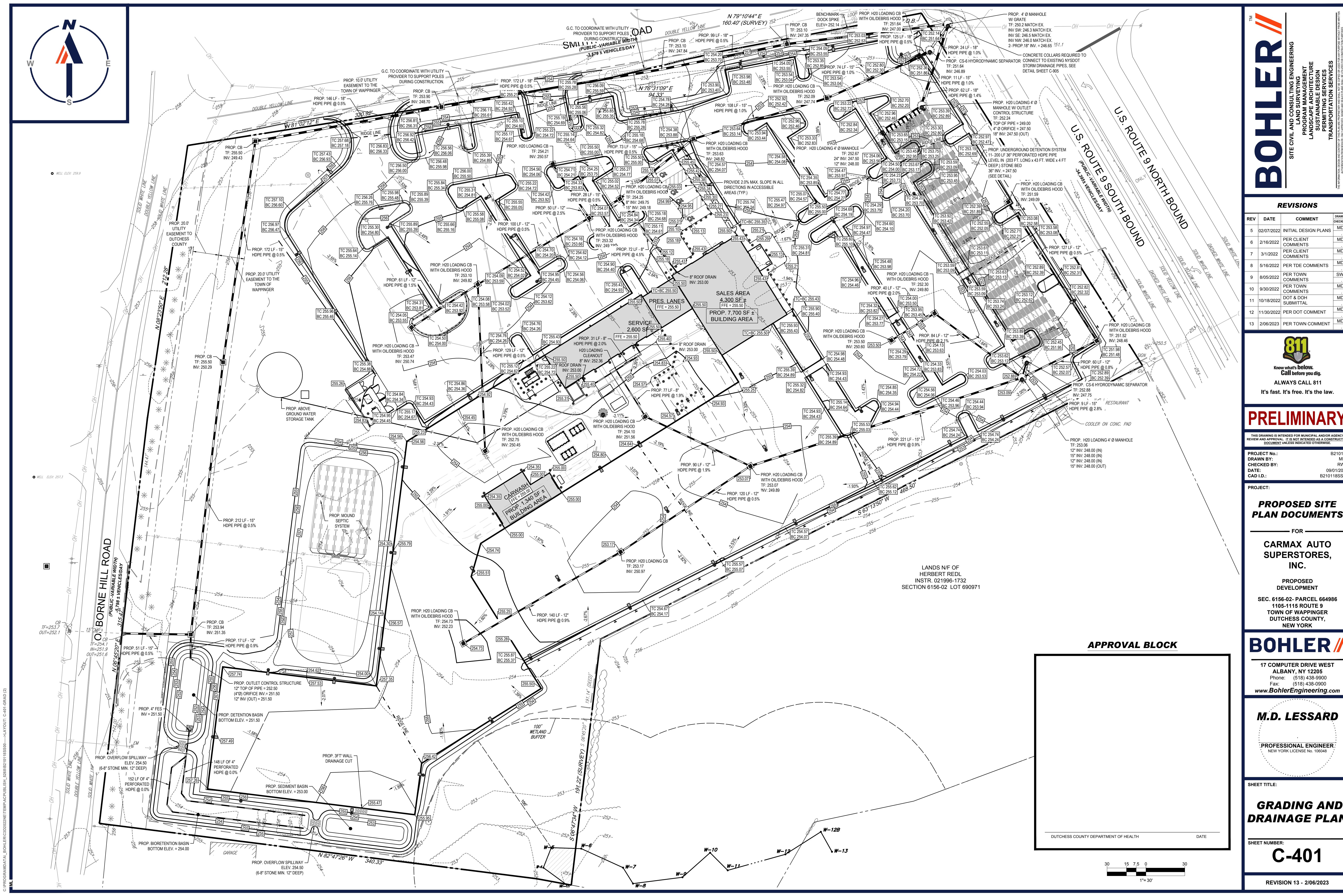
CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS/DELETERIOUS MATERIALS AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY



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SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

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M.D. LESSARD

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 106048

SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 13 - 2/06/2023

APPROVAL BLOCK

DUTCHESS COUNTY DEPARTMENT OF HEALTH

DATE

30 15 7.5 0 30

1"= 30'



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

WELL ELEV. 229.9

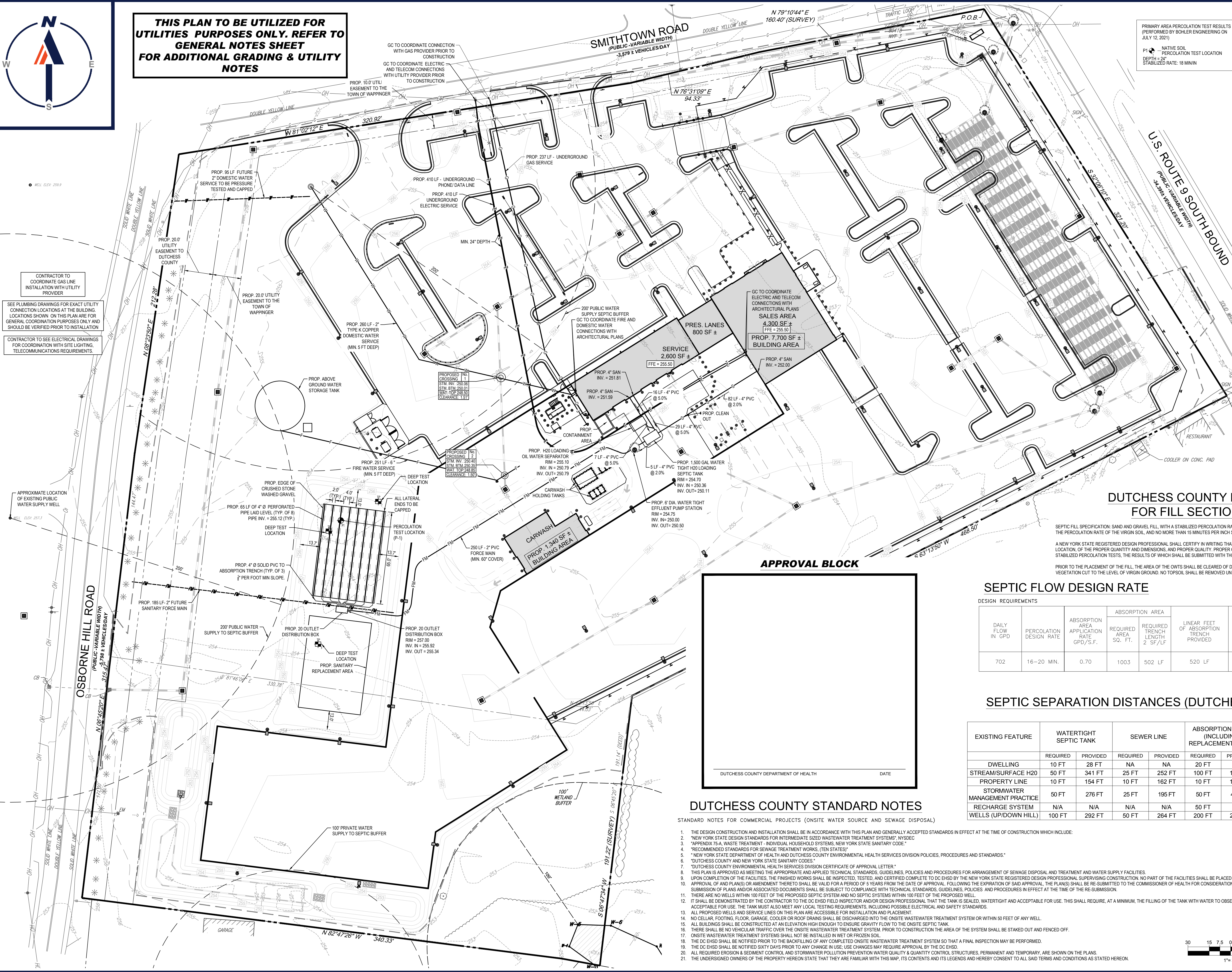
CONTRACTOR TO COORDINATE GAS LINE INSTALLATION WITH UTILITY PROVIDER

SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING LOCATIONS SHOWN. ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

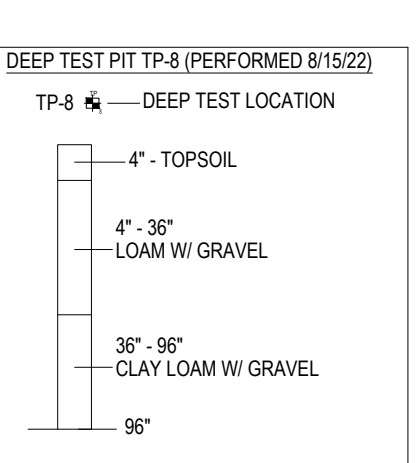
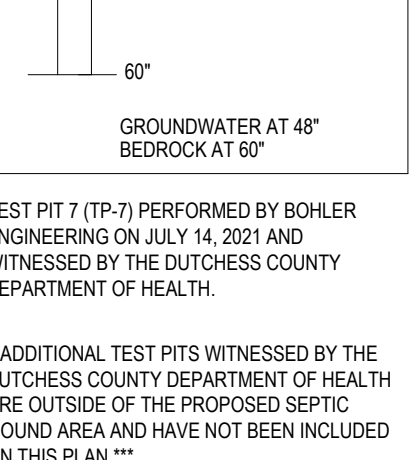
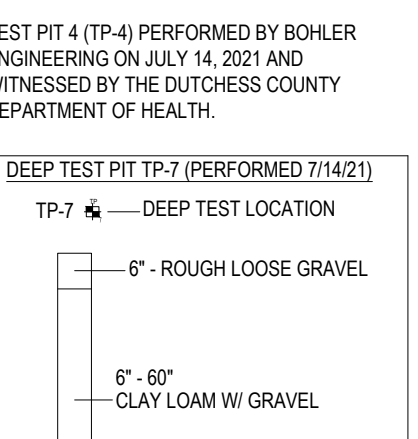
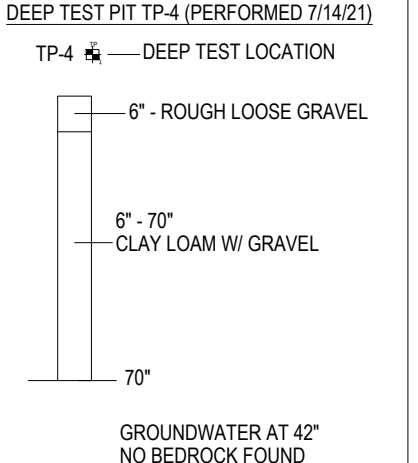
CONTRACTOR TO SEE ELECTRICAL DRAWINGS FOR COORDINATION WITH SITE LIGHTING, TELECOMMUNICATIONS REQUIREMENTS.

APPROXIMATE LOCATION OF EXISTING PUBLIC WATER SUPPLY WELL

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PRIMARY AREA PERCOLATION TEST RESULTS (PERFORMED BY BOHLER ENGINEERING ON JULY 12, 2021)
P-1 NATIVE SOIL
DEPTH = 24"
STABILIZED RATE: 18 MIN/IN



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 DOWTS 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

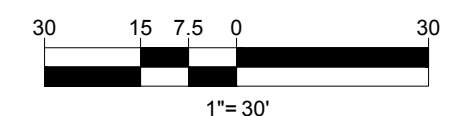
DESIGN REQUIREMENTS						
DAILY FLOW IN GPD	PERCOLATION DESIGN RATE	ABSORPTION AREA APPLICATION RATE GPD/S.F.	ABSORPTION AREA REQUIRED SQ. FT.	REQUIRED TRENCH LENGTH 2' SF/LF	LINEAR FEET OF ABSORPTION TRENCH PROVIDED	NUMBER OF LATERALS
702	16-20 MIN.	0.70	1003	502 LF	520 LF	8

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	N/A	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

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" NYSDGC
 - "APPENDIX 75-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 EHSO 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 EHSO.
 - 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 PLANS) 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 EHSO 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 EHSO SHALL BE NOTIFIED PRIOR TO THE BACKFILLING OF ANY COMPLETED ONSITE WASTEWATER TREATMENT SYSTEM SO THAT A FINAL INSPECTION MAY BE PERFORMED.
 - THE DC EHSO SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE. USE CHANGES MAY REQUIRE APPROVAL BY THE DC EHSO.
 - 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 HEREOF 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.



TM

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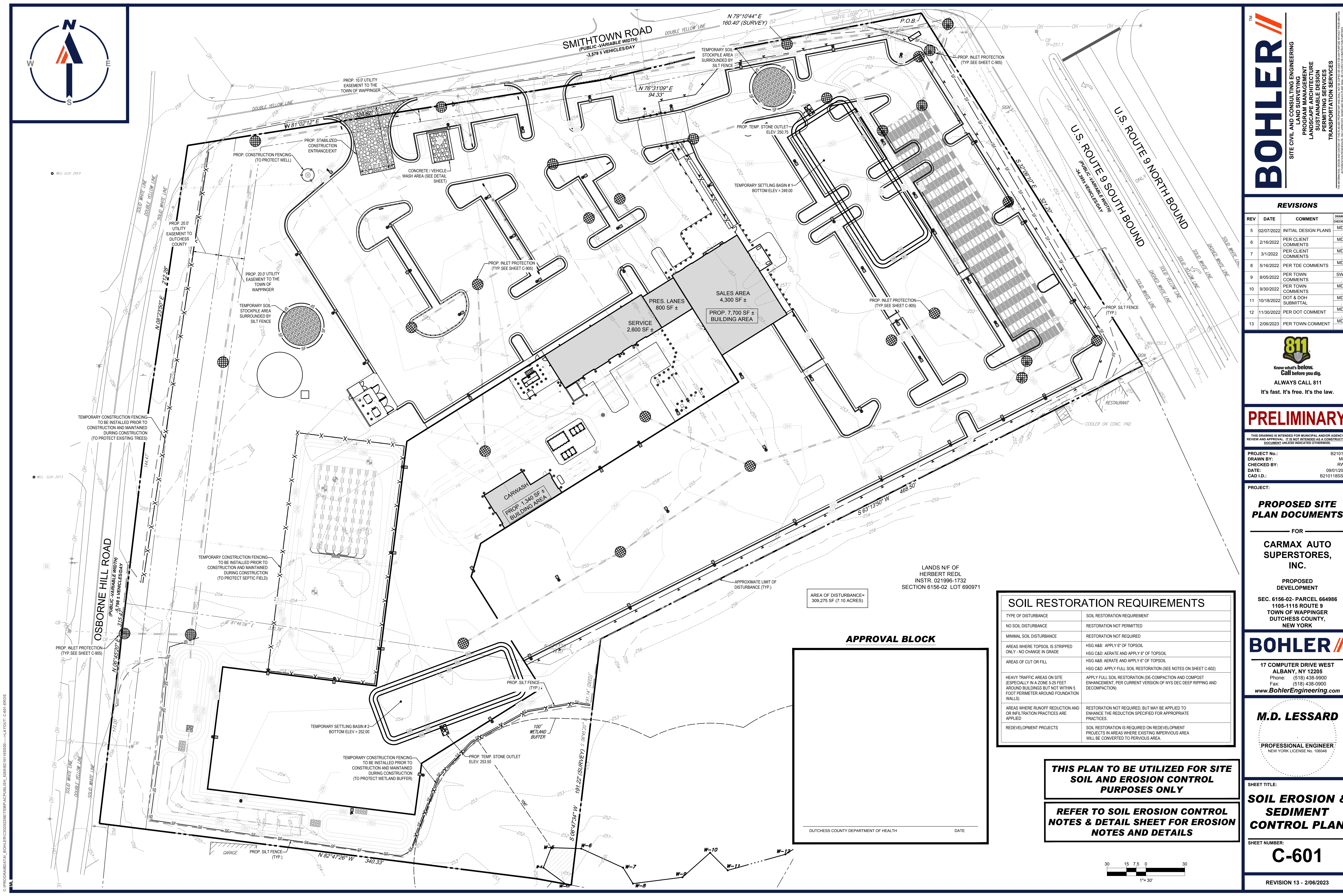
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 13 - 2/06/2023



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SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-601

REVISION 13 - 2/06/2023

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.

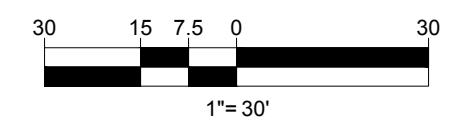
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REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

APPROVAL BLOCK

DUTCHESS COUNTY DEPARTMENT OF HEALTH

DATE



EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- 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).
- 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%.
- 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.
- 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 DECOMPOSITION. SEDIMENT DEPOSITS SHOULD 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.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- 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.
- 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.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- 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:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING 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. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
- FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
- 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 CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- 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.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- 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.

MULCH		
LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW (ANCHORED)*	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.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 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.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- 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.
- 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 SEEDDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- 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 SEEDDED 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 SEEDDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. 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.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - 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%.
 - 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%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- 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)

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- 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.

SOIL RESTORATION NOTES:

SOIL RESTORATION PROCEDURE, PER NYSDEC "BLUE BOOK":

- DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:
- APPLY 3 INCHES OF COMPOST OVER SUBSOIL
 - TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS
 - ROCK-PICK UNTIL UPLIFTED STONEROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE
 - APPLY TOPSOIL TO A DEPTH OF 6 INCHES
 - 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 SPECIFICATIONS:

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.

MAINTENANCE:

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.

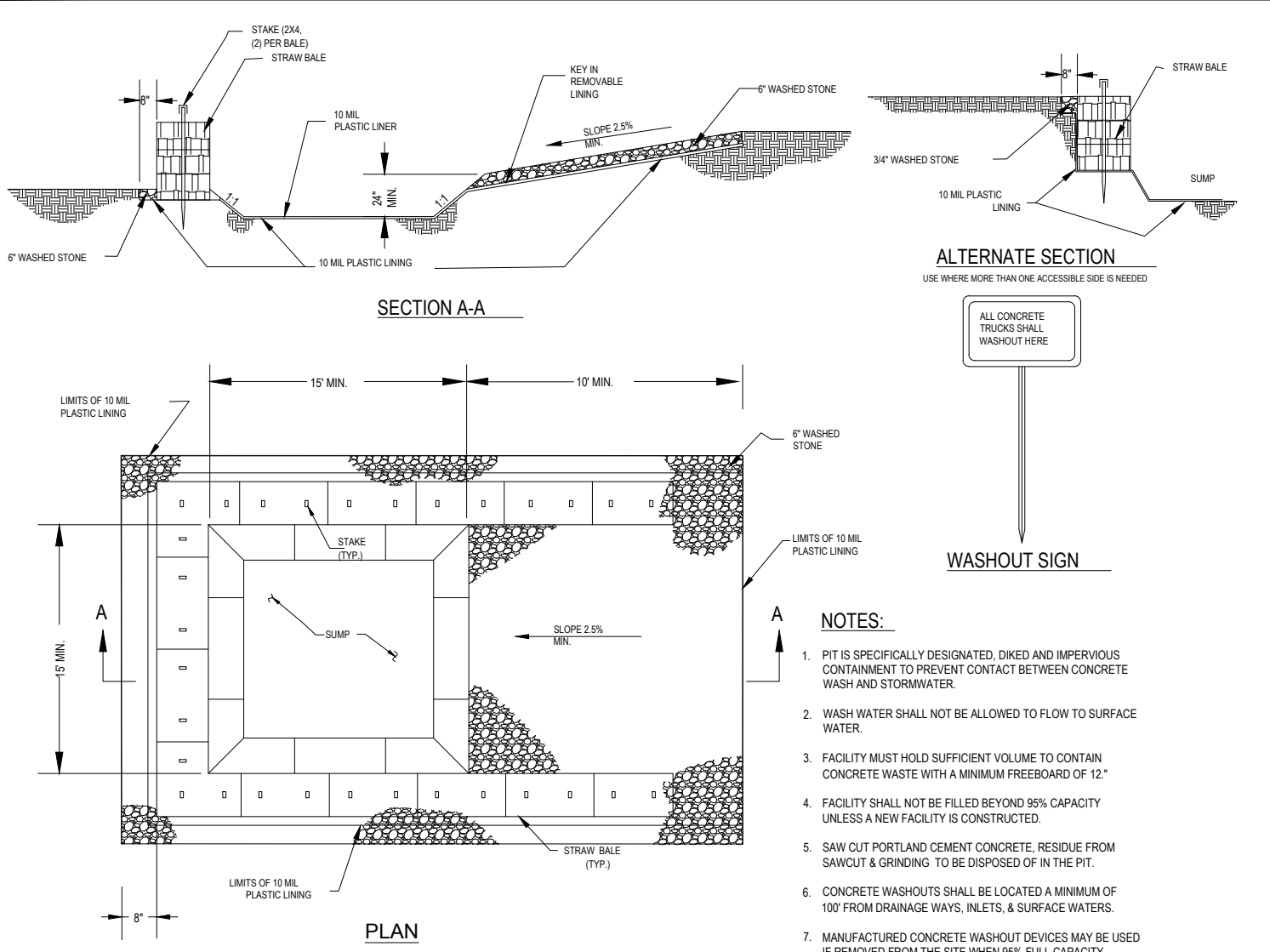
FIRST YEAR MAINTENANCE OPERATIONS INCLUDES:

- 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.

ONGOING MAINTENANCE:

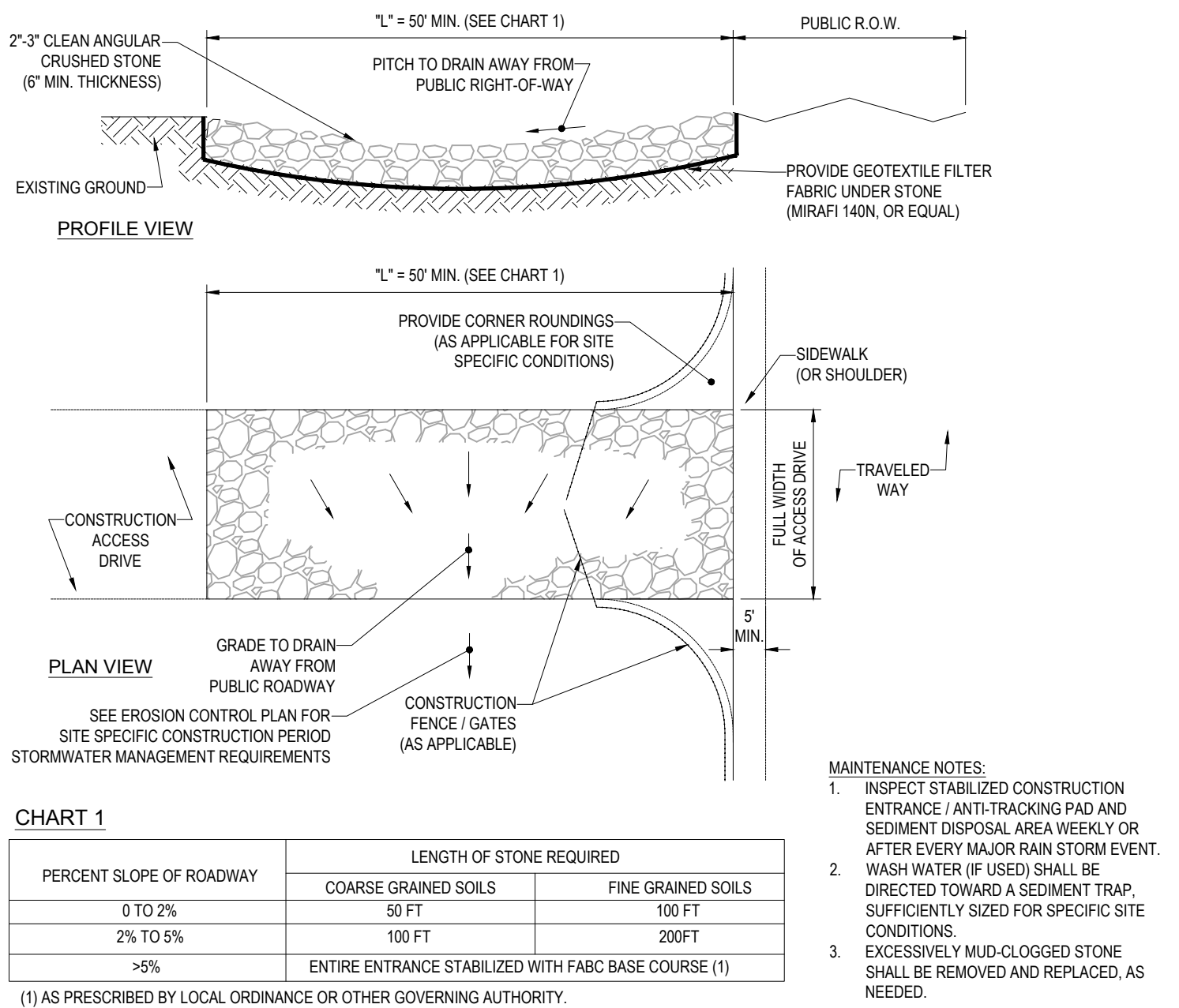
TWO POINTS HELP ENSURE LASTING RESULTS OF DECOMPOSITION:

- PLANTING THE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN SOIL STRUCTURE.
- 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).



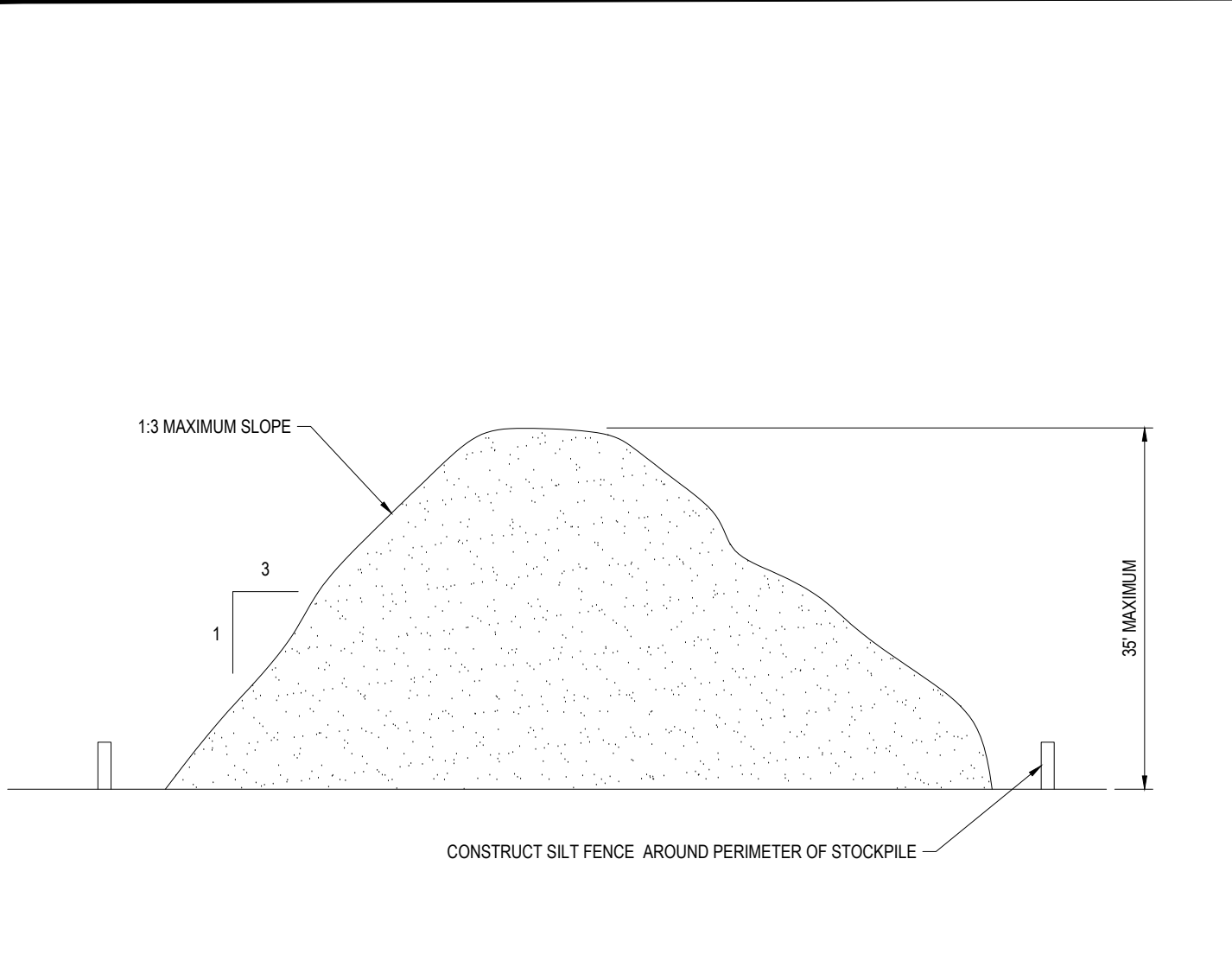
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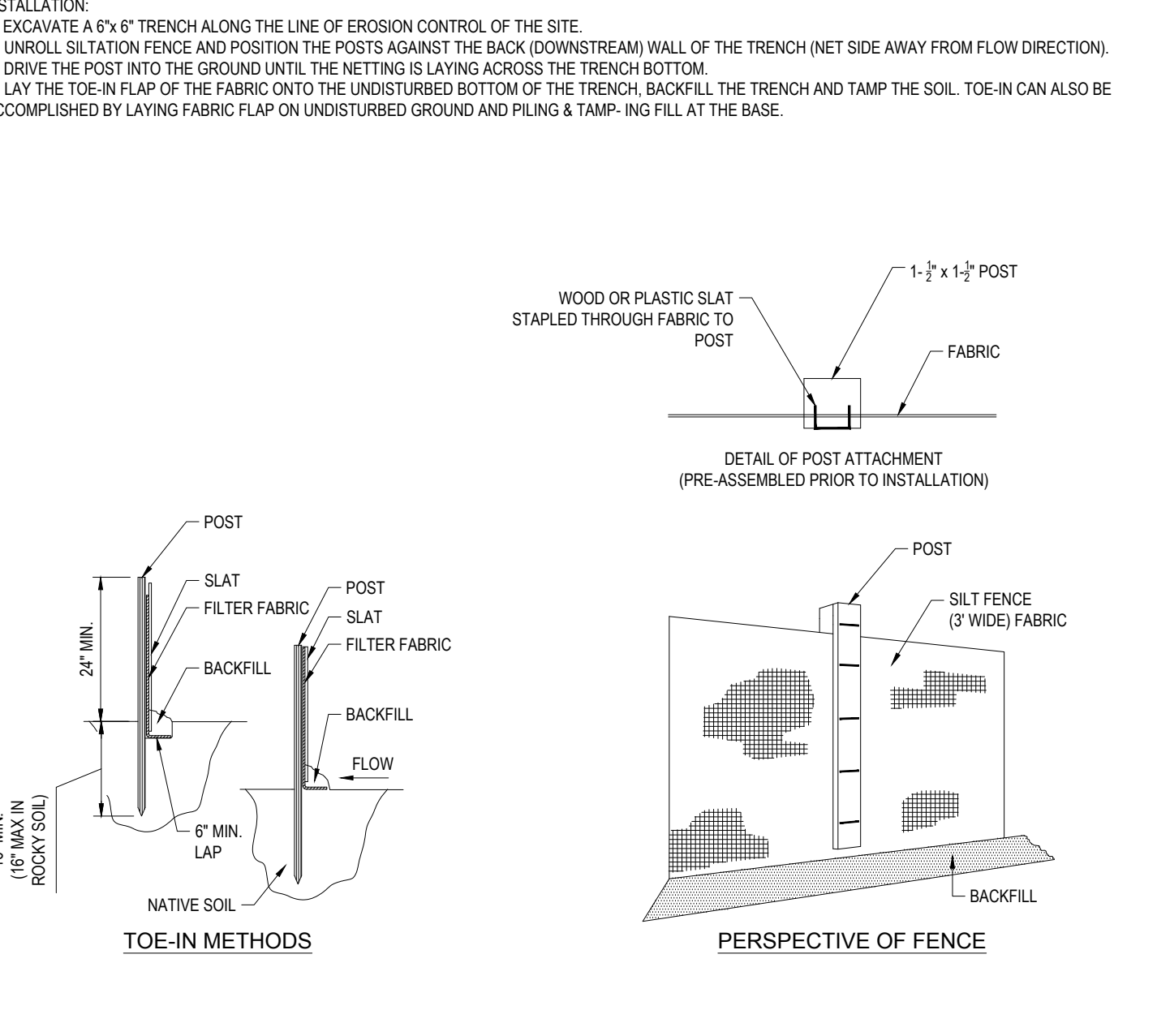
STABILIZED CONSTRUCTION EXIT

N.T.S.



TEMPORARY STOCKPILE DETAIL

N.T.S.



TYP. SILTATION FENCE DETAIL

N.T.S.

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY
5	02/07/2022	INITIAL DESIGN PLANS	MDL
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7	3/1/2022	PER CLIENT COMMENTS	MDL
8	5/16/2022	PER TOW COMMENTS	MDL
9	8/05/2022	PER TOWN COMMENTS	SWG
10	9/30/2022	PER TOWN COMMENTS	MDL
11	10/18/2022	DOT & DOH SUBMITTAL	MDL
12	11/30/2022	PER DOT COMMENT	MDL
13	2/06/2023	PER TOWN COMMENT	MDL



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PROJECT No.: B210118
DRAWN BY: MDL
CHECKED BY: RWO
DATE: 09/01/2021
CAD I.D.: 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
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M.D. LESSARD

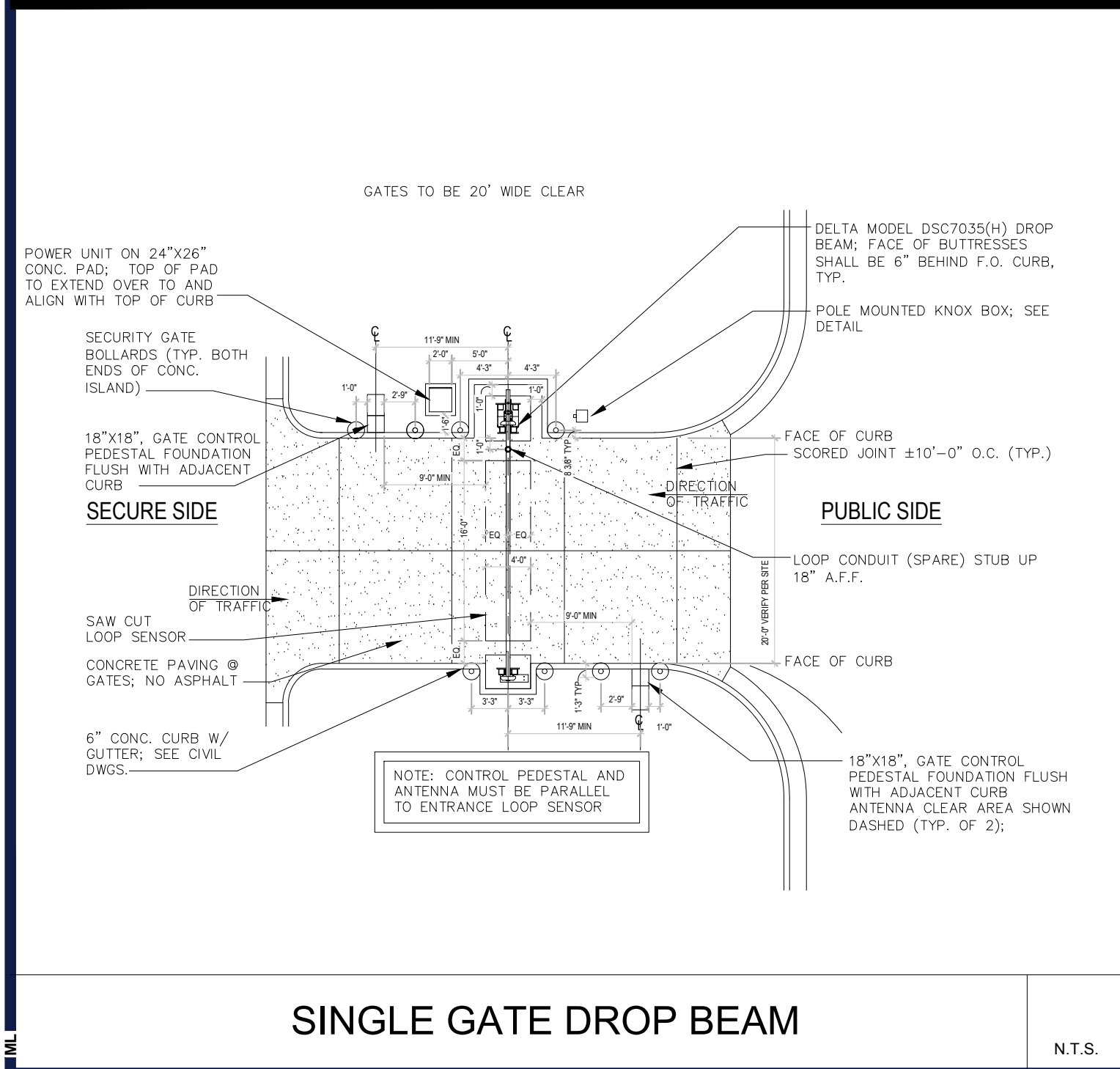
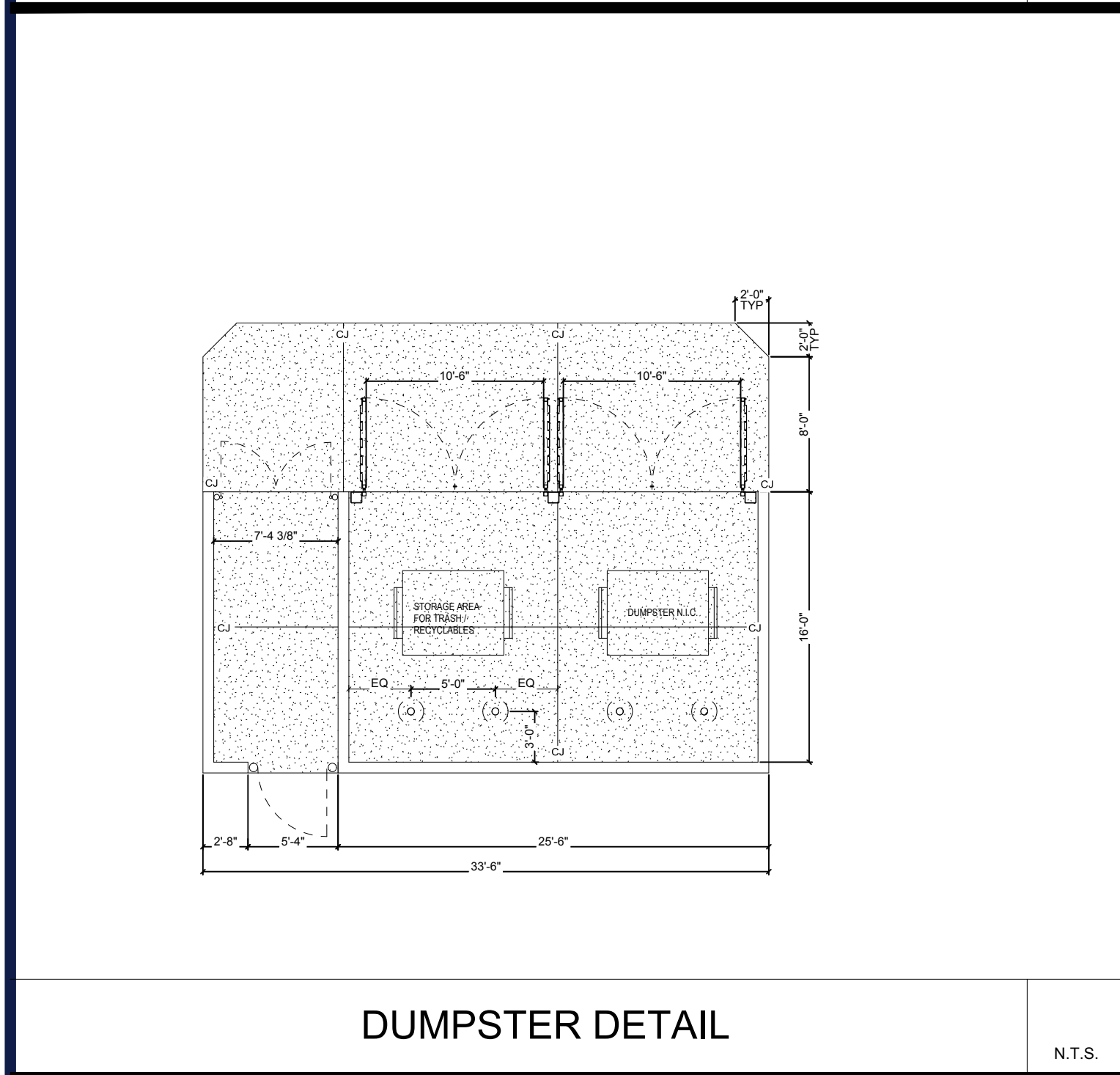
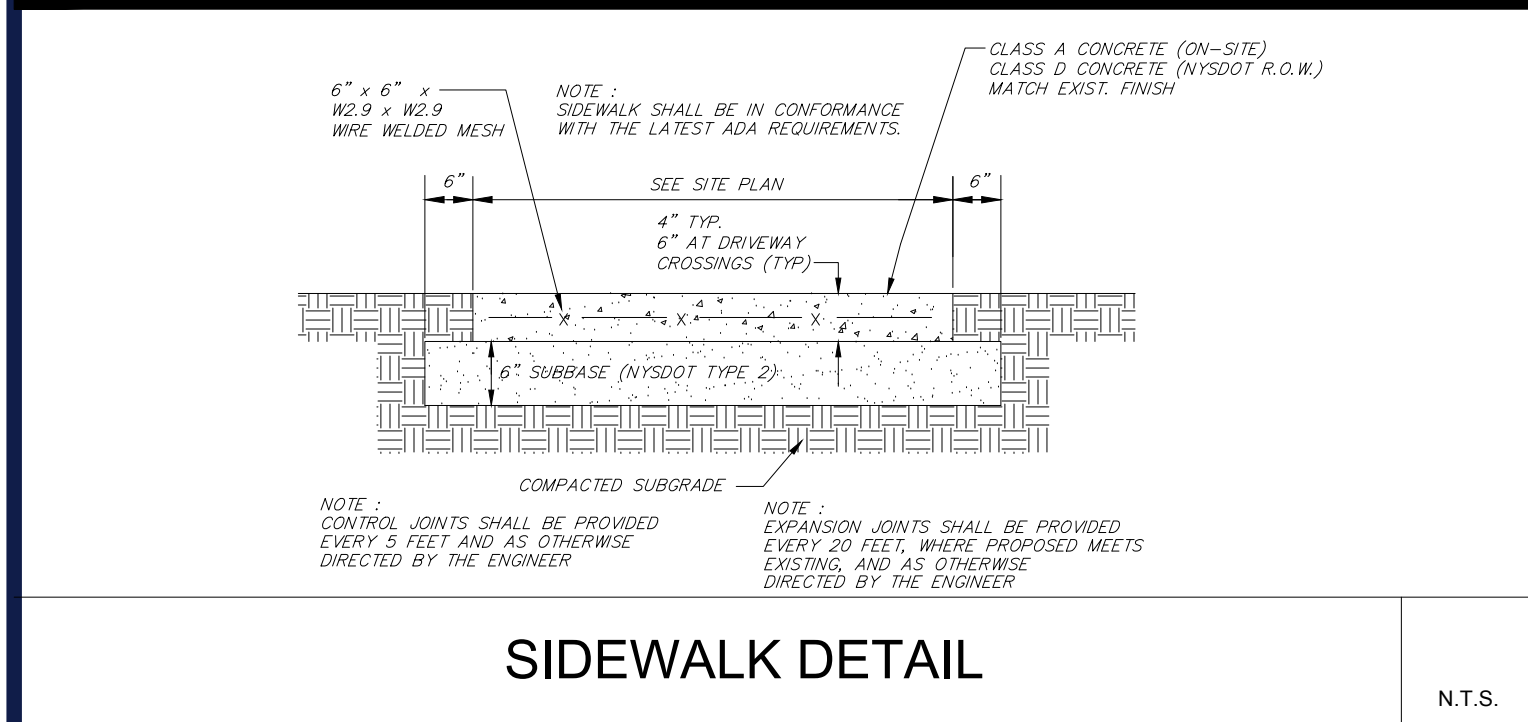
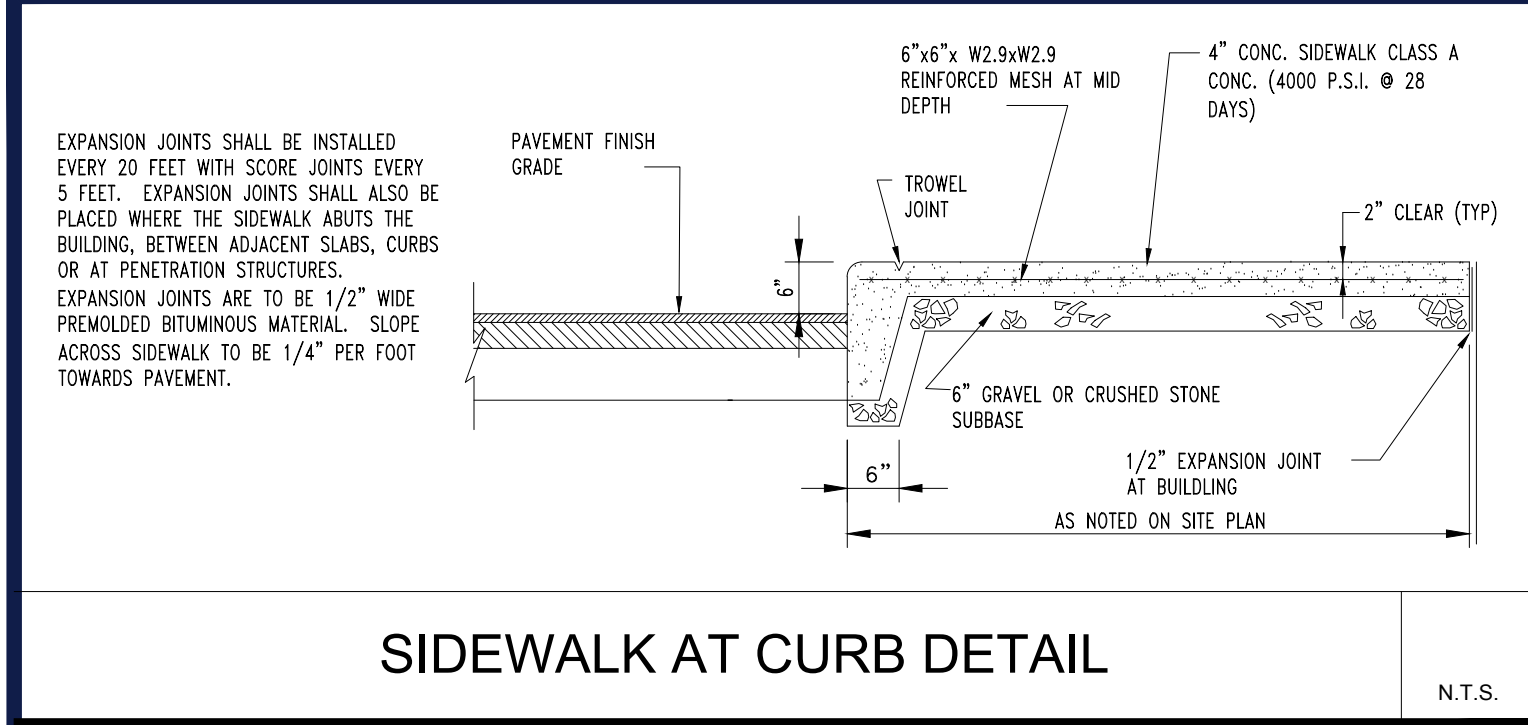
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NEW YORK LICENSE No. 106048

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EROSION AND
SEDIMENT
CONTROL NOTES
AND DETAILS

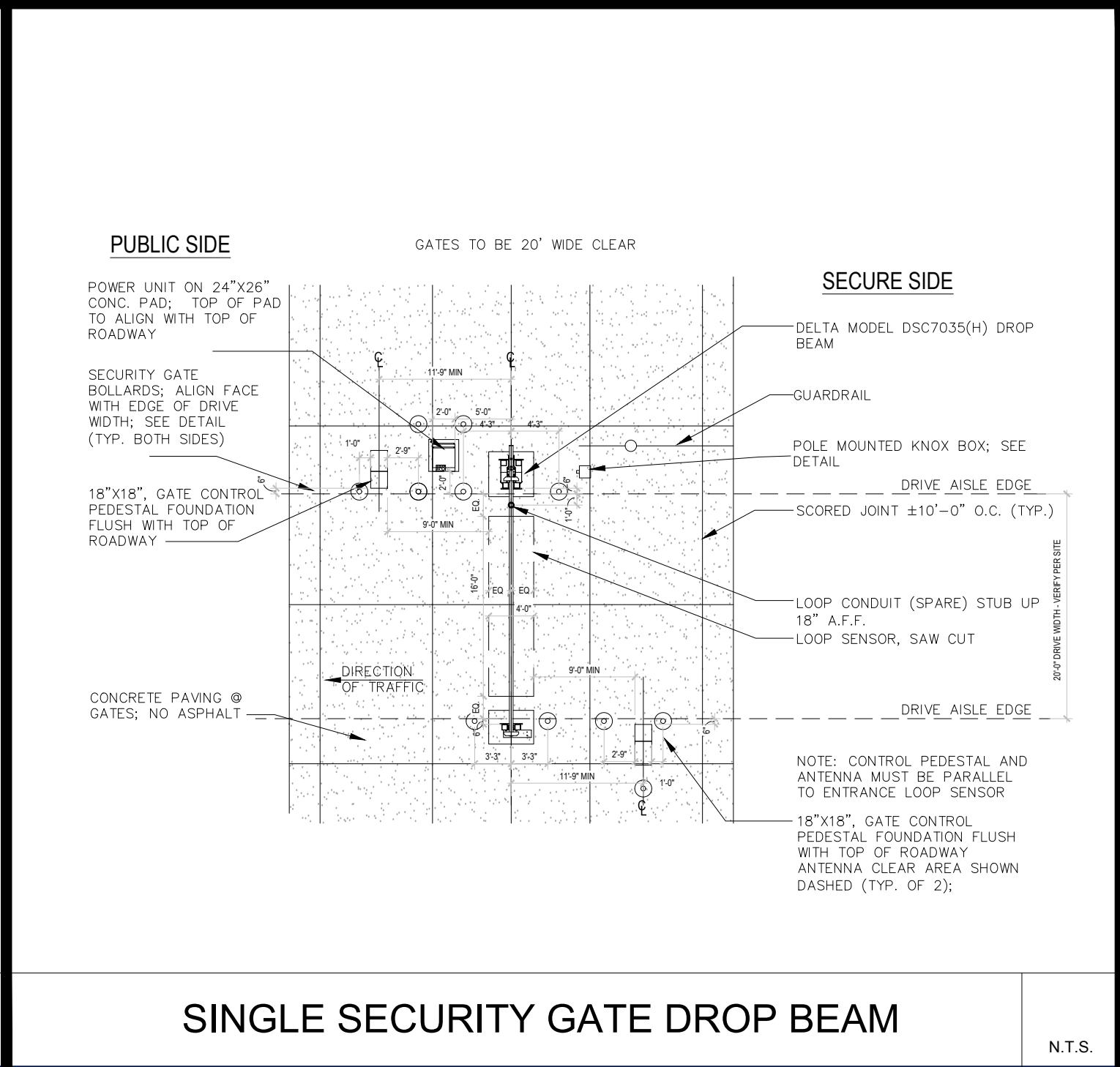
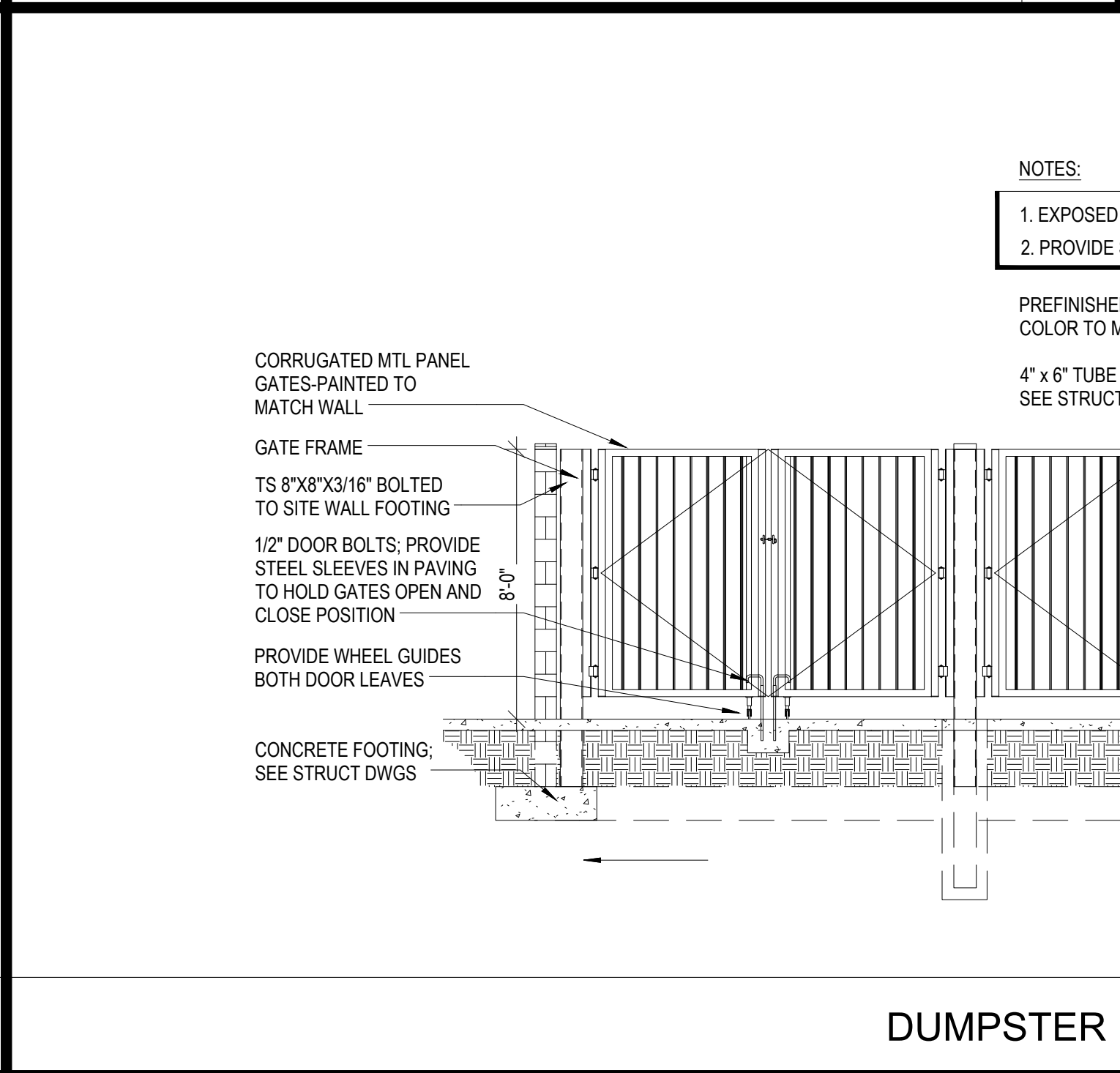
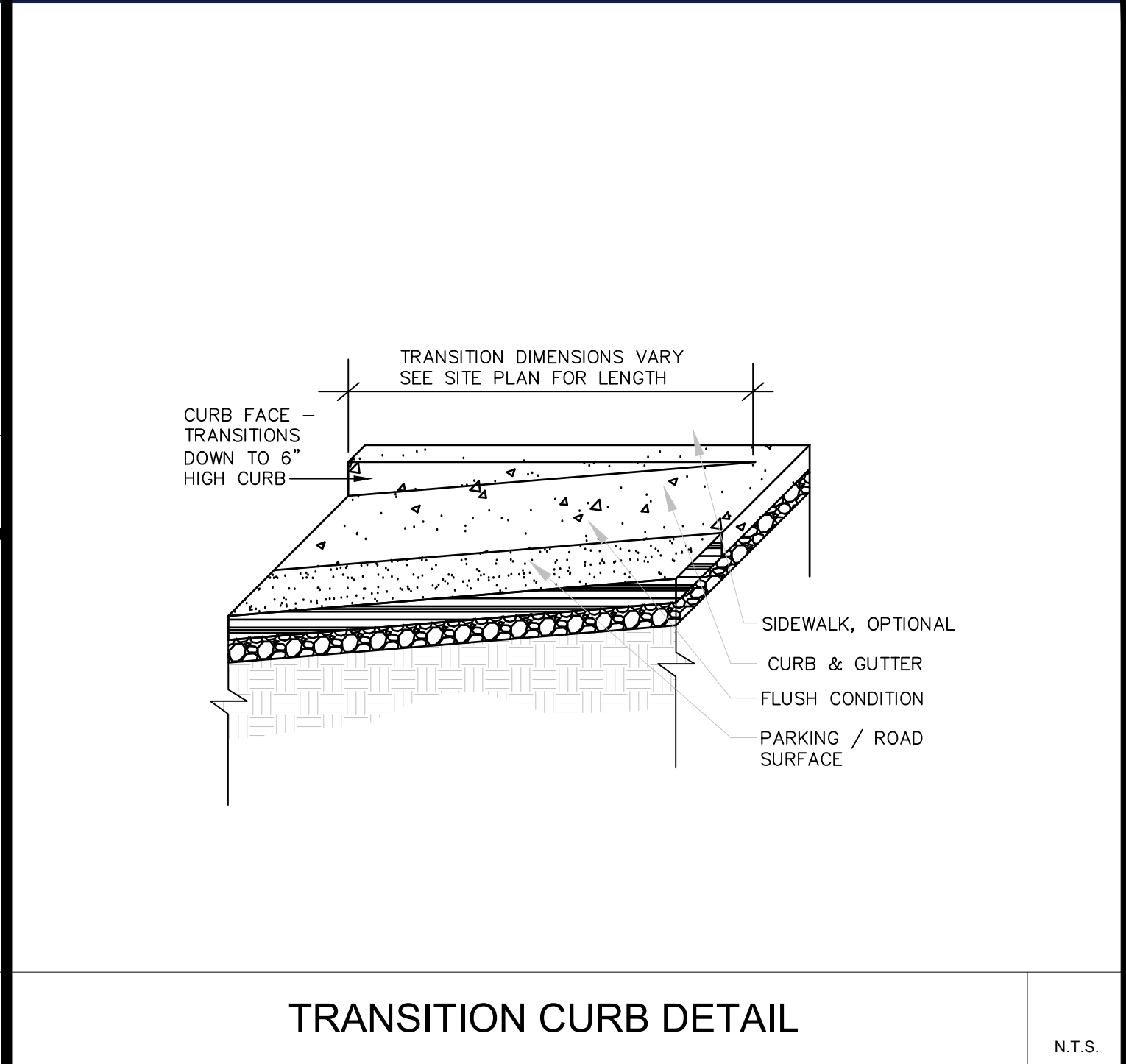
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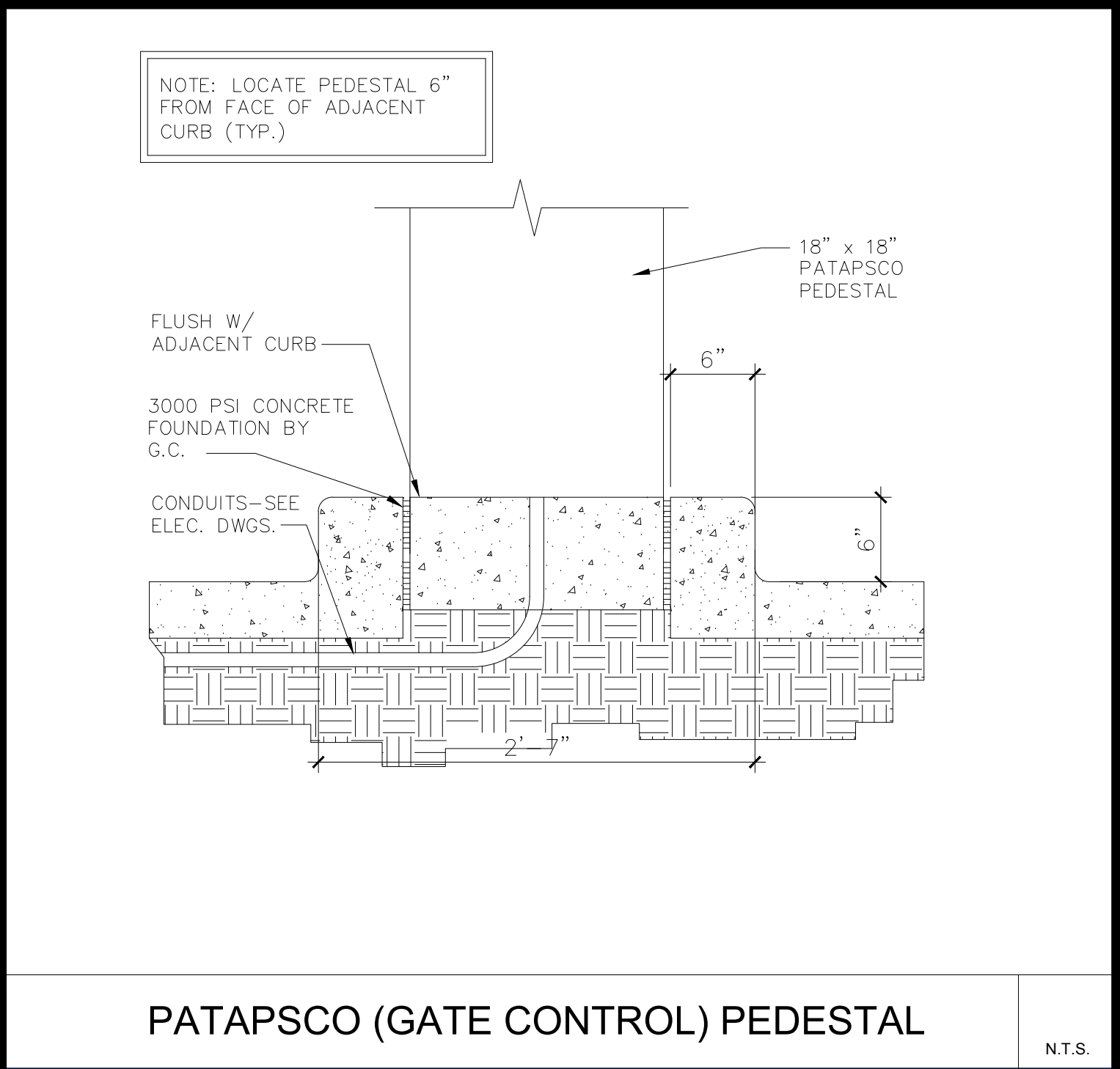
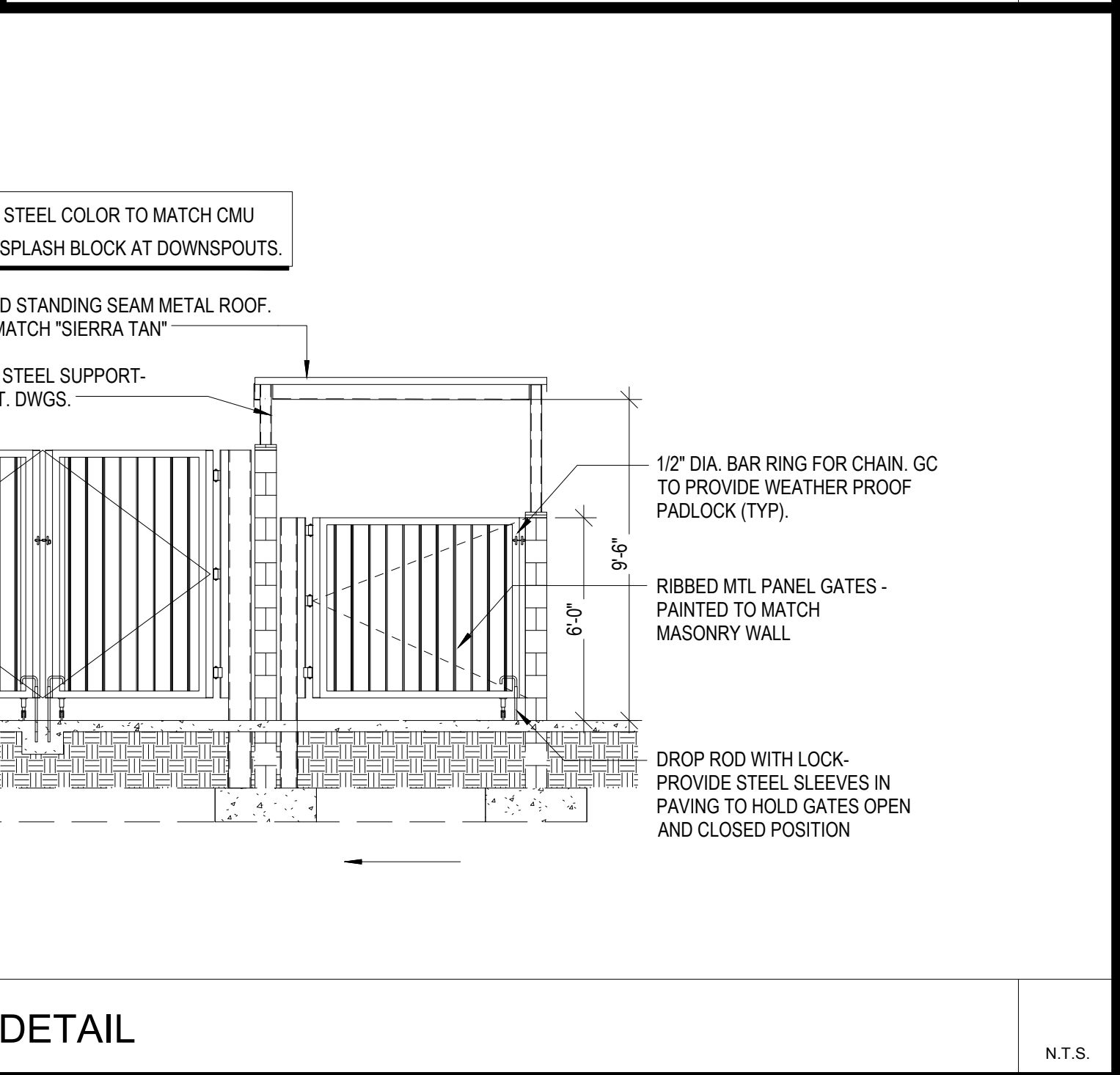
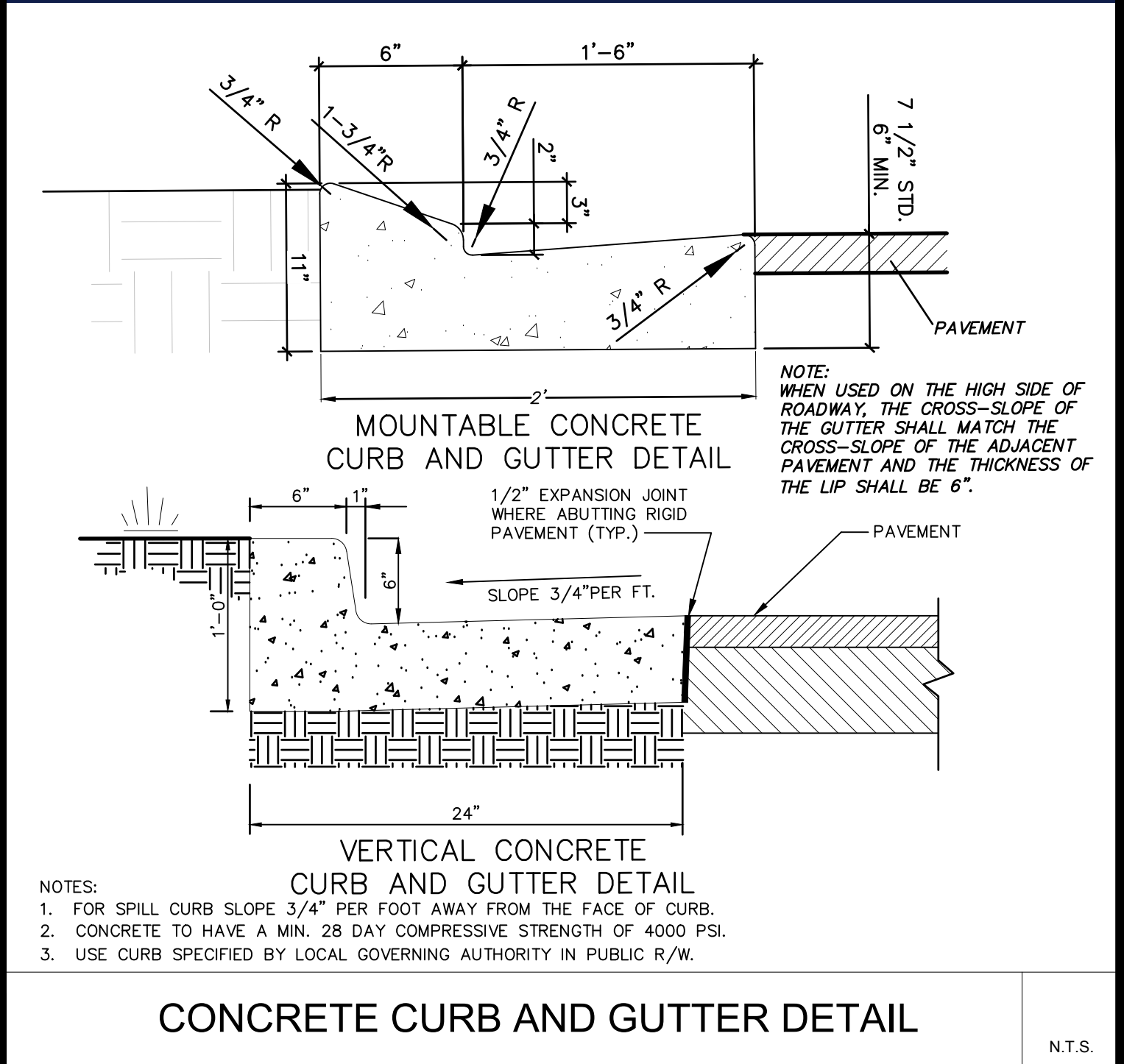
REVISION 13 - 2/06/2023



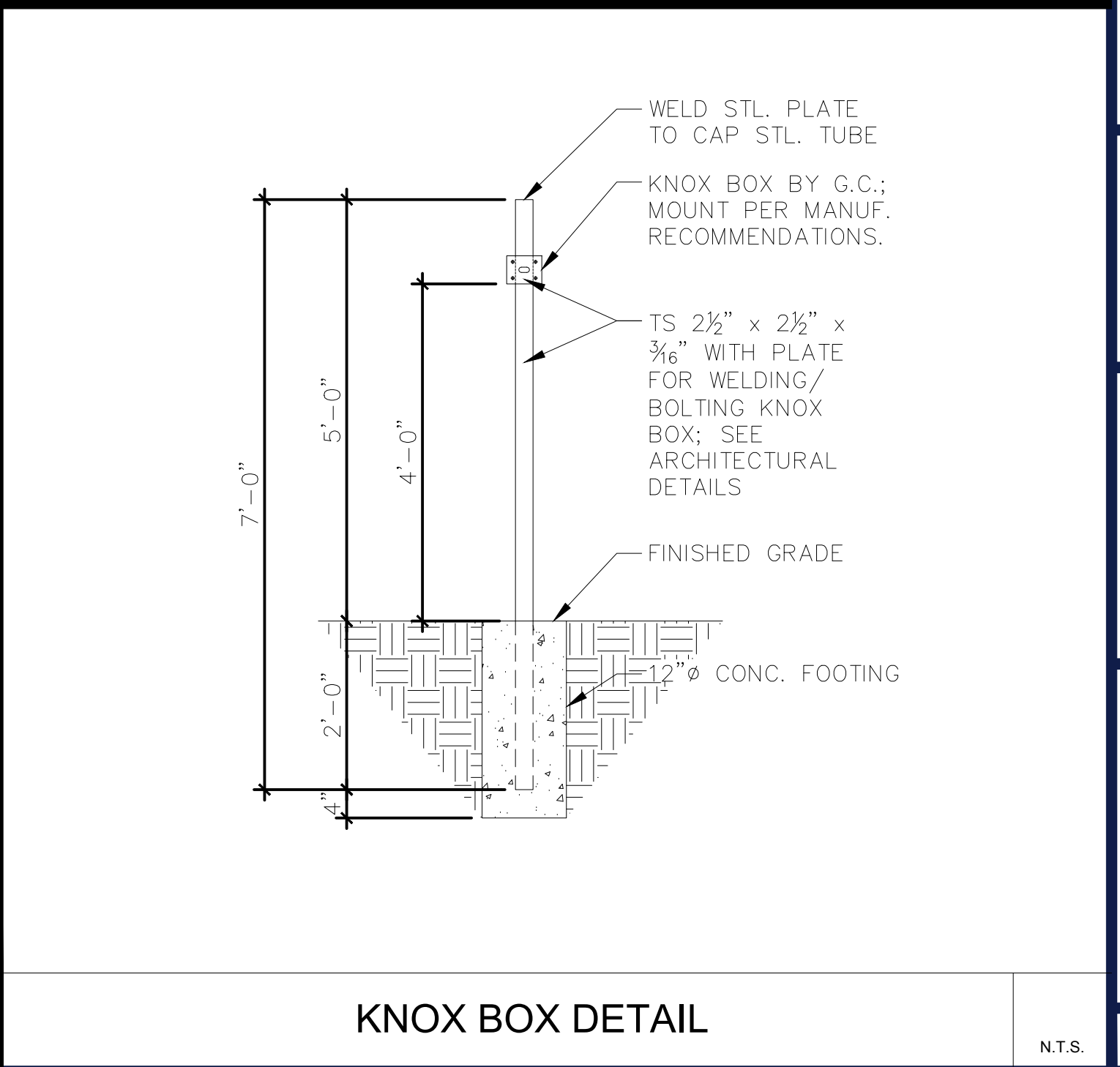
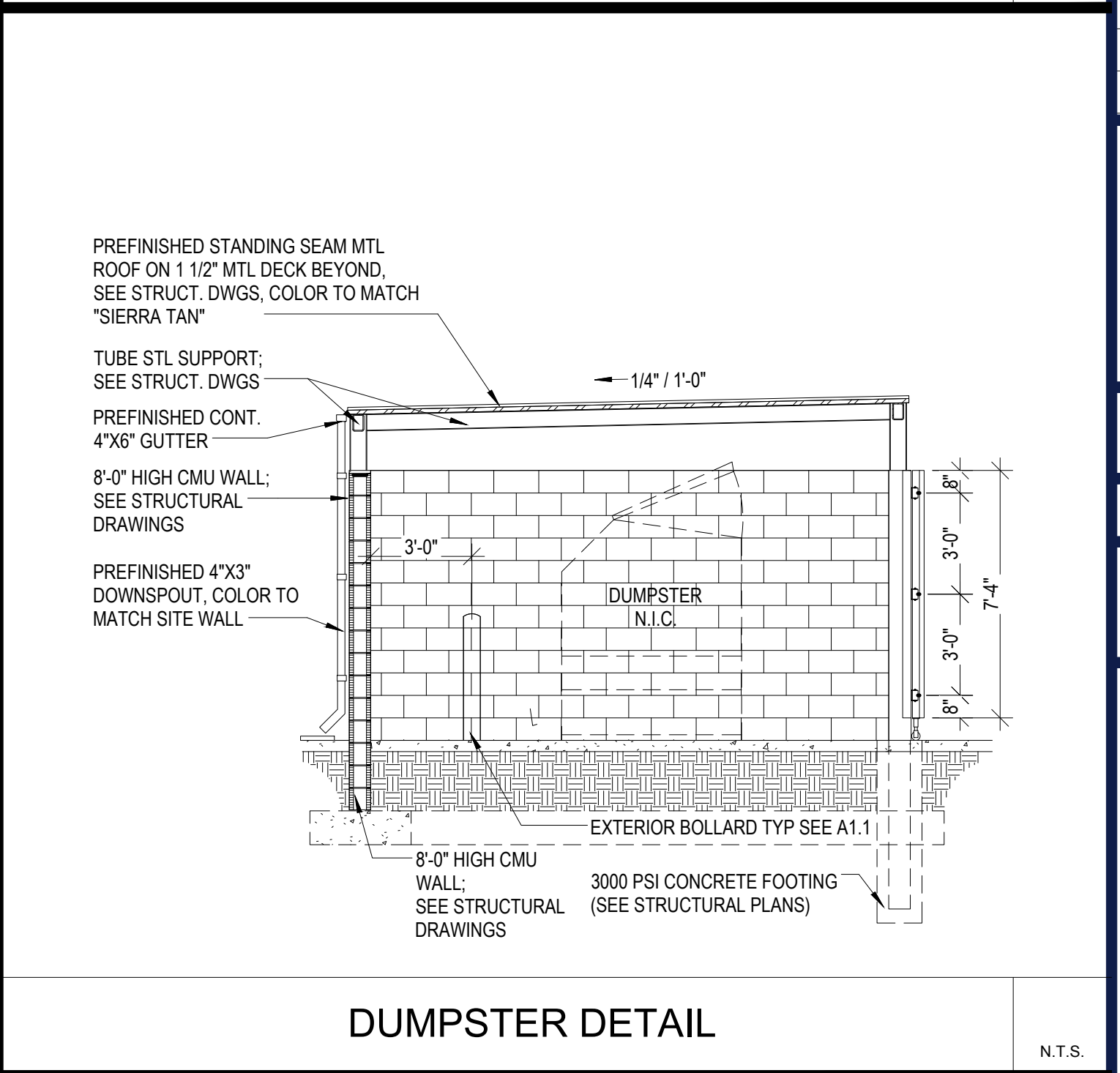
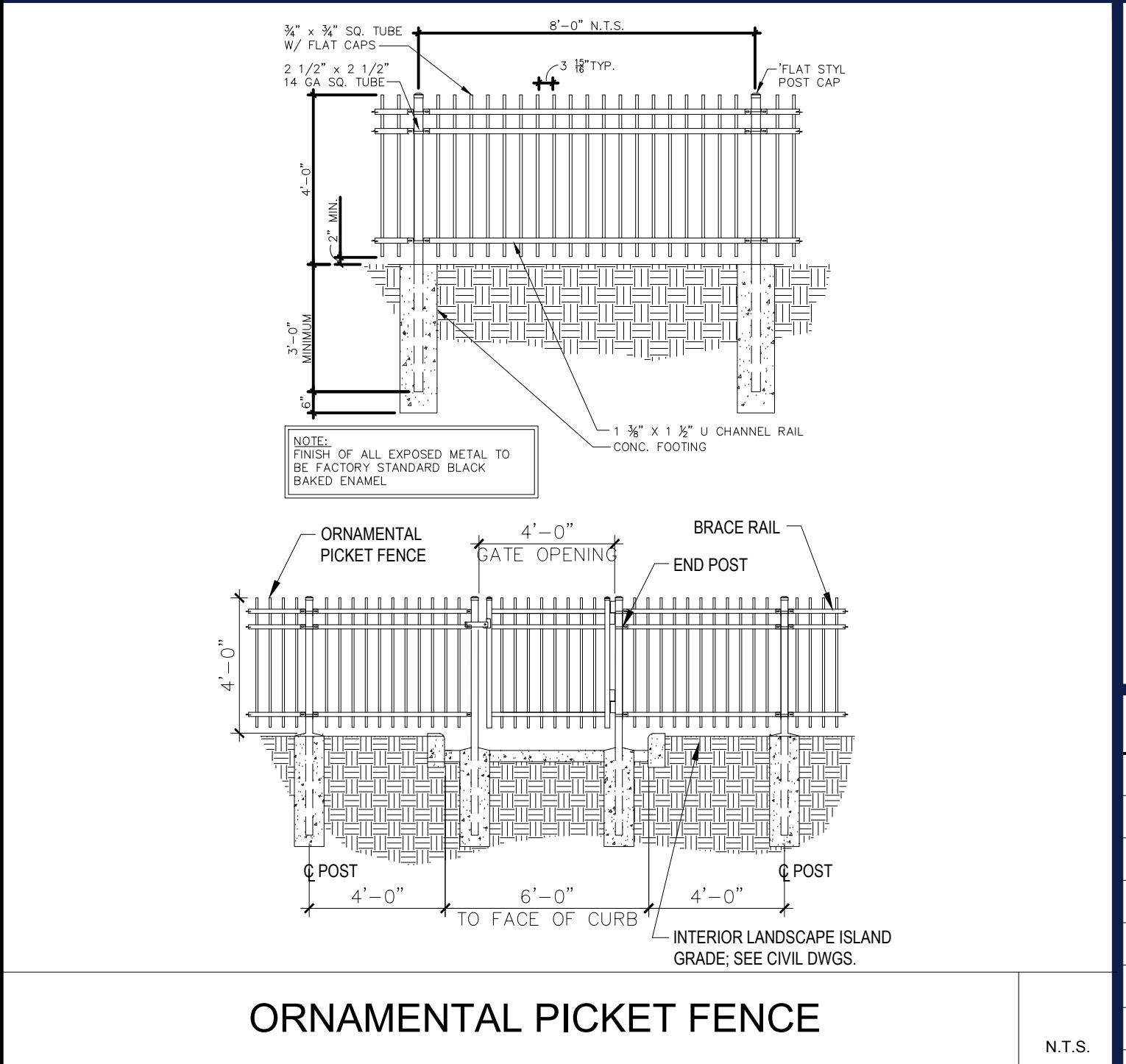
SINGLE GATE DROP BEAM



SINGLE SECURITY GATE DROP BEAM



PATAPSCO (GATE CONTROL) PEDESTAL



KNOX BOX DETAIL

TM

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SITE CIVIL AND CONSULTING ENGINEERING
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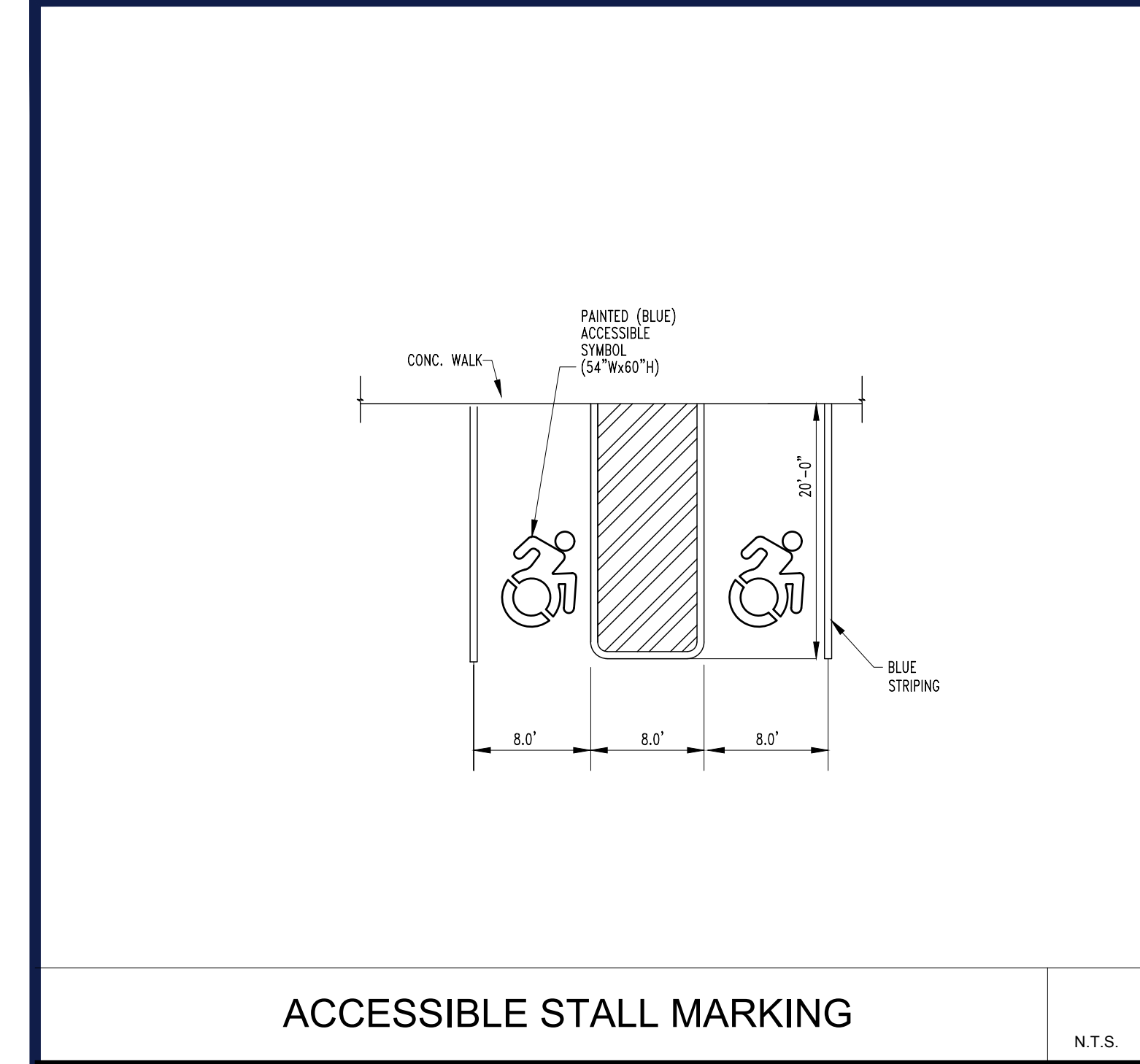
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SHEET TITLE:
**DETAIL
SHEET**

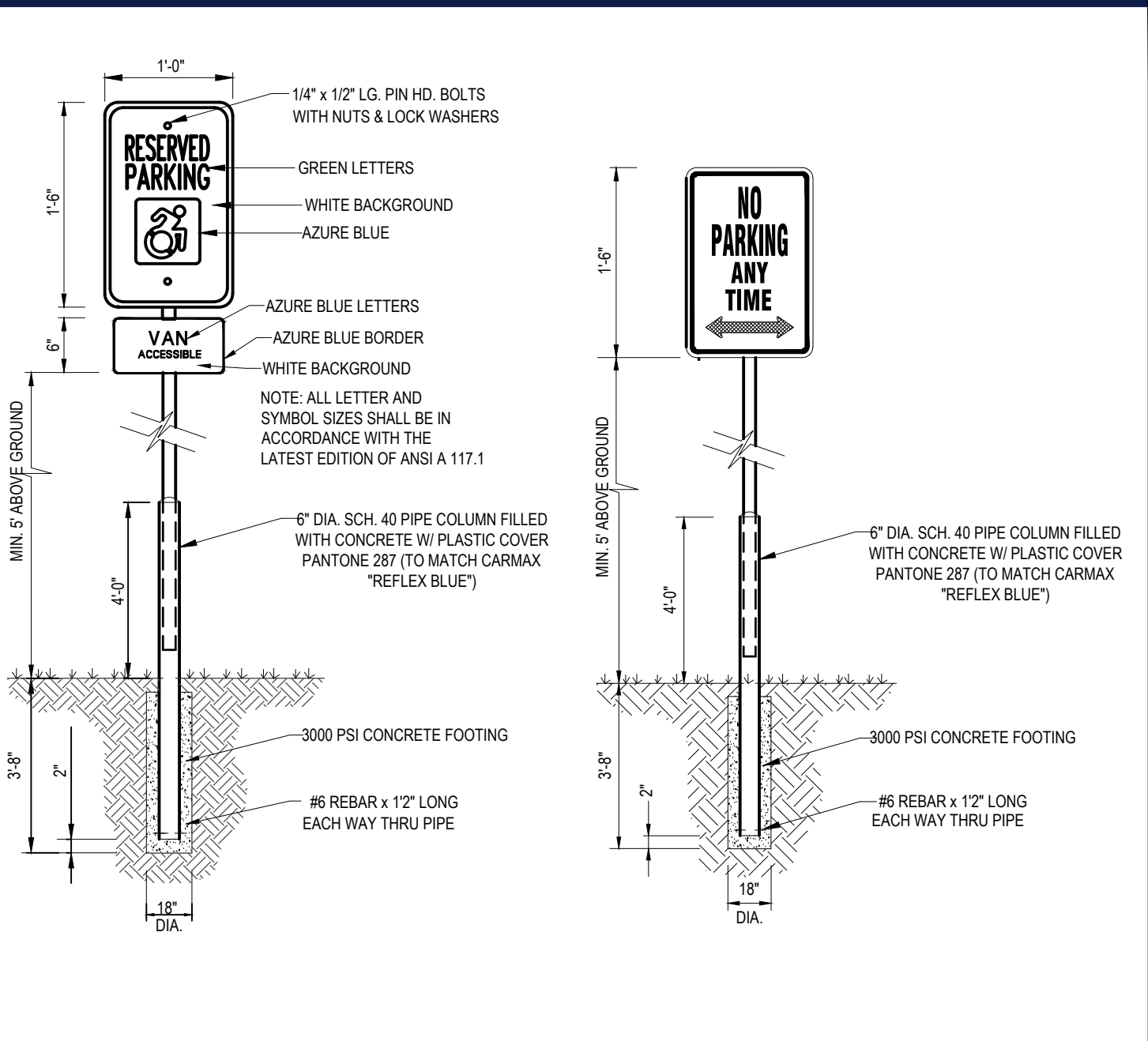
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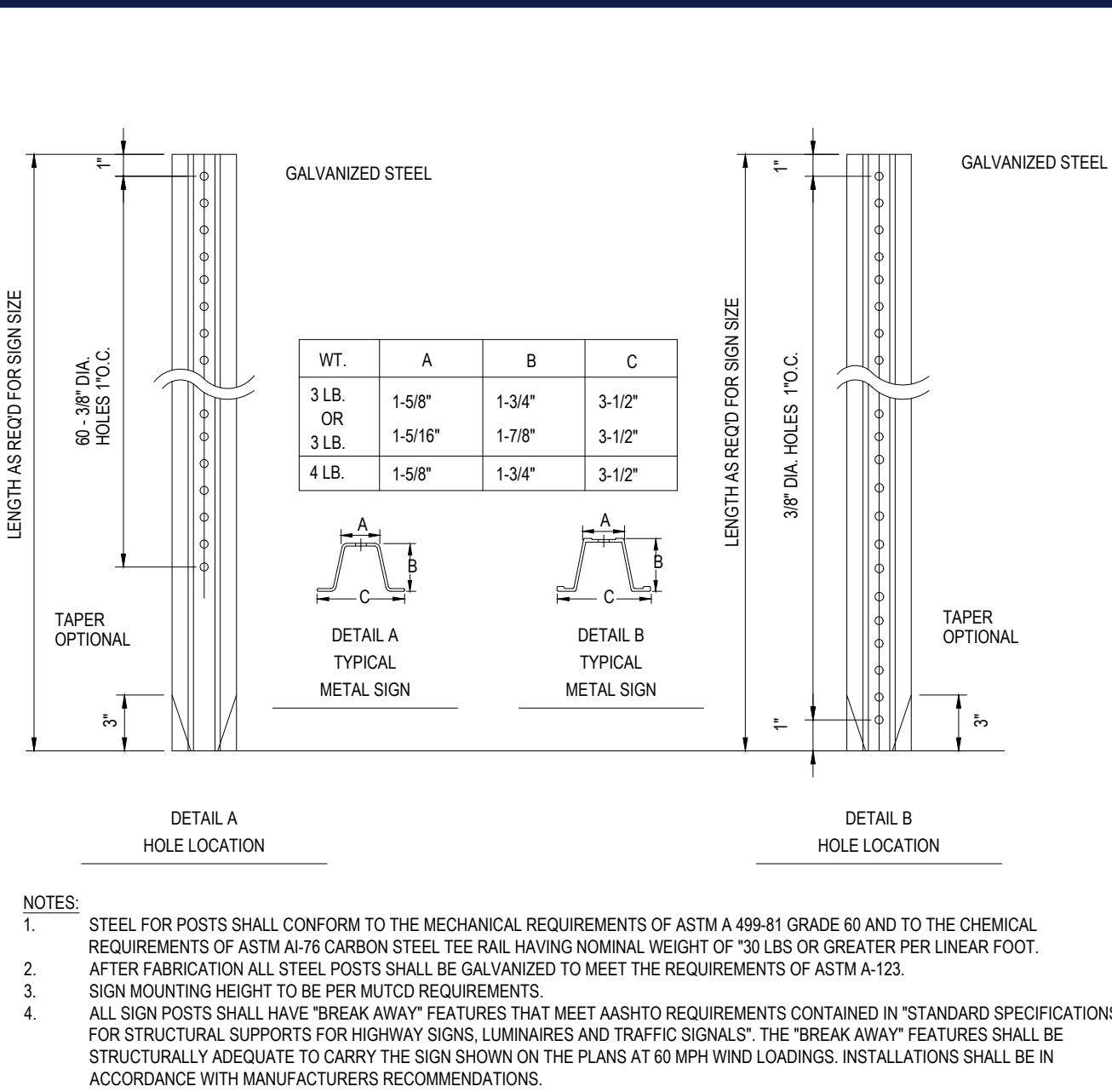
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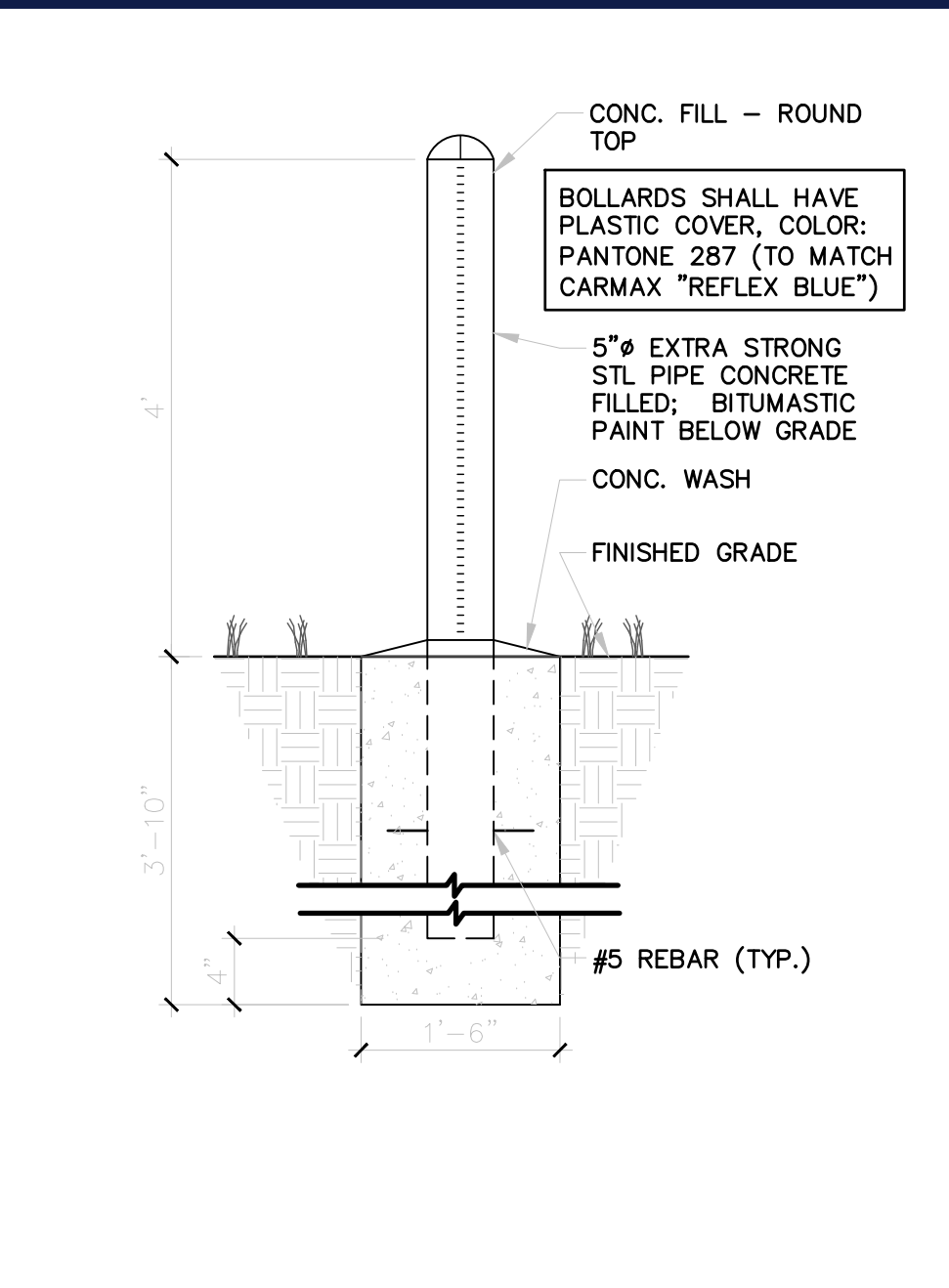
ACCESSIBLE / NO PARKING SIGN DETAILS

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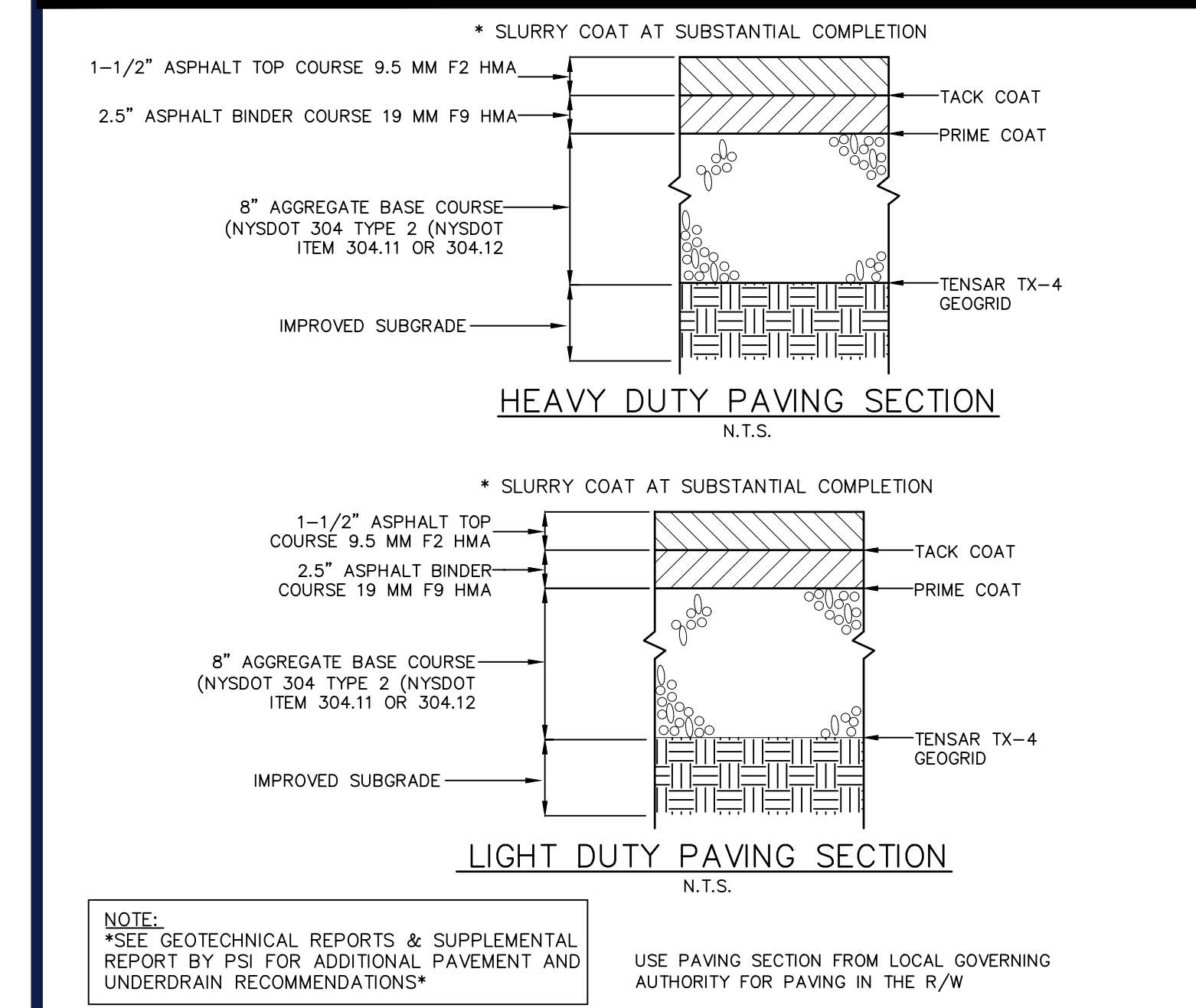
TYPICAL ON-SITE METAL SIGN POSTS

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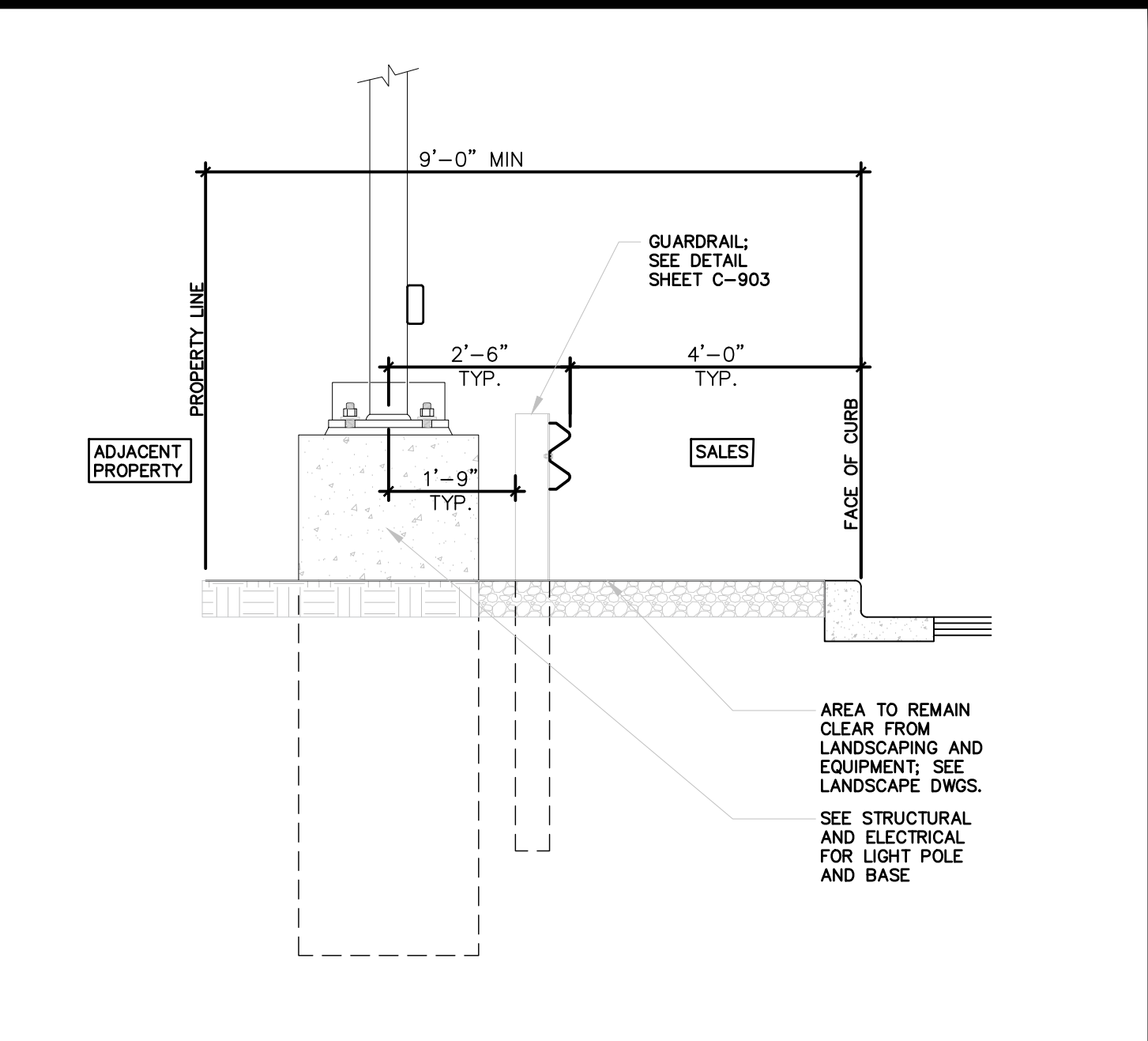
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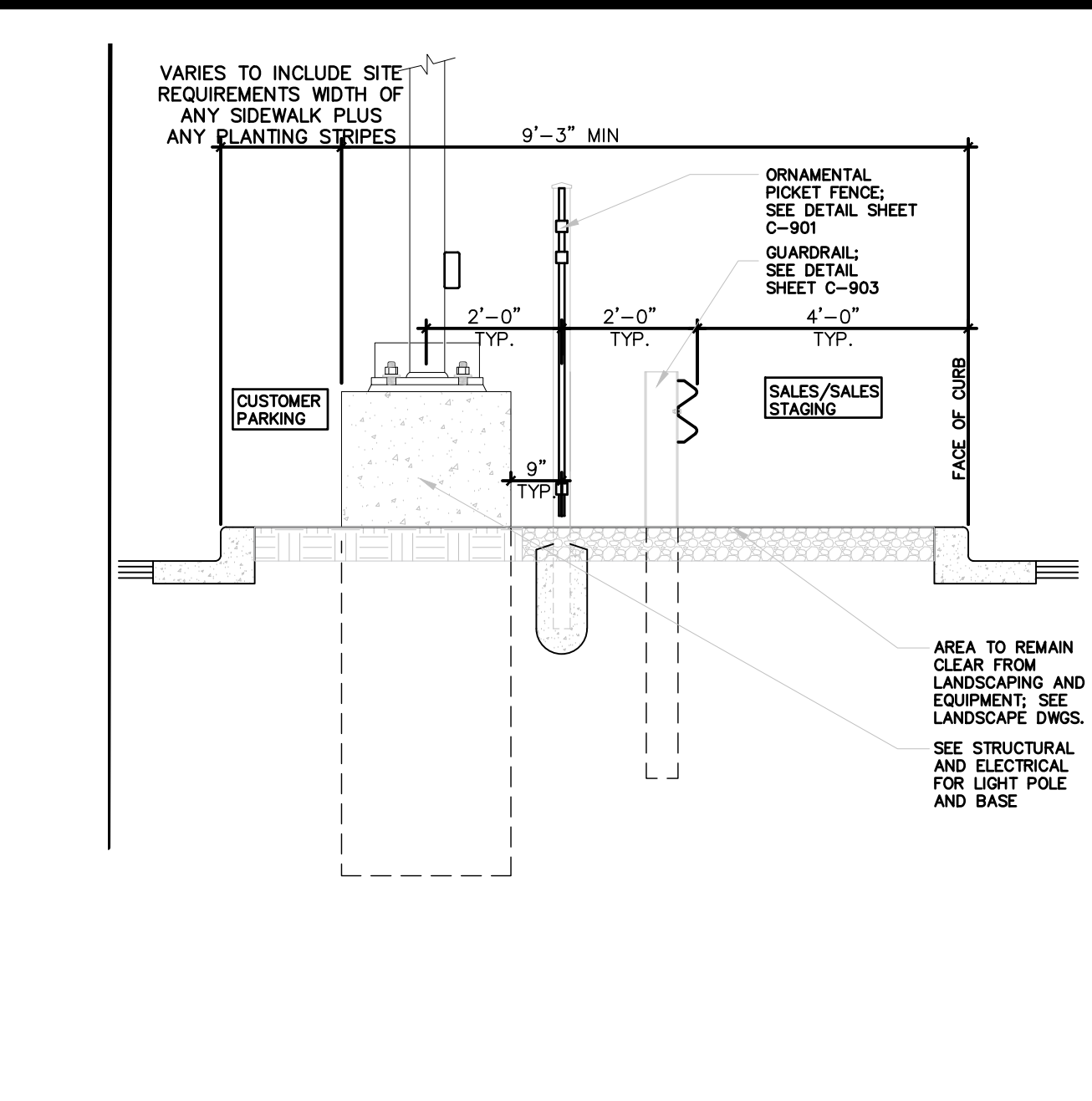
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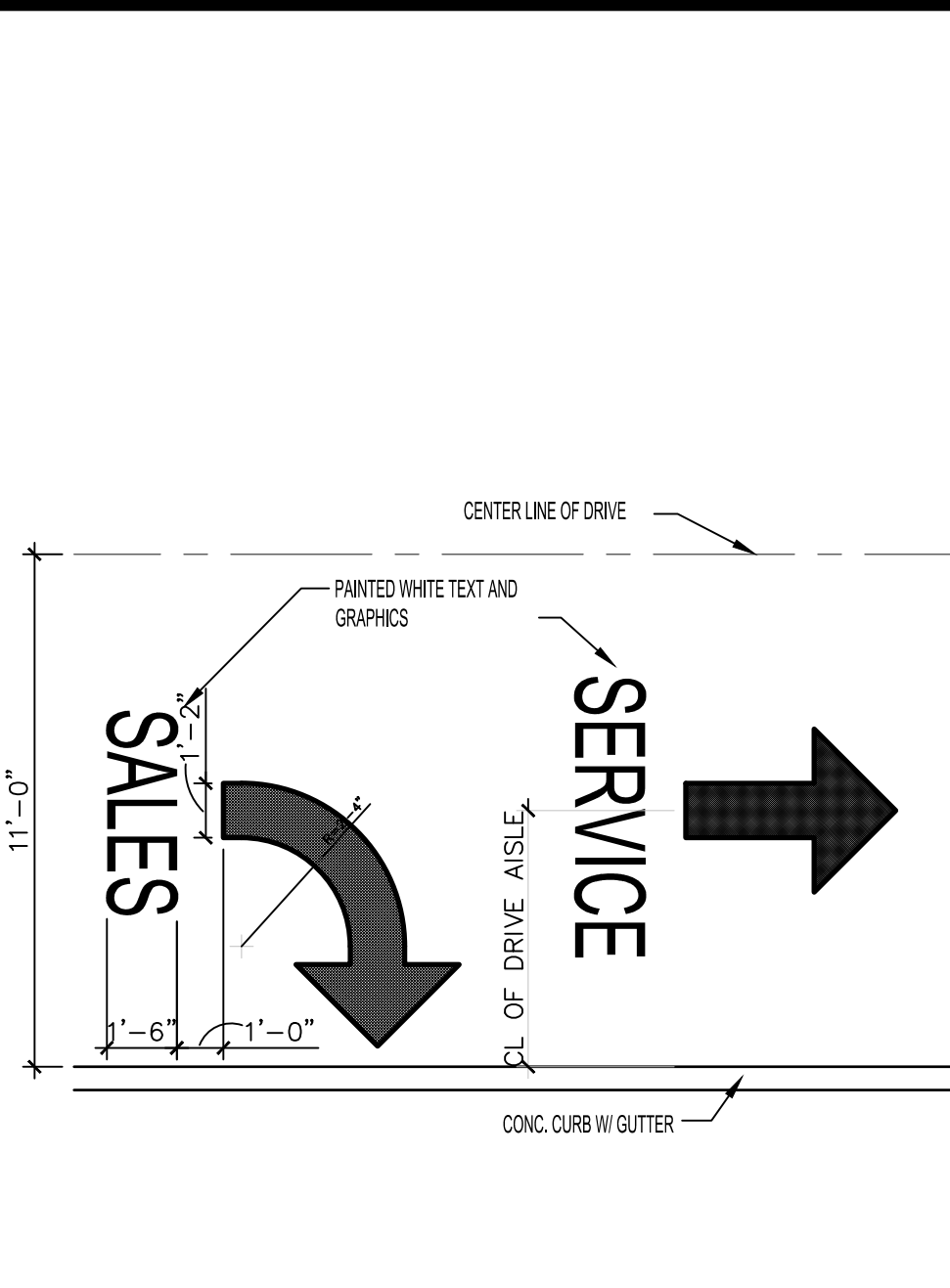
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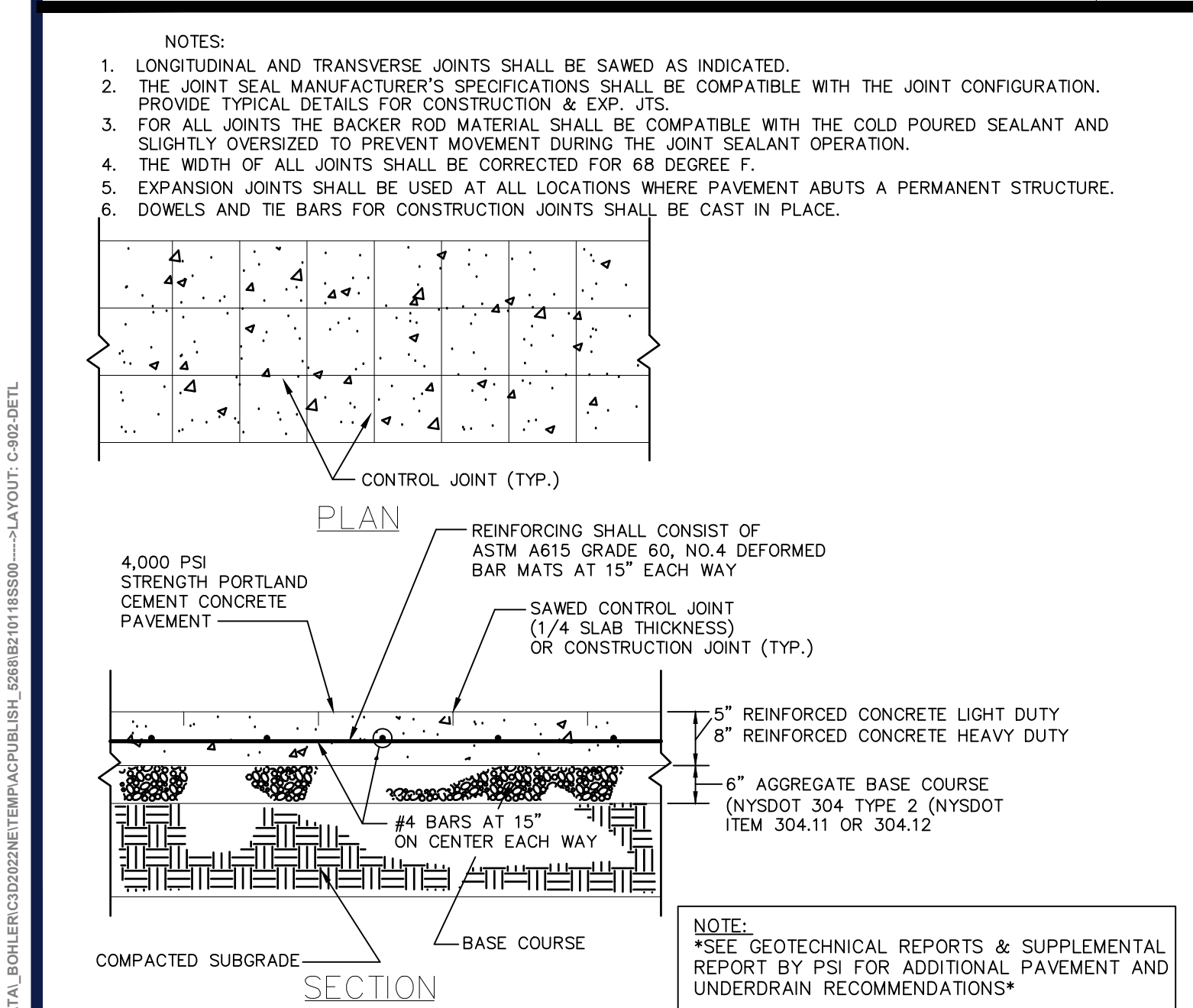
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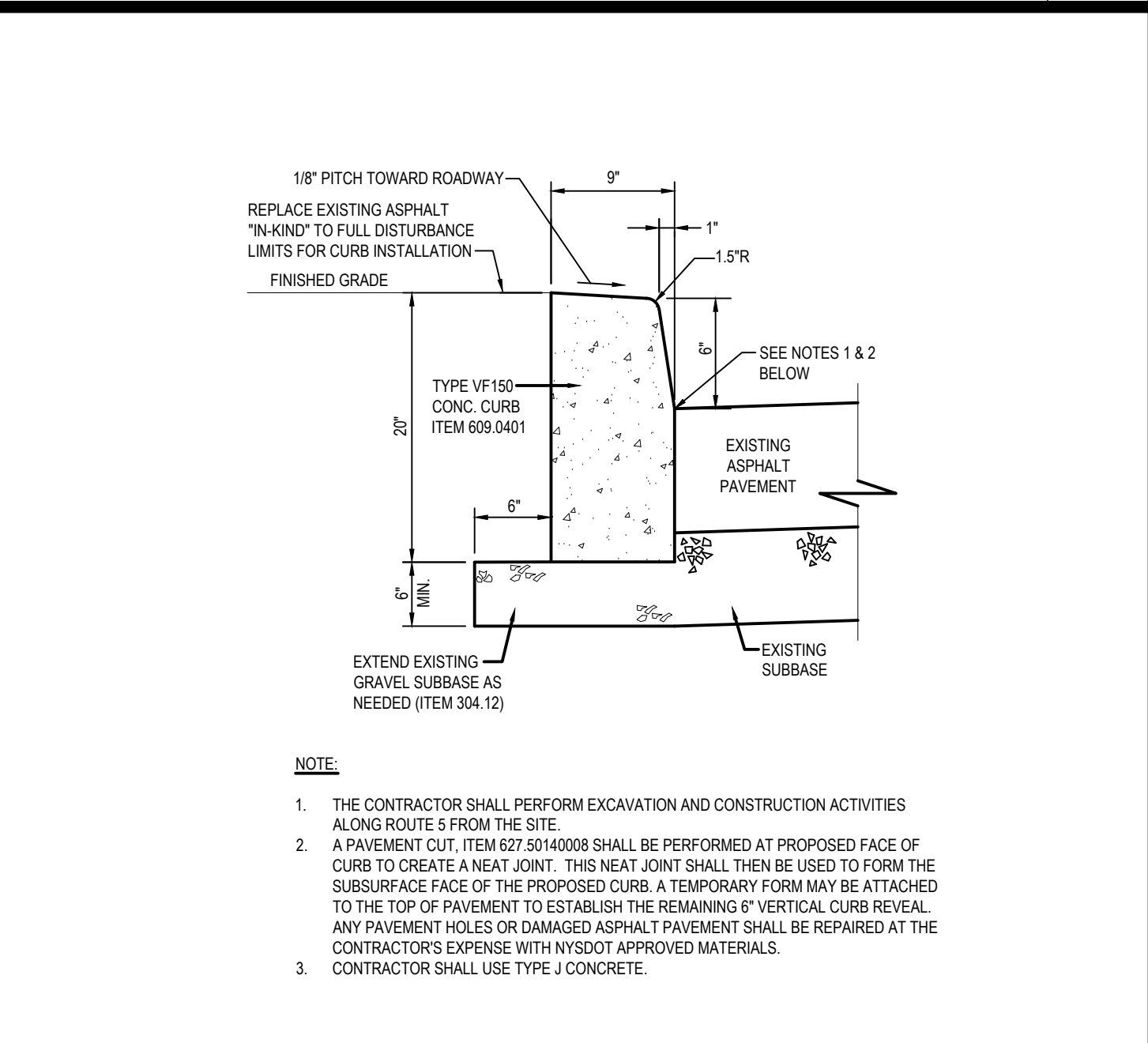
DIRECTIONAL SIGNAGE DETAIL

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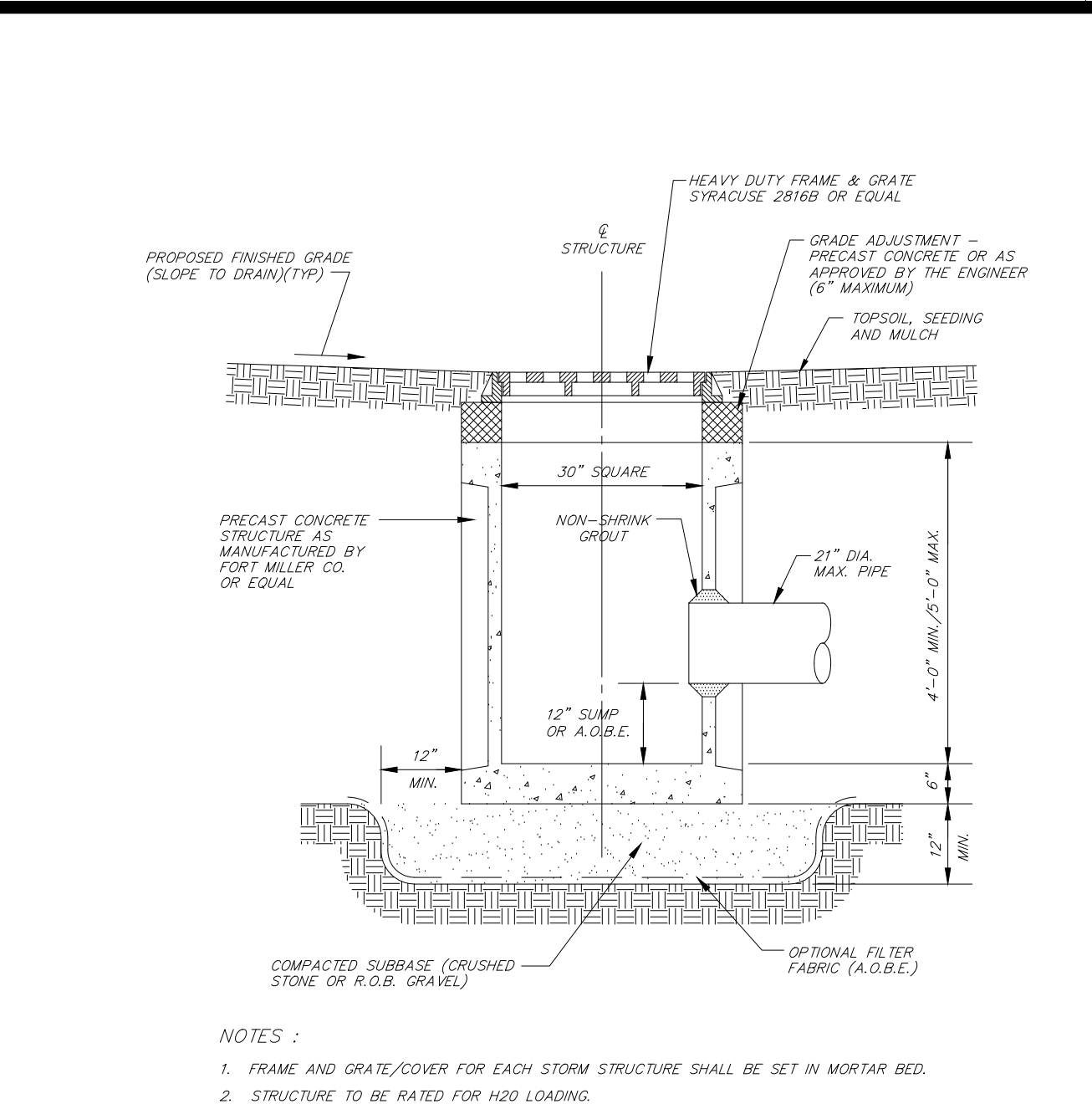
CONCRETE PAVEMENT DETAIL

N.T.S.



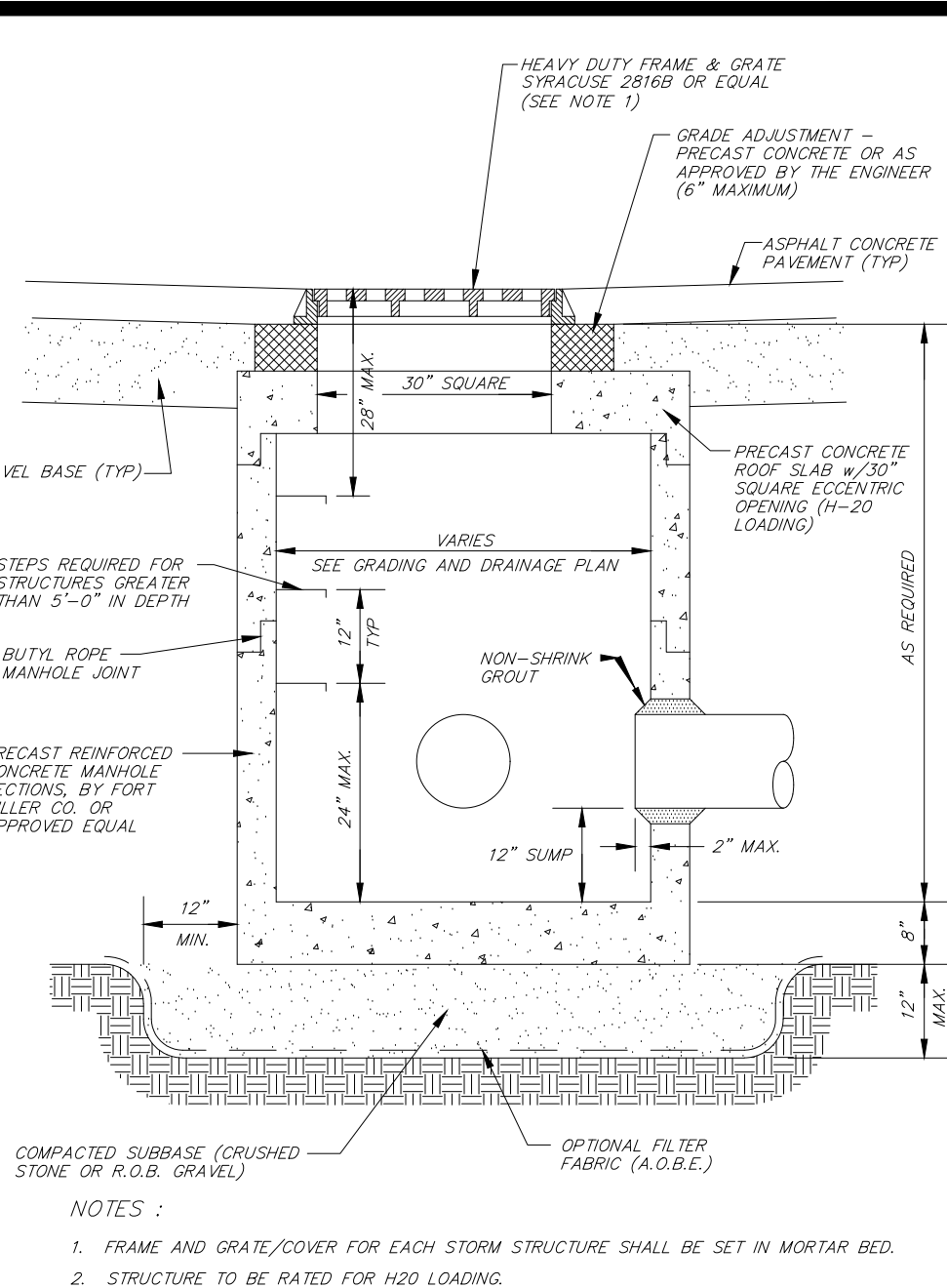
NYSDOT CAST-IN-PLACE CONCRETE CURB AT EXISTING PAVEMENT DETAIL

N.T.S.



PRECAST CONCRETE CATCH BASIN DETAIL

N.T.S.



PRECAST CONCRETE STORM MANHOLE DETAIL

N.T.S.

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	BY	CHECKED BY
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 TOW COMMENT	MDL	
9	8/05/2022	PER TOWN COMMENTS	SWG	
10	9/30/2022	PER TOWN COMMENTS	MDL	
11	10/18/2022	DOT & DOH SUBMITTAL	MDL	
12	11/30/2022	PER DOT COMMENT	MDL	
13	2/06/2023	PER TOWN COMMENT	MDL	

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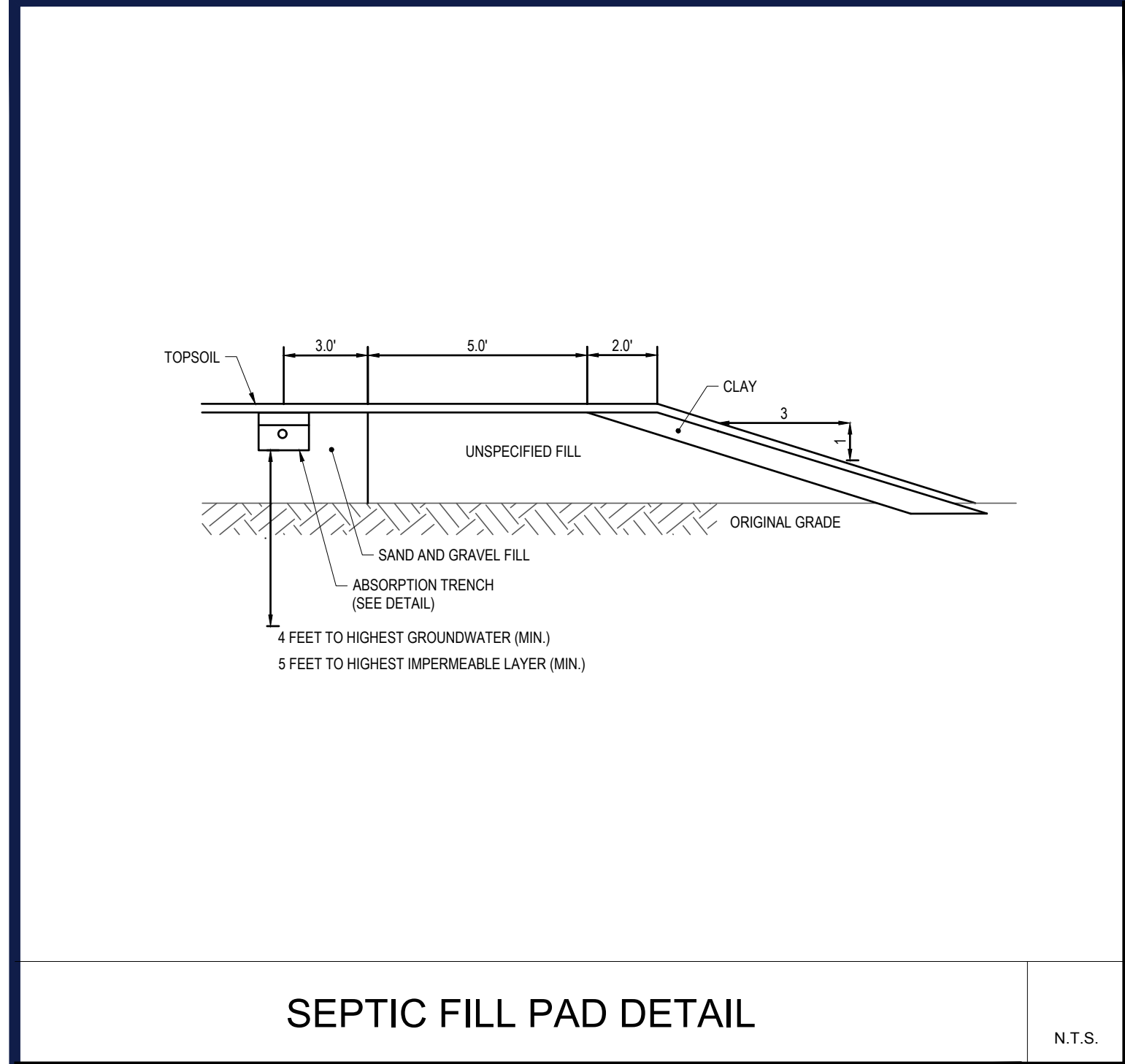
PRELIMINARY
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PROJECT No.: B210118
DRAWN BY: MDL
CHECKED BY: RWO
DATE: 09/01/2021
CAD ID: B210118SS00

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

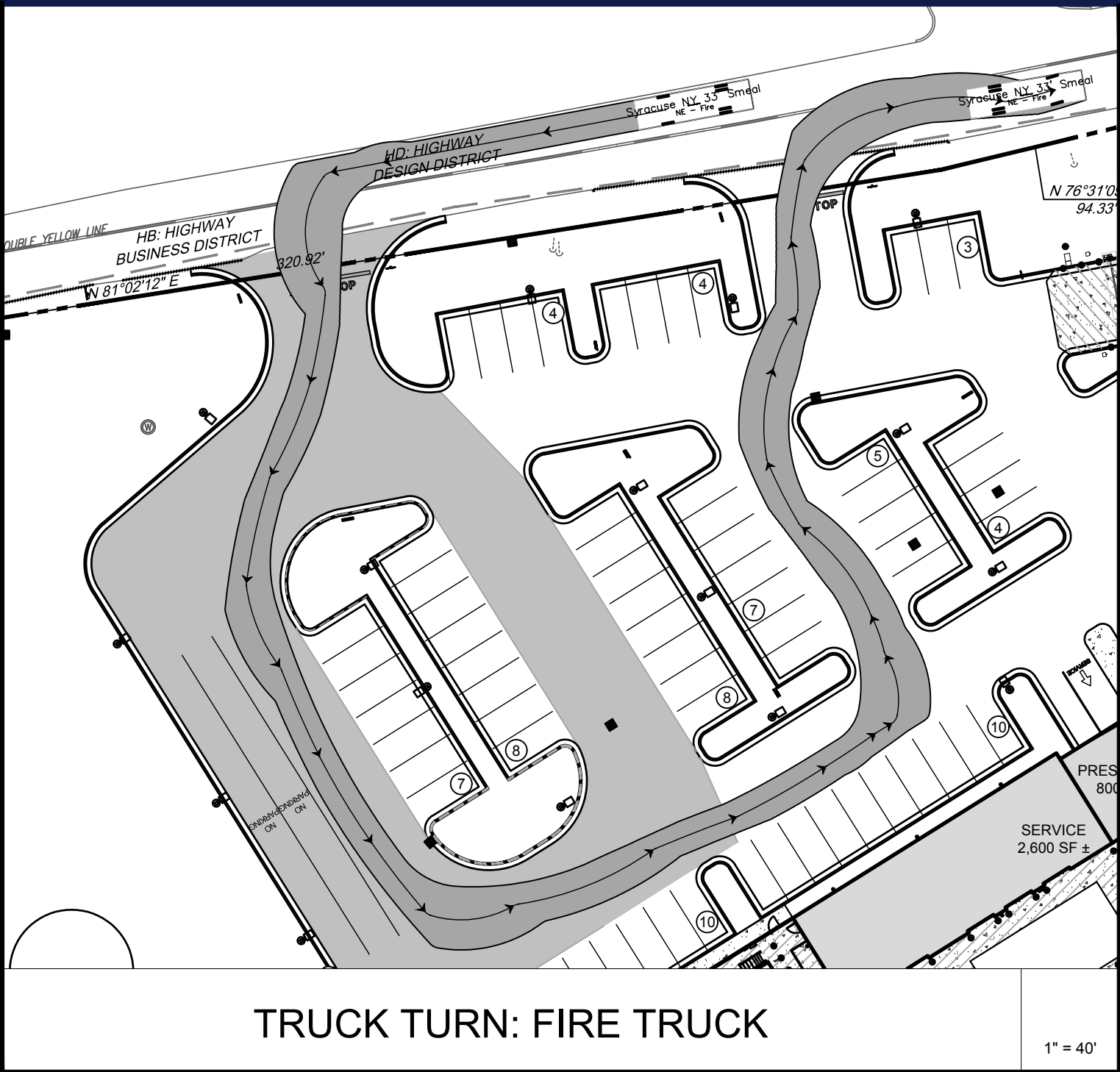
M.D. LESSARD
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 106048

SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-902
REVISION 13 - 2/06/2023



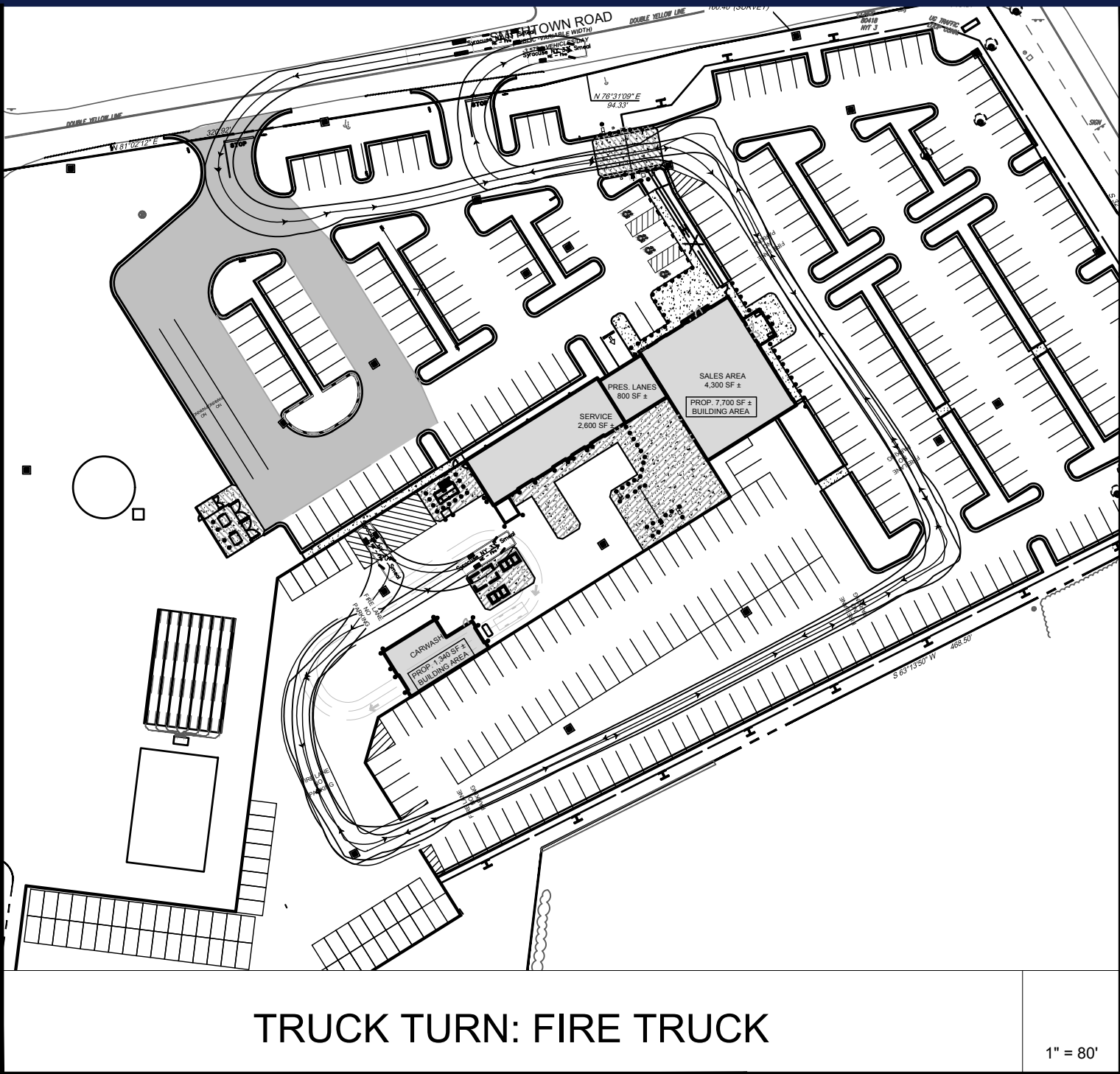
SEPTIC FILL PAD DETAIL

N.T.S.



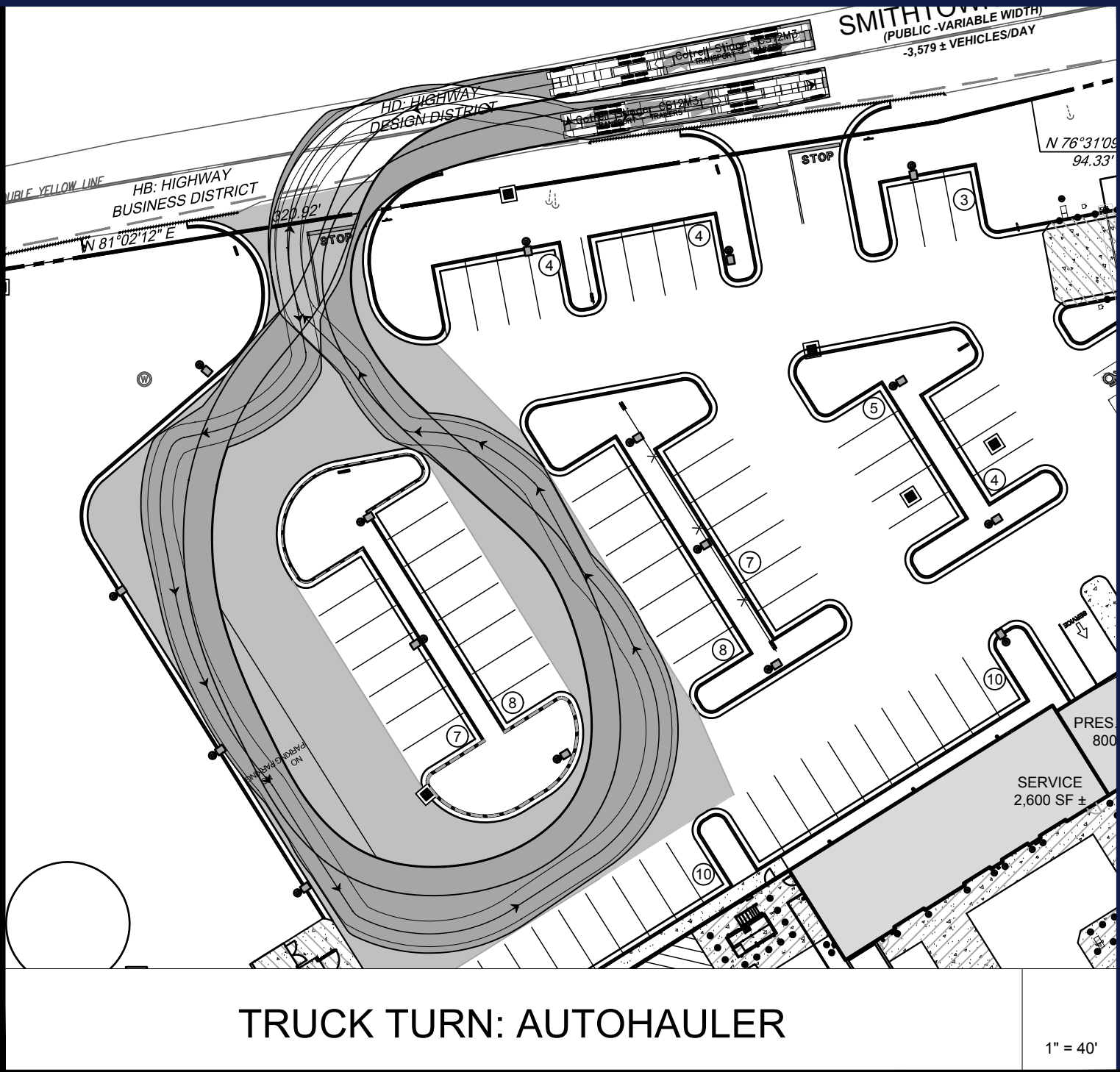
TRUCK TURN: FIRE TRUCK

1" = 40'



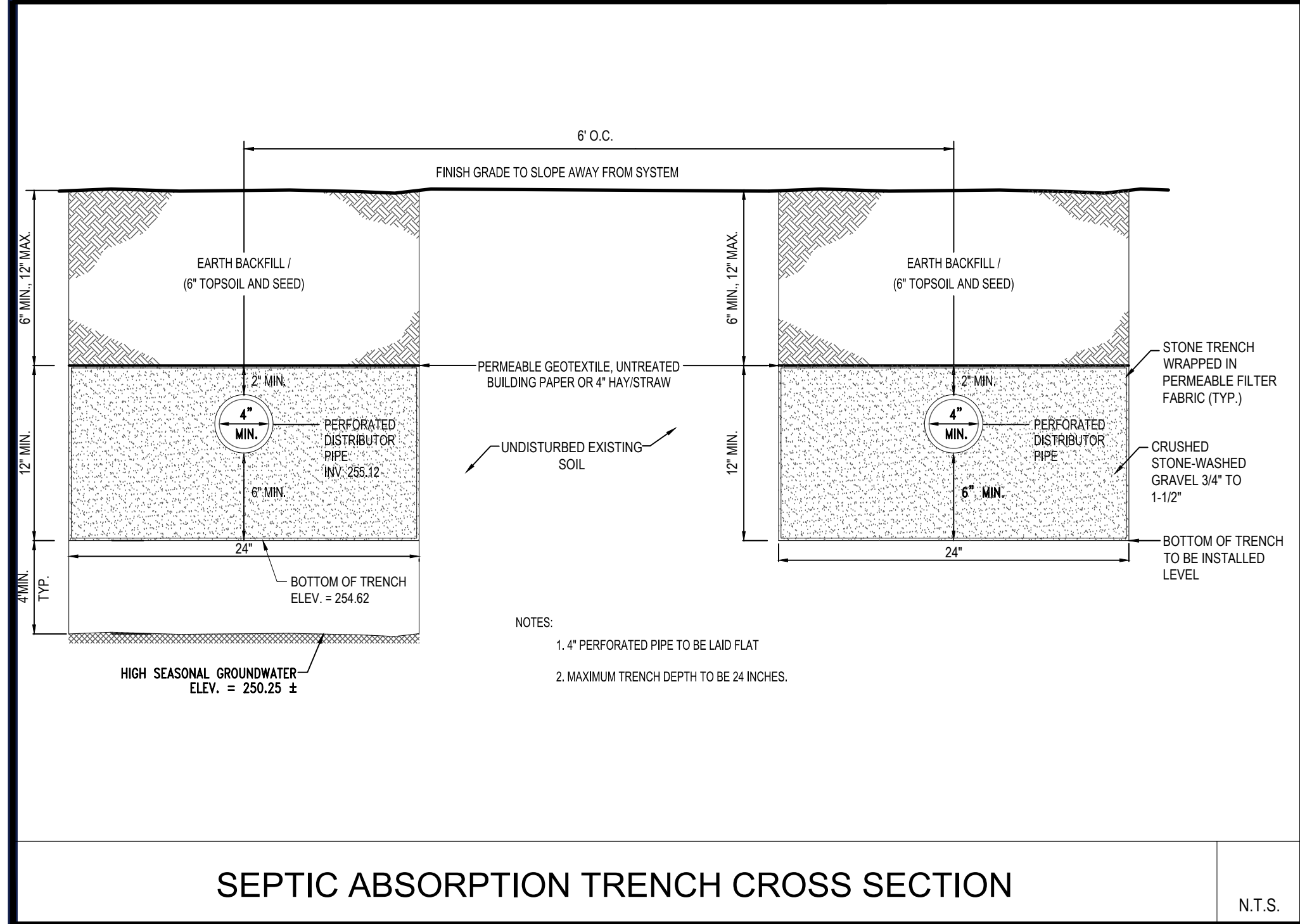
TRUCK TURN: FIRE TRUCK

1" = 80'



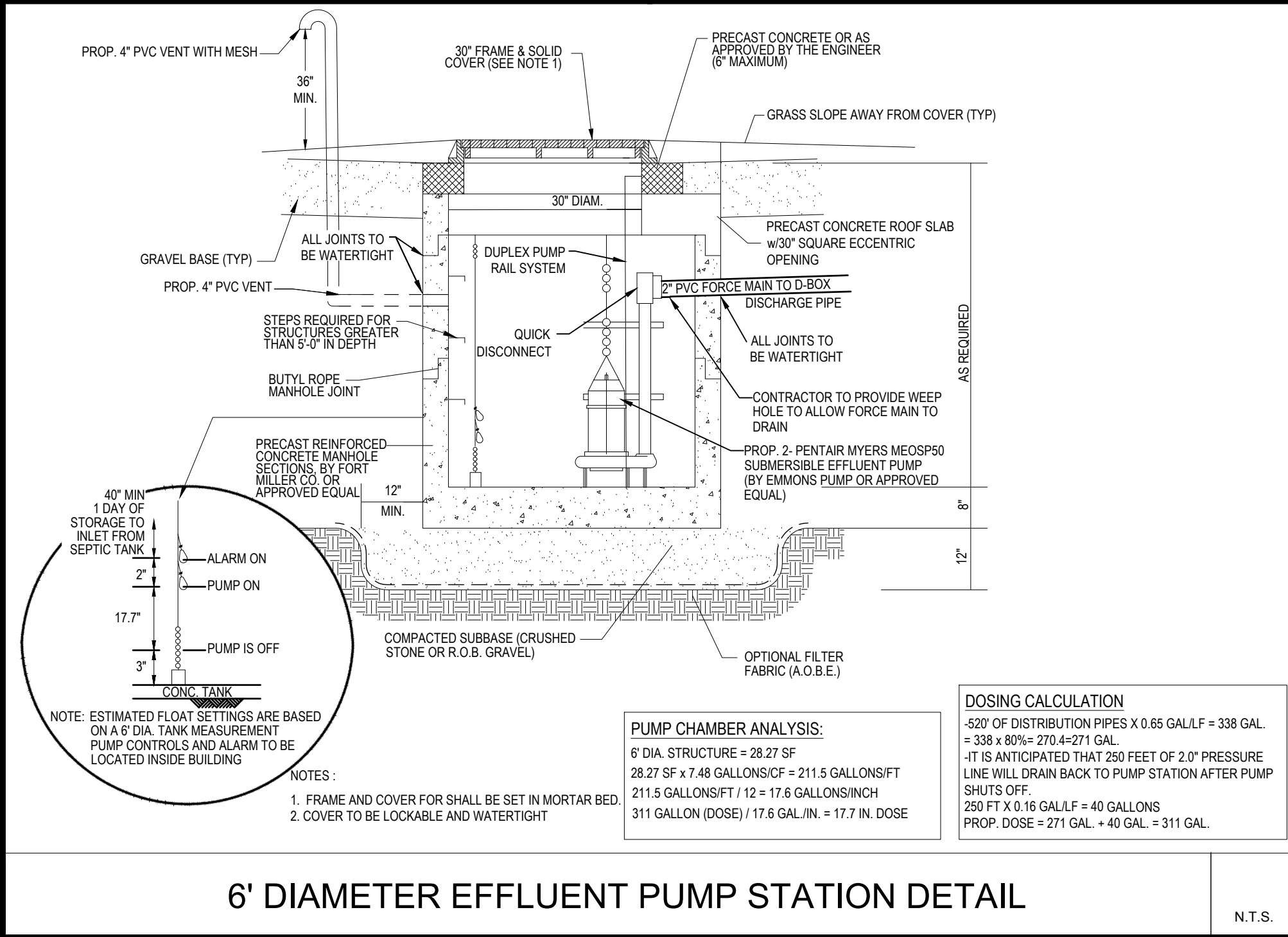
TRUCK TURN: AUTOHAULER

1" = 40'



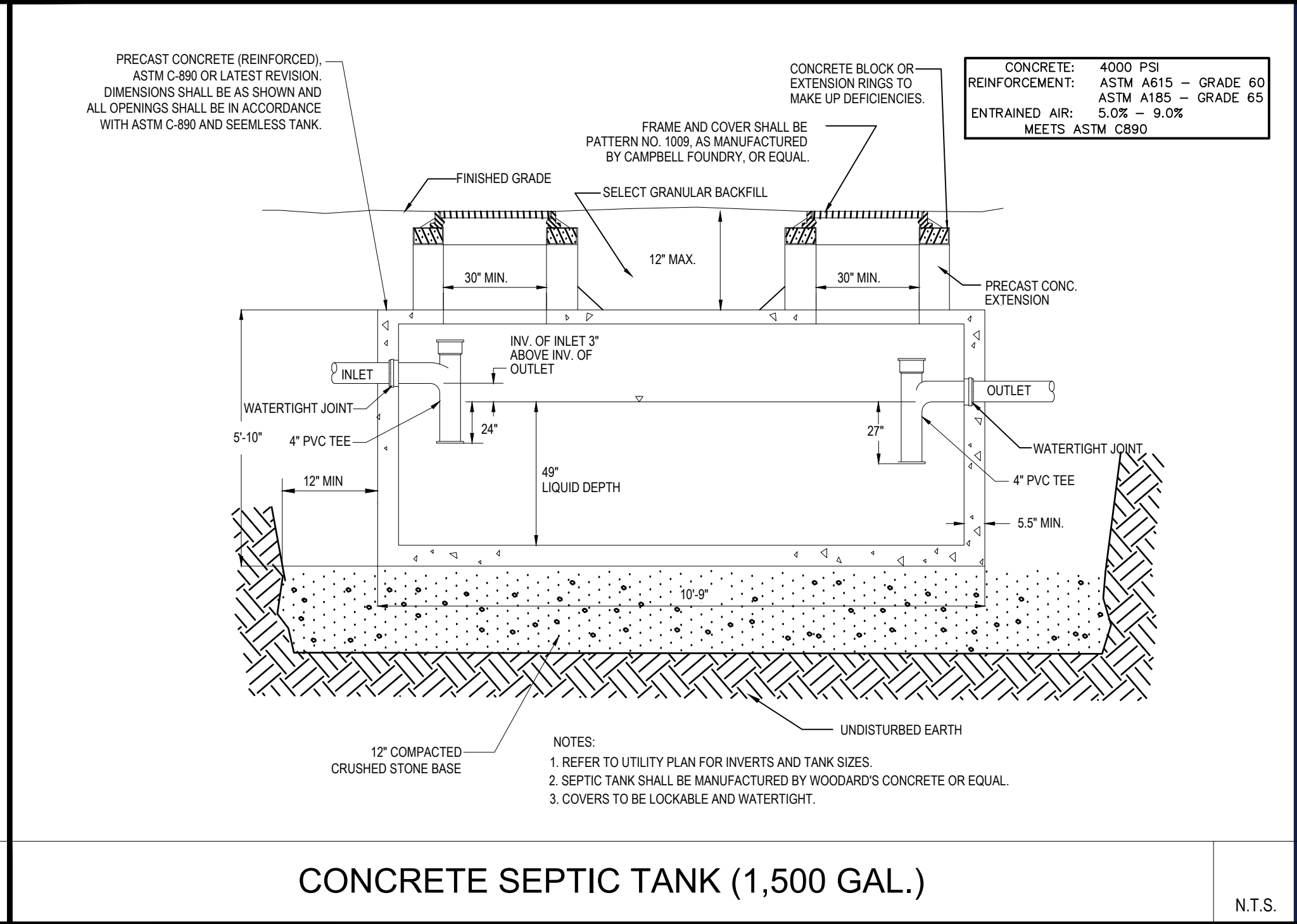
SEPTIC ABSORPTION TRENCH CROSS SECTION

N.T.S.



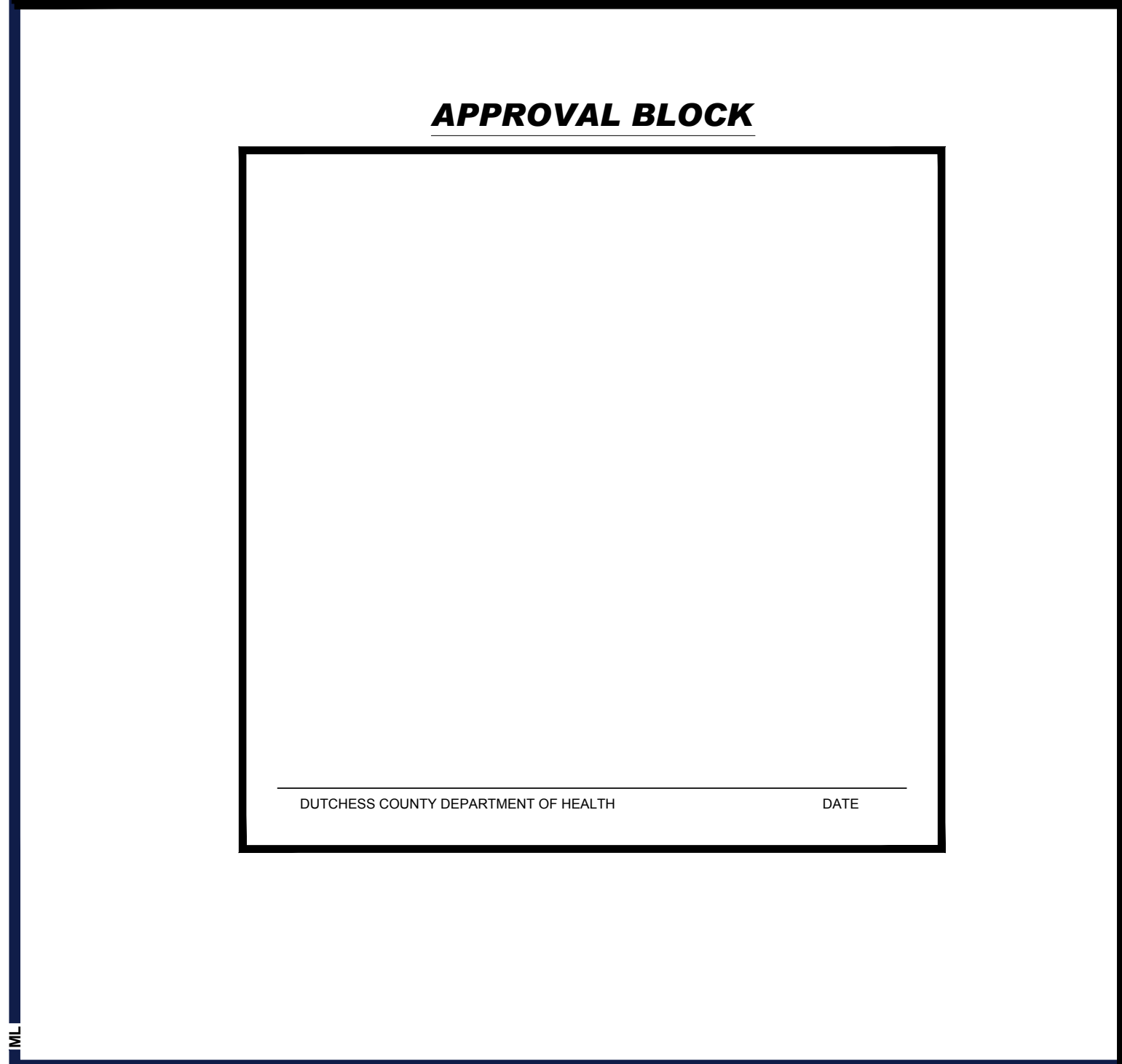
6' DIAMETER EFFLUENT PUMP STATION DETAIL

N.T.S.

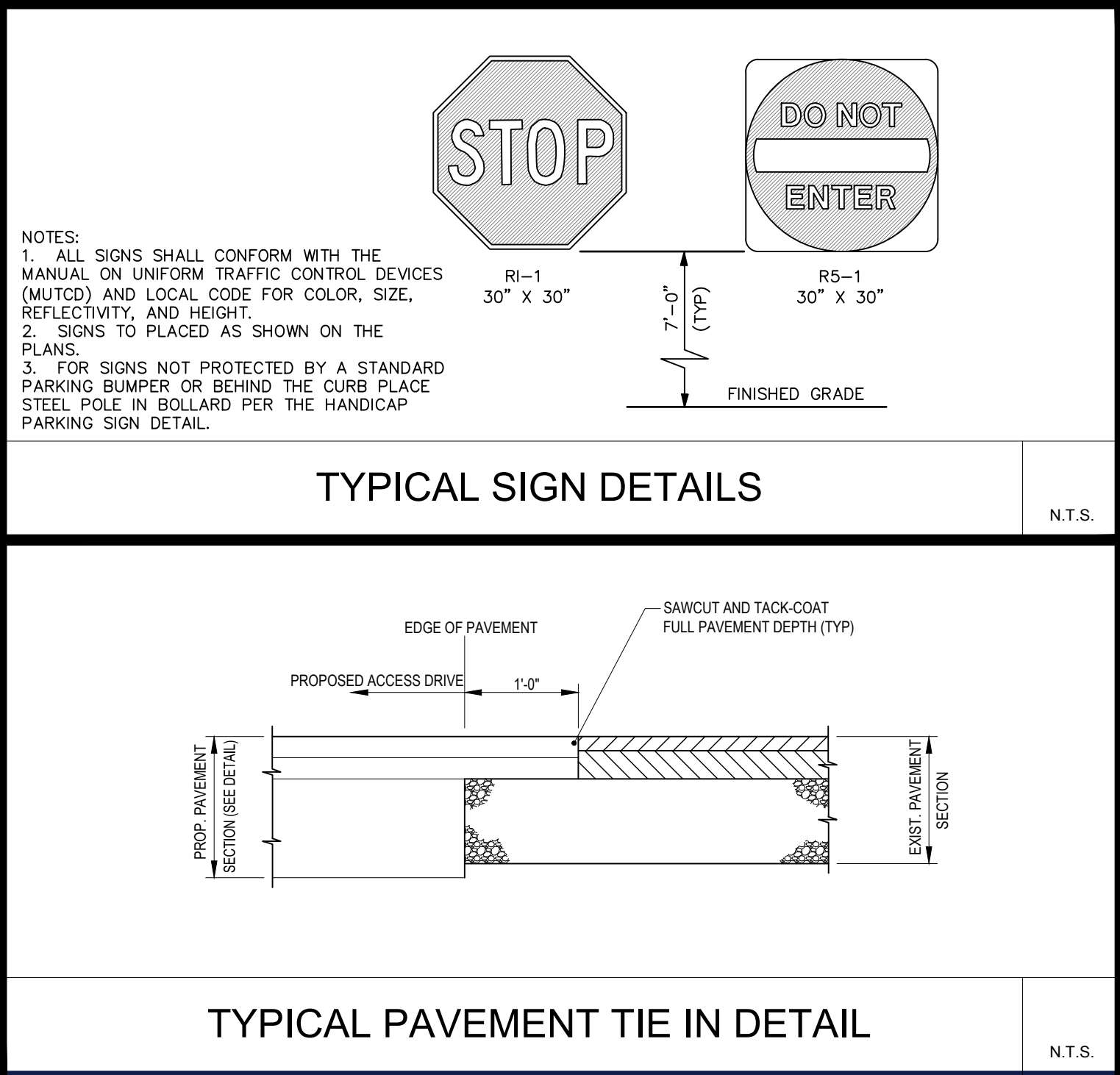


CONCRETE SEPTIC TANK (1,500 GAL.)

N.T.S.

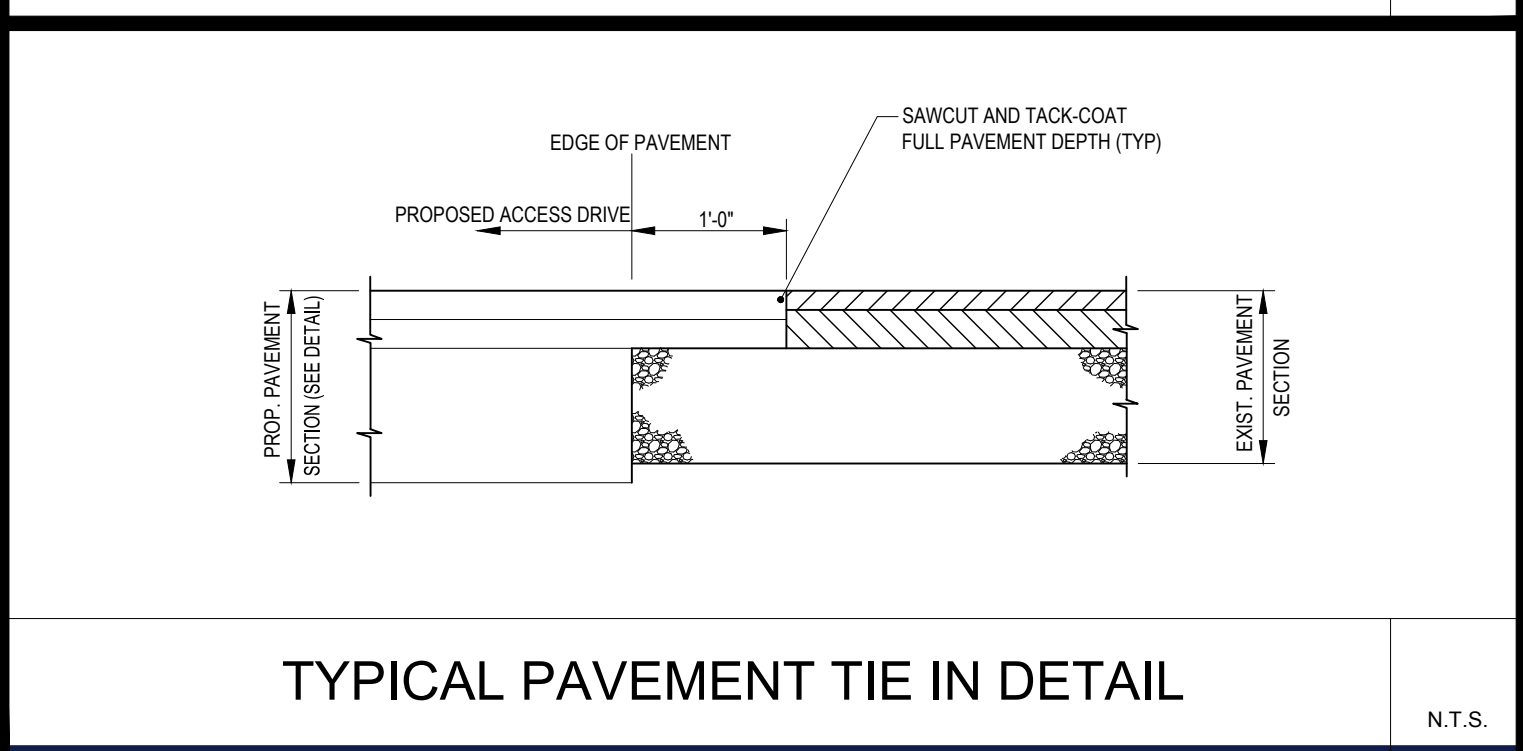


APPROVAL BLOCK



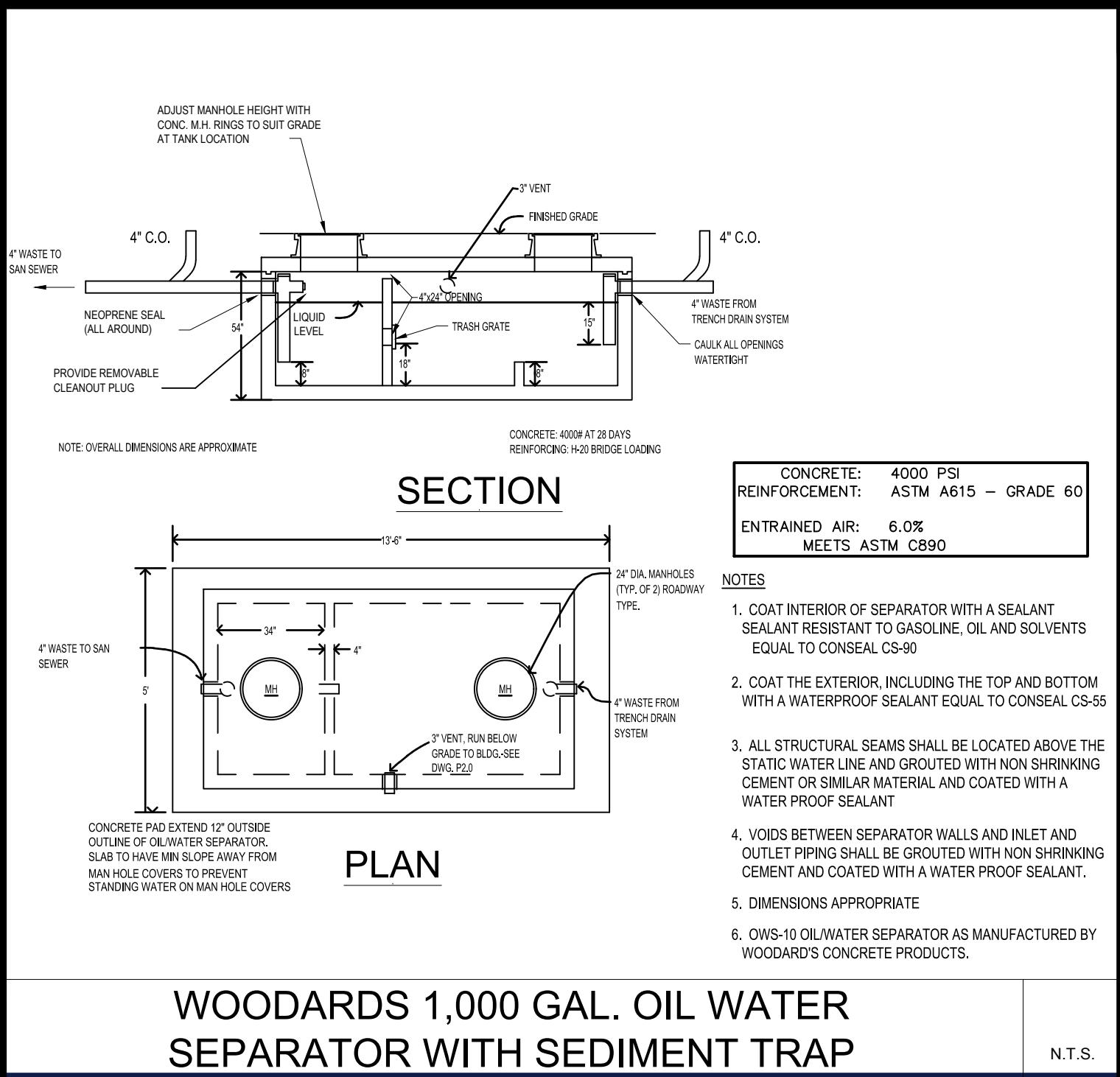
TYPICAL SIGN DETAILS

N.T.S.



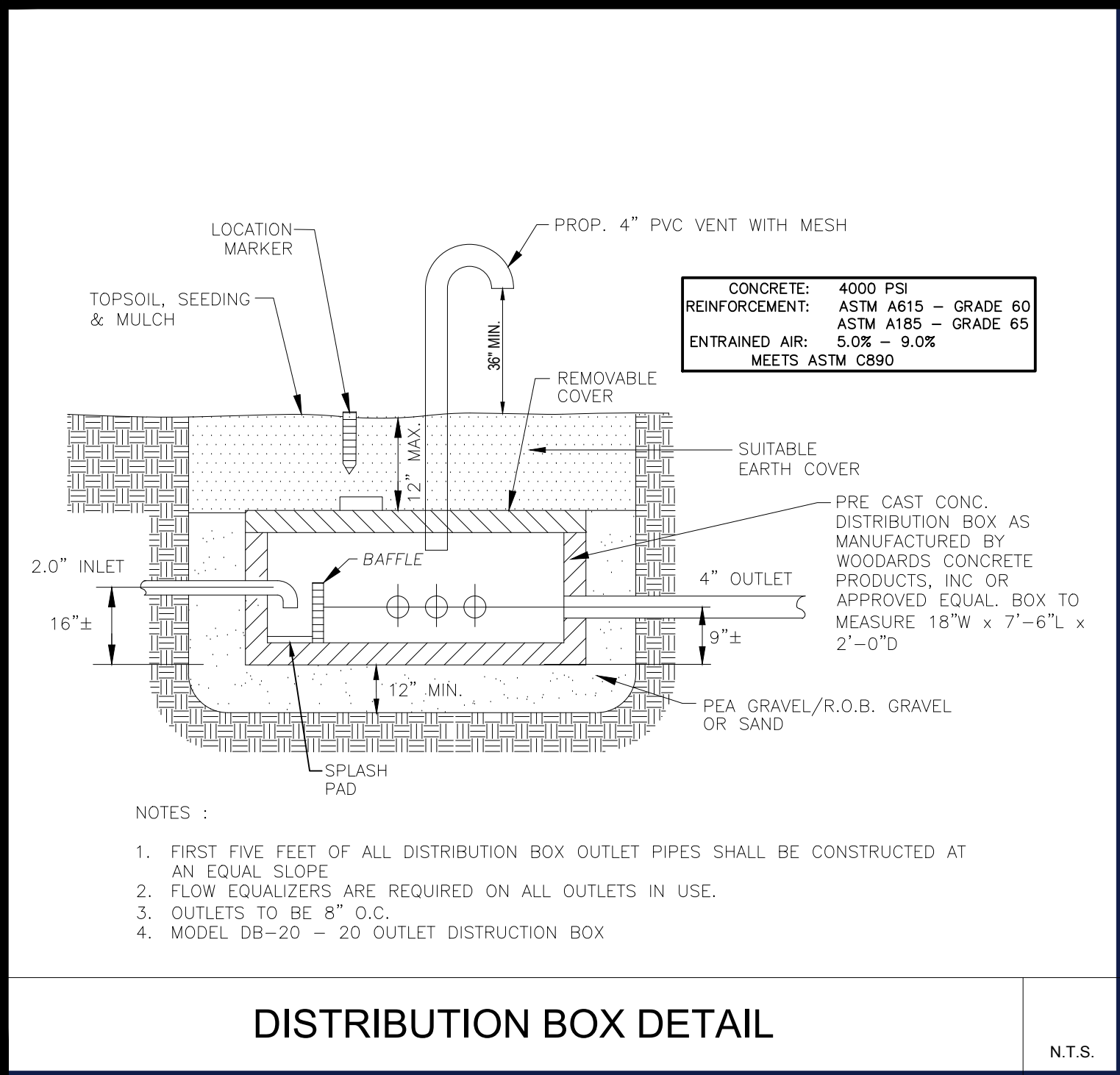
TYPICAL PAVEMENT TIE IN DETAIL

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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SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-904

REVISION 13 - 2/06/2023

