

# PROPOSED SITE PLAN DOCUMENTS

FOR  
CARMAX AUTO SUPERSTORES, INC.

PROPOSED

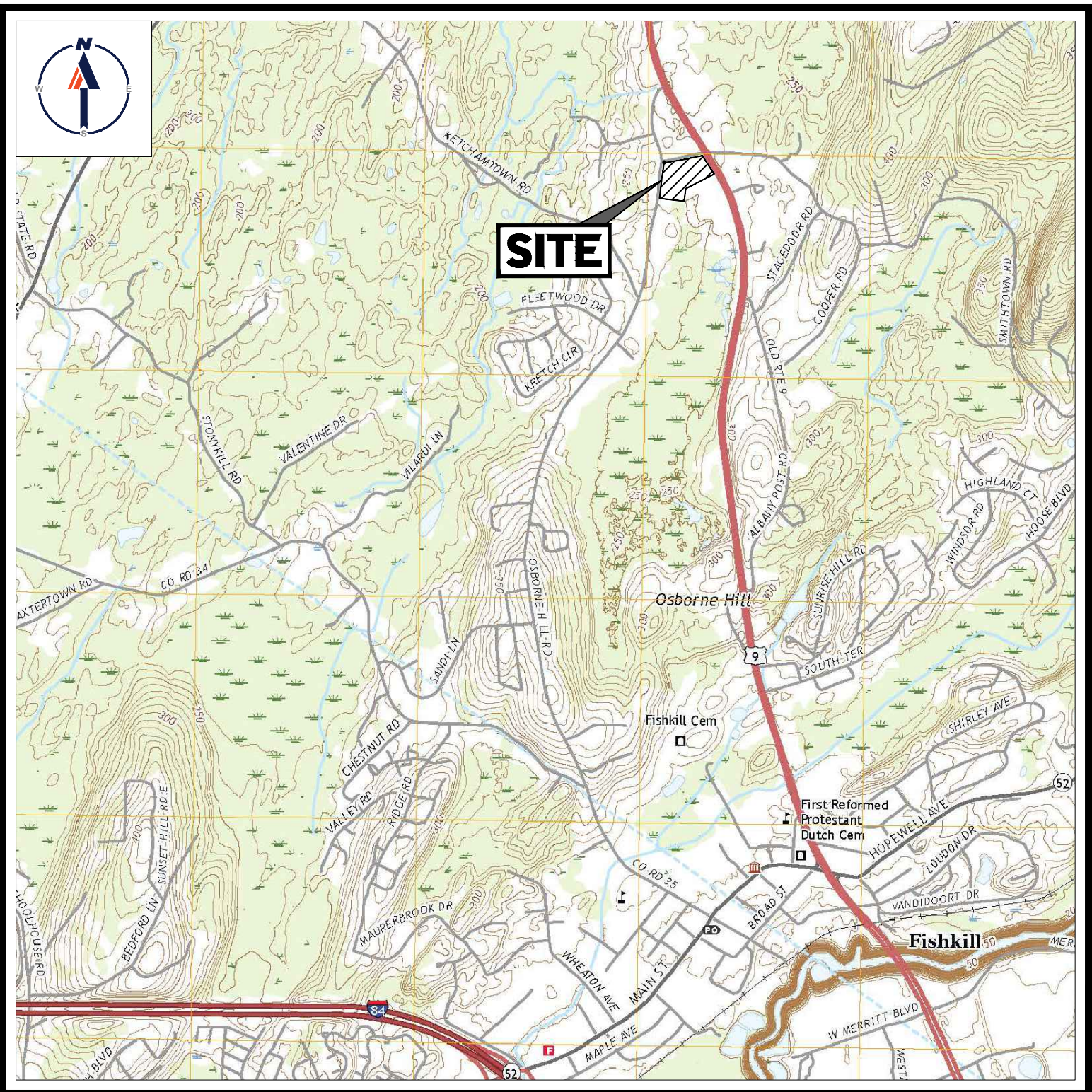
# CARmax

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

SEC. 6156-02 PARCEL 664986

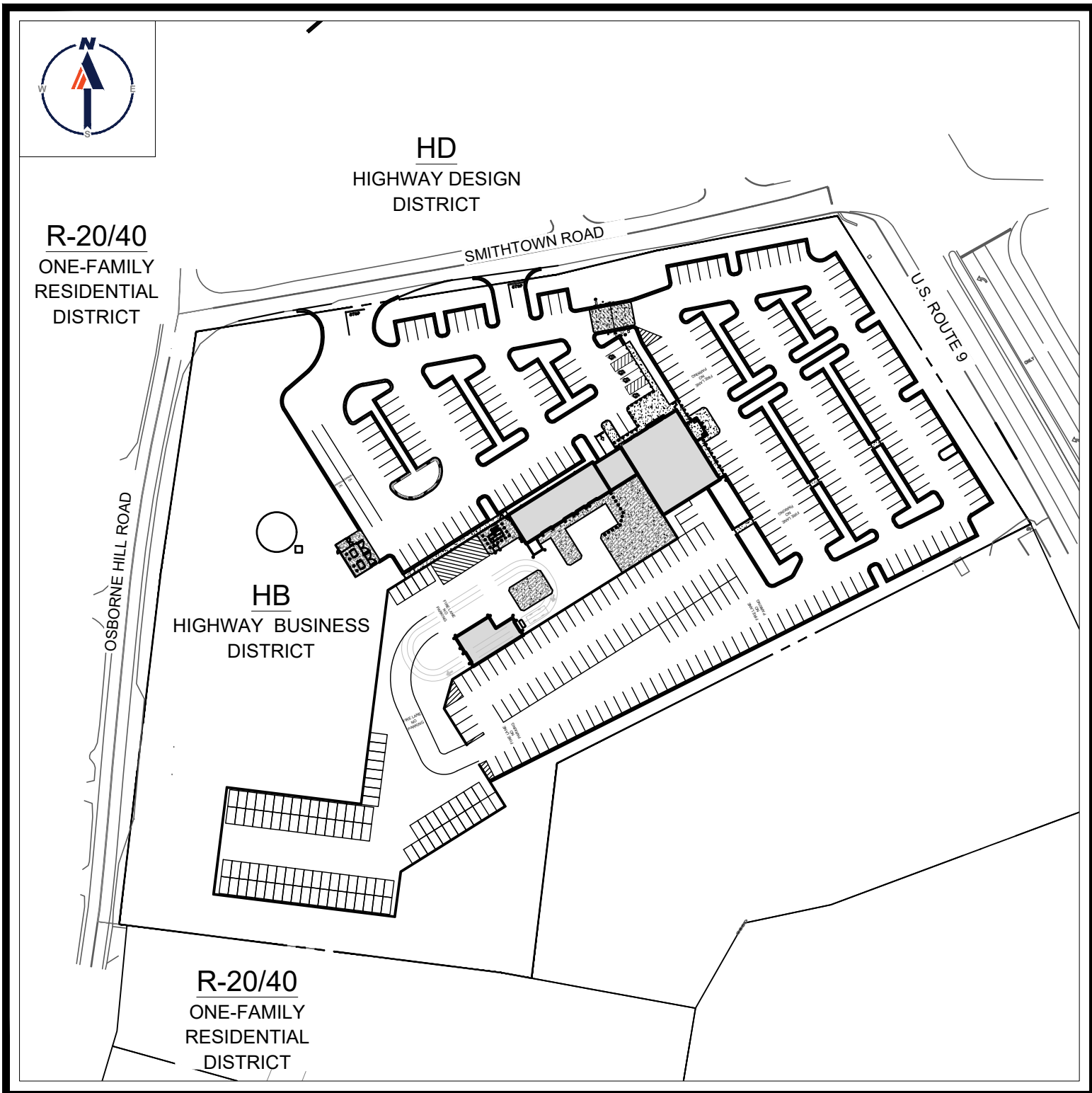
## ADJACENT PROPERTY OWNERS LIST

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
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
608841	MICHAEL SPIDALIERI 51 OSBORNE HILL RD FISHKILL, NY 12524
690071	HERBERT H. REDL 80 WASHINGTON ST STE 100 POUGHKEEPSIE, NY 12601
620010	MIGUEL A. DELACRUZ 28 OSBORNE HILL RD WAPPINGER FALLS, NY 12590
600977	THOMAS PETTIT 38 OSBORNE HILL RD WAPPINGER FALLS, NY 12590
613999	BIRCH DUTCHESS PARK LLC 110 SIDNEY CT YORKTOWN HEIGHTS, NY 10598
596969	BARRINGTON L. BENNETT 2041 HOLLAND AVE APT 325 BRONX, NY 10467
730008	1106 PROPERTY LLC 33 WOMER RD WAPPINGER FALLS, NY 12590
708045	JAI K. JALAJ 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

APPROVAL BLOCK	
DUTCHESS COUNTY DEPARTMENT OF HEALTH	
DATE	

## DRAWING SHEET INDEX

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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
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
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	2/08/2023	PER TOWN COMMENT	MDL
14	3/20/2023	PER TOWN COMMENT	MDL



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

## 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: 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:

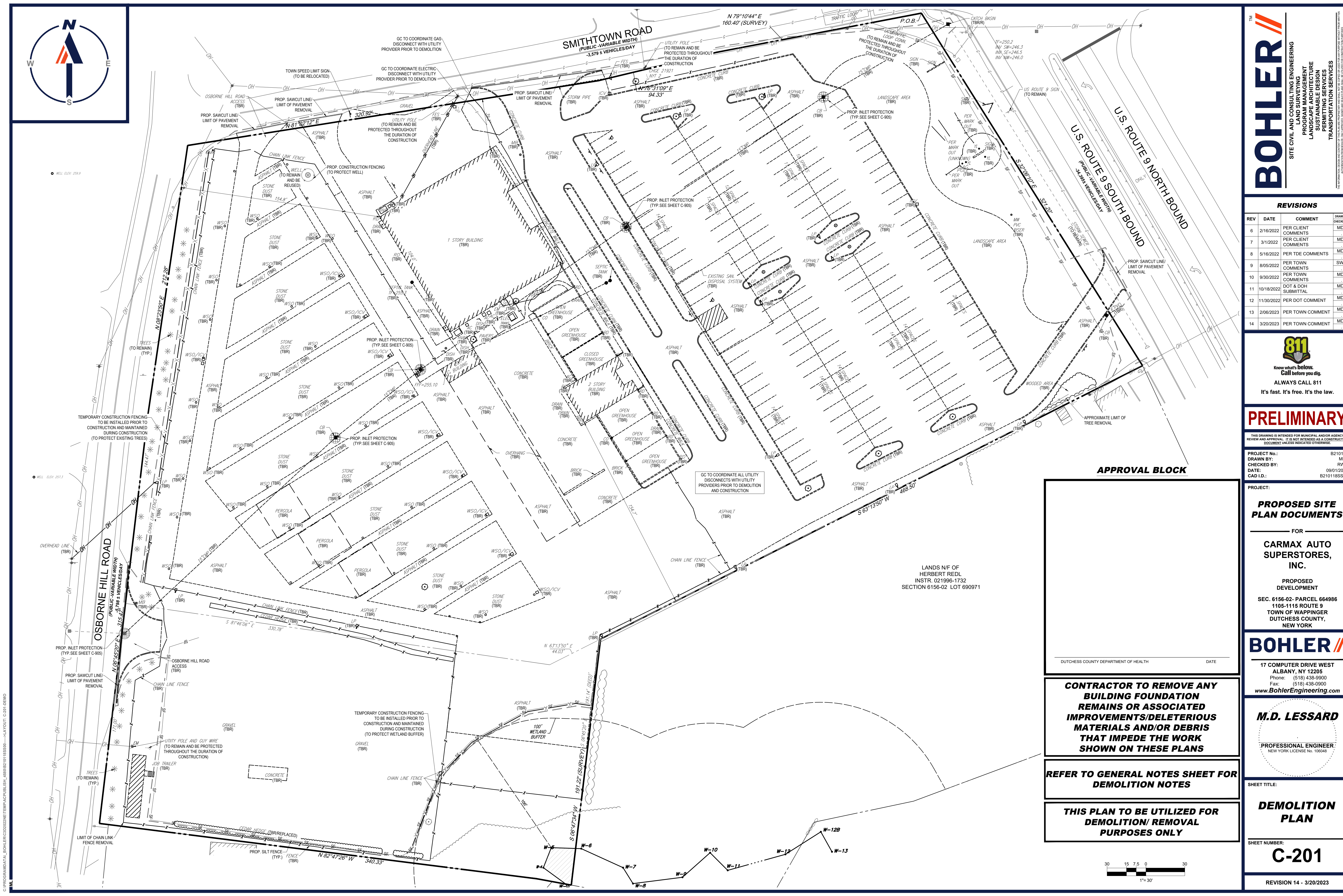
**C-101**

REVISION 14 - 3/20/2023









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SITE CIVIL AND CONSULTING ENGINEERING

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M.D. LESSARD

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NEW YORK LICENSE No. 106048

SHEET TITLE:

DEMOLITION  
PLAN

SHEET NUMBER:

C-201

REVISION 14 - 3/20/2023

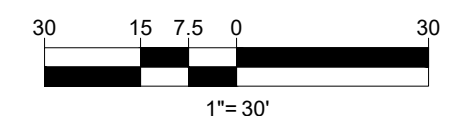
DUTCHESS COUNTY DEPARTMENT OF HEALTH

DATE

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

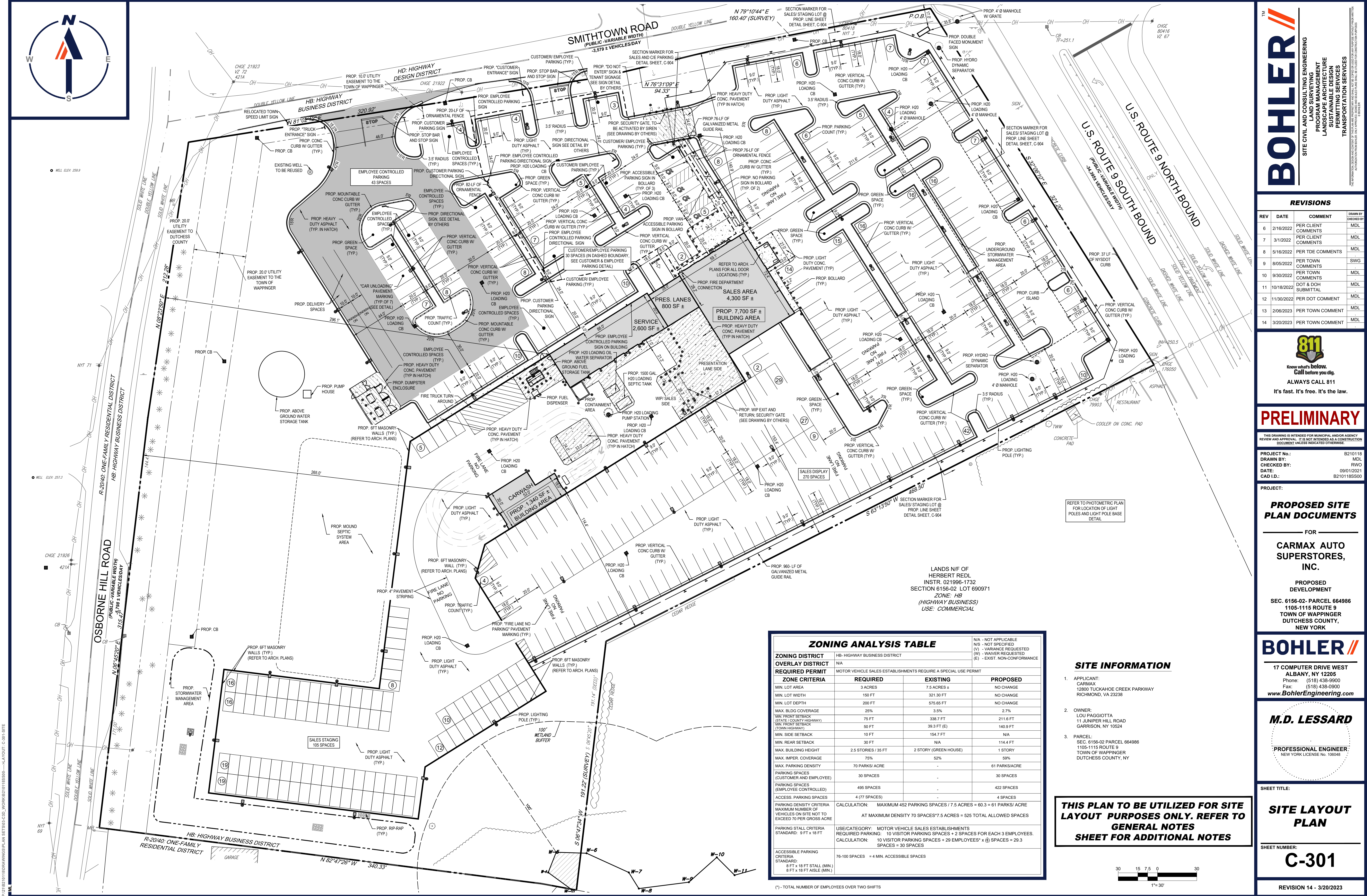
REFER TO GENERAL NOTES SHEET FOR  
DEMOLITION NOTES

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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CAD ID: B210118SS00

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www.BohlerEngineering.com

M.D. LESSARD

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 106048

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 14 - 3/20/2023

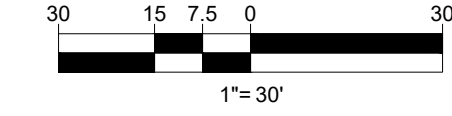
ZONING ANALYSIS TABLE			
ZONING DISTRICT	HB-HIGHWAY BUSINESS DISTRICT		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	MOTOR VEHICLE SALES ESTABLISHMENTS REQUIRE A SPECIAL USE PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3 ACRES	7.5 ACRES ±	NO CHANGE
MIN. LOT WIDTH	150 FT	321.30 FT	NO CHANGE
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%
MAX. PARKING DENSITY	70 PARKS/ ACRE	-	61 PARKS/ACRE
PARKING SPACES (CUSTOMER AND EMPLOYEE)	30 SPACES	-	30 SPACES
PARKING SPACES (EMPLOYEE CONTROLLED)	495 SPACES	-	422 SPACES
ACCESS. PARKING SPACES	4 (77 SPACES)	-	4 SPACES
PARKING DENSITY CRITERIA	CALCULATION: MAXIMUM 452 PARKING SPACES / 7.5 ACRES = 60.3 = 61 PARKS/ ACRE		
MAXIMUM NUMBER OF VEHICLES ON SITE NOT TO EXCEED 70 PER GROSS ACRE	AT MAXIMUM DENSITY 70 SPACES/7.5 ACRES = 525 TOTAL ALLOWED SPACES		
PARKING STALL CRITERIA	USE/CATEGORY: MOTOR VEHICLE SALES ESTABLISHMENTS		
STANDARD: 9 FT x 18 FT	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.)			

(\*) - TOTAL NUMBER OF EMPLOYEES OVER TWO SHIFTS

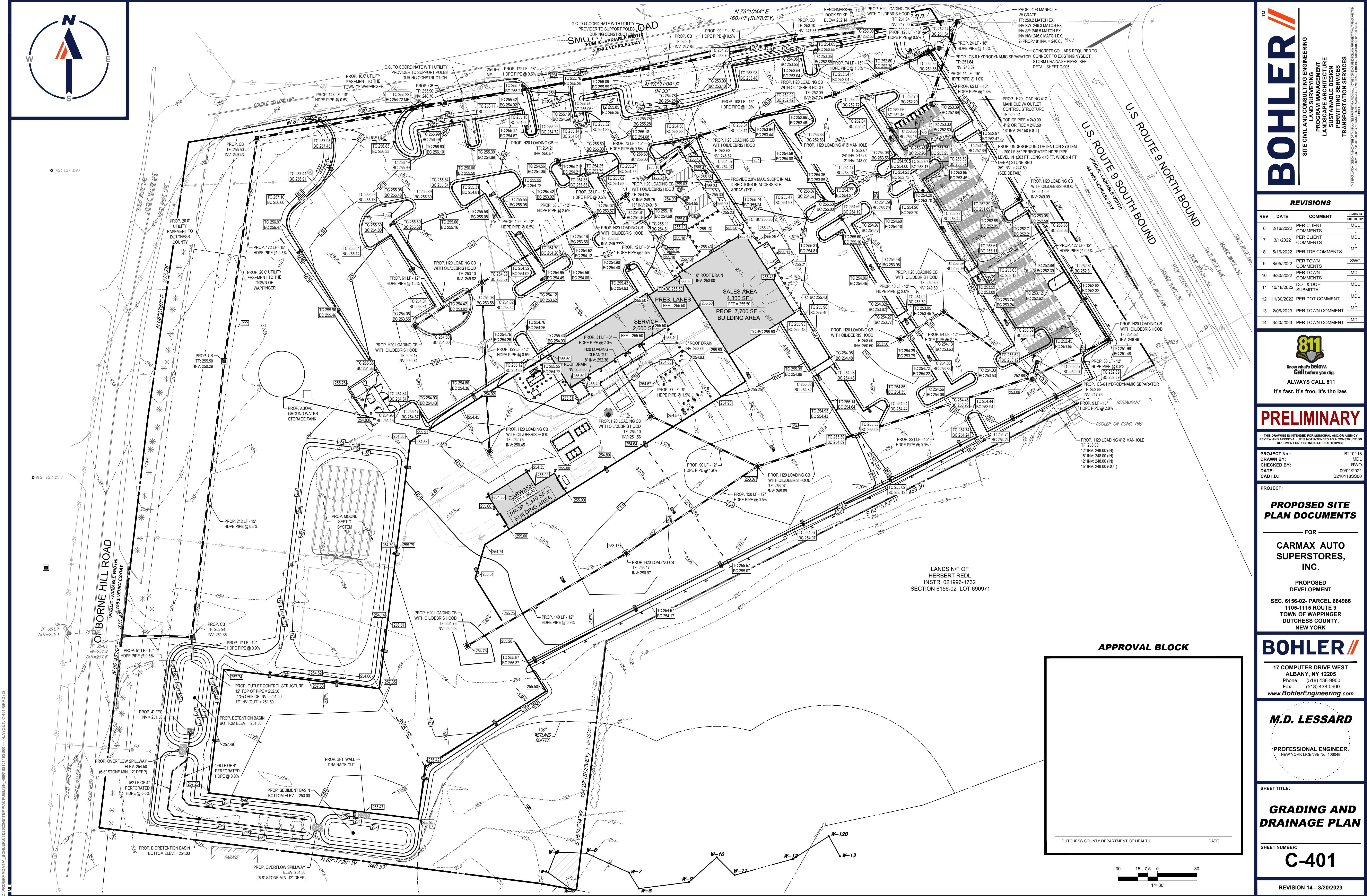
SITE INFORMATION

- APPLICANT: CARMAX  
12800 TUCKAHOE CREEK PARKWAY  
RICHMOND, VA 23238
- OWNER: LOU PAGGIOTTA  
11 JUNIPER HILL ROAD  
GARRISON, NY 10524
- 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







BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

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DATE: 09/01/2024  
CAD I.D.: B210118SS00

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CARMAX AUTO SUPERSTORES, INC.

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www.BohlerEngineering.com

M.D. LESSARD

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 106048

SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 14 - 3/20/2023

APPROVAL BLOCK

DUTCHESS COUNTY DEPARTMENT OF HEALTH

DATE

30 15 7.5 0 30

1"= 30'

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

WELL ELEV. 220.9

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

GC TO COORDINATE CONNECTION WITH GAS PROVIDER PRIOR TO CONSTRUCTION

GC TO COORDINATE ELECTRIC AND TELECOM CONNECTIONS WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION

PROP. 100' UTILITY EASEMENT TO THE TOWN OF WAPPINGER

PROP. 95 LF FUTURE 2" DOMESTIC WATER SERVICE TO BE PRESSURE TESTED AND CAPPED

PROP. 20' UTILITY EASEMENT TO DUTCHESS COUNTY

PROP. 20' UTILITY EASEMENT TO THE TOWN OF WAPPINGER

PROP. 200 LF - 2" TYPE K COPPER DOMESTIC WATER SERVICE (MIN. 5 FT DEEP)

PROP. ABOVE GROUND WATER STORAGE TANK

PROP. EDGE OF CRUSHED STONE WASHED GRAVEL

PROP. 65 LF OF 4" Ø PERFORATED PIPE LAID LEVEL (TYP. OF 8) PIPE INV. = 255.12 (TYP.)

PROP. 4" Ø SLOD PVC TO ABSORPTION TRENCH (TYP. OF 3) 1/2" PER FOOT MIN SLOPE

PROP. 185 LF - 2" FUTURE SANITARY FORCE MAIN

200' PUBLIC WATER SUPPLY TO SEPTIC BUFFER

PROP. 20' OUTLET DISTRIBUTION BOX

PROP. 20' OUTLET DISTRIBUTION BOX RIM = 257.00 INV. IN = 255.92 INV. OUT = 255.34

100' PRIVATE WATER SUPPLY TO SEPTIC BUFFER

PROP. 410 LF - UNDERGROUND PHONE/DATA LINE

PROP. 410 LF - UNDERGROUND ELECTRIC SERVICE

PROP. 237 LF - UNDERGROUND GAS SERVICE

PROP. 410 LF - UNDERGROUND ELECTRIC SERVICE

MIN. 24" DEPTH

200' PUBLIC WATER SUPPLY SEPTIC BUFFER GC TO COORDINATE FIRE AND DOMESTIC WATER CONNECTIONS WITH ARCHITECTURAL PLANS

PROP. 4" SAN. INV. = 251.81

PROP. 4" SAN. INV. = 251.59

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PROP. H2O LOADING OIL WATER SEPARATOR RIM = 255.10 INV. IN = 250.79 INV. OUT = 250.79

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SMITHTOWN ROAD (PUBLIC - VARIABLE WIDTH) 3,579 ± VEHICLES/DAY

N 79°10'44" E 160.40' (SURVEY)

N 76°31'09" E 94.33'

SALES AREA 4,300 SF ± FFE = 255.50

PROP. 7,700 SF ± BUILDING AREA

PROP. 4" SAN. INV. = 252.00

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**APPROVAL BLOCK**

DUTCHESS COUNTY DEPARTMENT OF HEALTH DATE

## 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" NYSDSG
- "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/IS 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 CEILING, 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.

PRIMARY AREA PERCOLATION TEST RESULTS (PERFORMED BY BOHLER ENGINEERING ON JULY 12, 2021)

P1 - NATIVE SOIL DEPTH = 24" STABILIZED RATE: 18 MIN/IN

DEEP TEST PIT TP-4 (PERFORMED 7/14/21)

TP-4 - DEEP TEST LOCATION

6" - ROUGH LOOSE GRAVEL

6" - 70" CLAY LOAM W/ GRAVEL

70"

GROUNDWATER AT 42" NO BEDROCK FOUND

TEST PIT 4 (TP-4) PERFORMED BY BOHLER ENGINEERING ON JULY 14, 2021 AND WITNESSED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

DEEP TEST PIT TP-7 (PERFORMED 7/14/21)

TP-7 - DEEP TEST LOCATION

6" - ROUGH LOOSE GRAVEL

6" - 60" CLAY LOAM W/ GRAVEL

60"

GROUNDWATER AT 48" BEDROCK AT 60"

TEST PIT 7 (TP-7) PERFORMED BY BOHLER ENGINEERING ON JULY 14, 2021 AND WITNESSED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

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

DEEP TEST PIT TP-8 (PERFORMED 8/15/22)

TP-8 - DEEP TEST LOCATION

4" - TOPSOIL

4" - 36" LOAM W/ GRAVEL

36" - 96" CLAY LOAM W/ GRAVEL

96"

GROUNDWATER AT 90" NO BEDROCK FOUND

TEST PIT 8 (TP-8) PERFORMED BY BOHLER ENGINEERING ON AUGUST 15, 2022.

## 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.

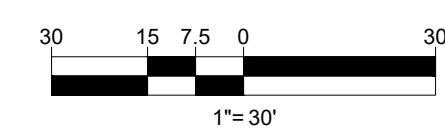
## SEPTIC FLOW DESIGN RATE

DESIGN REQUIREMENTS

DAILY FLOW IN GPD	PERCOLATION DESIGN RATE	ABSORPTION AREA APPLICATION RATE GPD/S.F.	ABSORPTION AREA REQUIRED AREA SQ. FT.	REQUIRED TRENCH LENGTH 2' SF/LF	LINEAR FEET OF ABSORPTION TRENCH PROVIDED	NUMBER OF LATERALS	LENGTH OF LATERALS
702	16-20 MIN.	0.70	1003	502 LF	520 LF	8	(8) @ 65 LF

## 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



**BOHLER**

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

## REVISIONS

REV	DATE	COMMENT	DRAWN BY
6	2/16/2022	PER CLIENT COMMENTS	MDL
7	3/1/2022	PER CLIENT COMMENTS	MDL
8	5/16/2022	PER TOWN 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	2/08/2023	PER TOWN COMMENT	MDL
14	3/20/2023	PER TOWN COMMENT	MDL



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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: 09/10/2021  
CAD LID: 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

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 106048

SHEET TITLE:

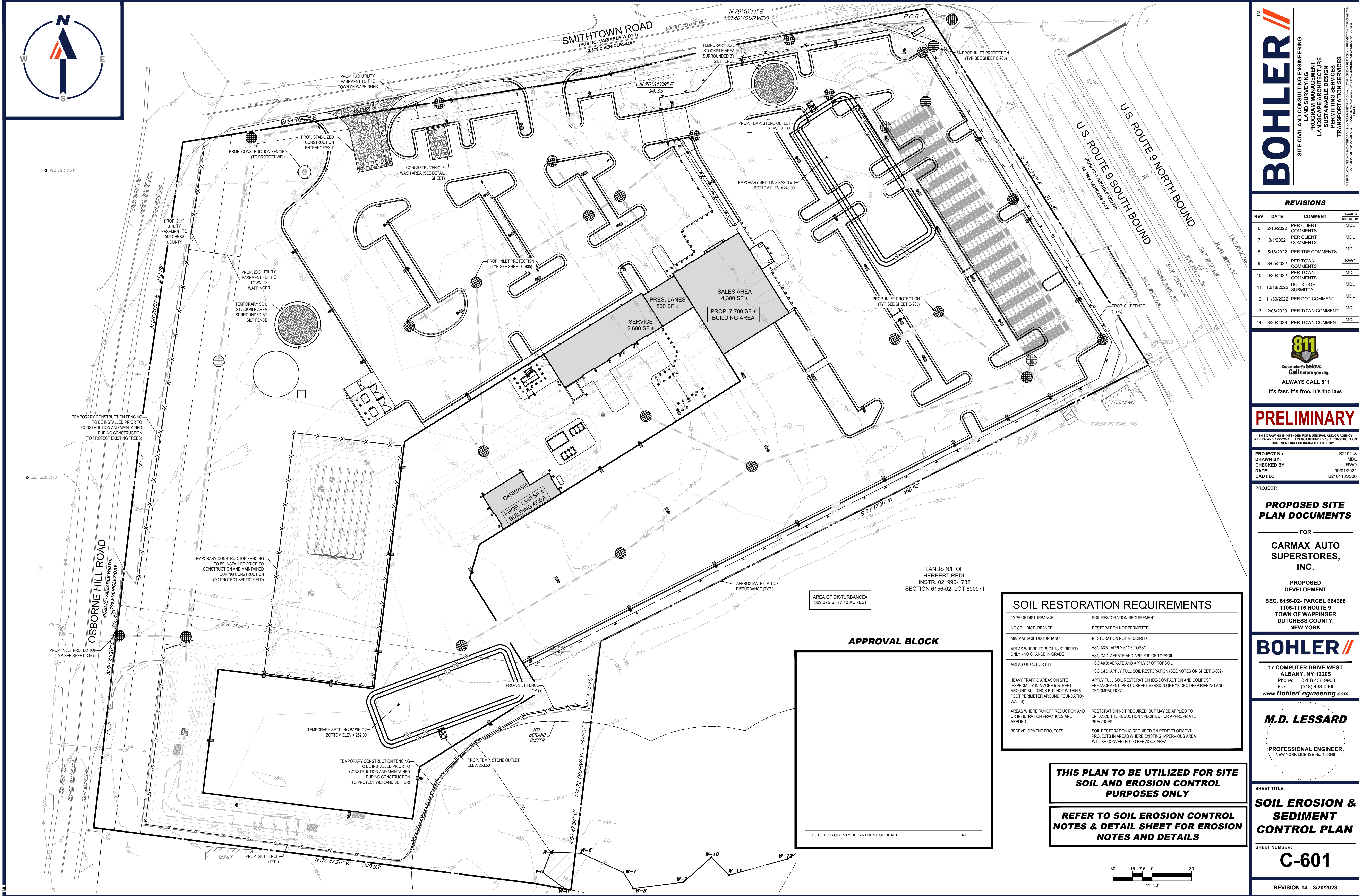
## UTILITY PLAN

SHEET NUMBER:

**C-501**

REVISION 14 - 3/20/2023





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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	DRAWN BY
6	2/16/2022	PER CLIENT COMMENTS	MDL	MDL
7	3/1/2022	PER CLIENT COMMENTS	MDL	MDL
8	5/16/2022	PER TDE COMMENTS	MDL	MDL
9	8/05/2022	PER TOWN COMMENTS	MDL	SWG
10	9/30/2022	PER TOWN COMMENTS	MDL	MDL
11	10/18/2022	DOT & DOH SUBMITTAL	MDL	MDL
12	11/30/2022	PER DOT COMMENT	MDL	MDL
13	2/08/2023	PER TOWN COMMENT	MDL	MDL
14	3/20/2023	PER TOWN COMMENT	MDL	MDL

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PROJECT No.: B210118

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DATE: 09/01/2021

CAD ID: B210118SS00

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**PROPOSED SITE PLAN DOCUMENTS**

FOR

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PROPOSED DEVELOPMENT

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**M.D. LESSARD**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 106048

SHEET TITLE:

**SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER:

**C-601**

REVISION 14 - 3/20/2023

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.

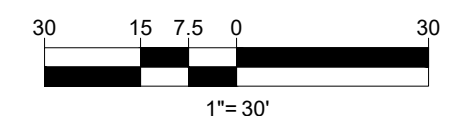
**THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY**

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

**APPROVAL BLOCK**

DUTCHESS COUNTY DEPARTMENT OF HEALTH

DATE





EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. 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 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.
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 ONTO 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 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).

10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED 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.

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 CURASOL 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.

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

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 SEEDED, 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 SEEDED 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.
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 REMAIN 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)

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:
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, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS
3. ROCK-PICK UNTIL UPLIFTED STONEROCK 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 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:

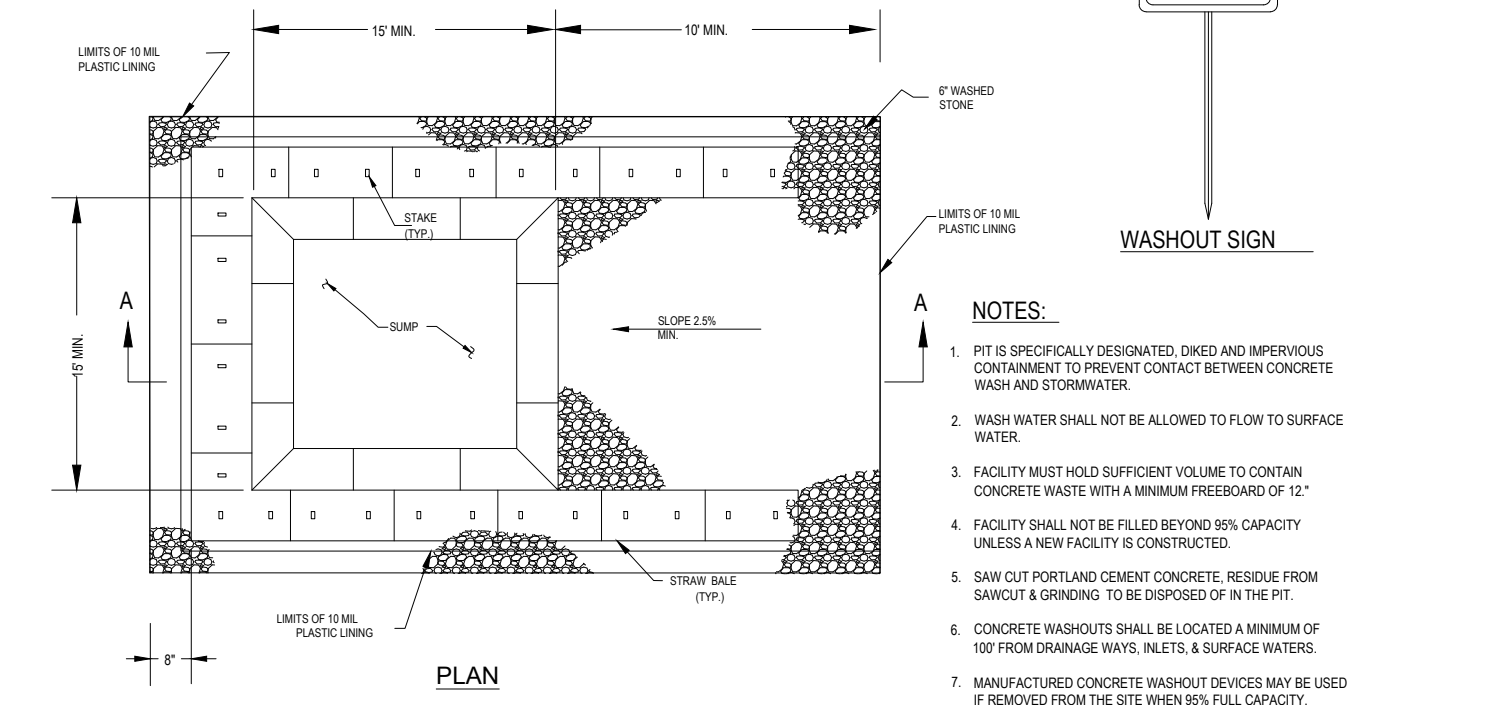
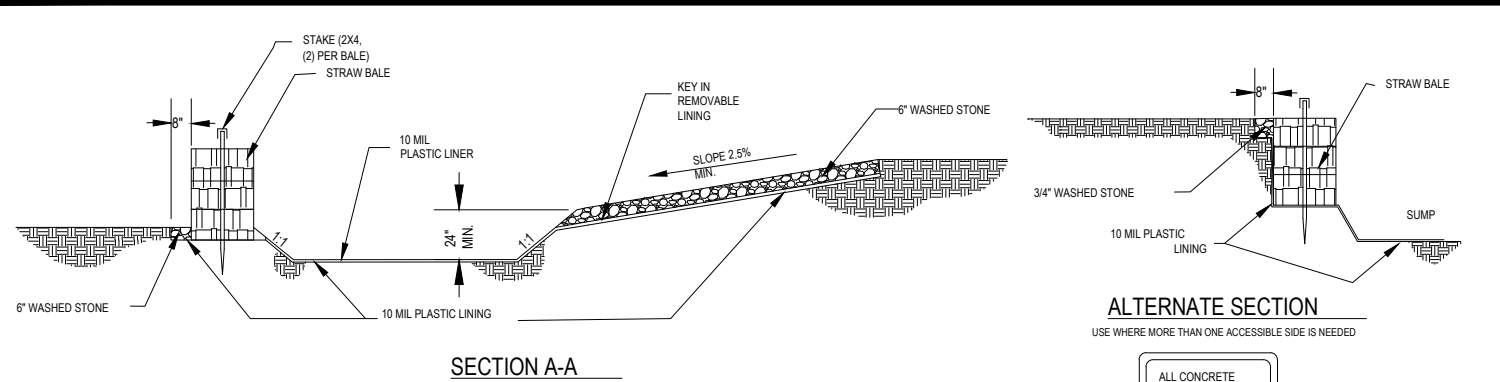
TWO POINTS HELP ENSURE LASTING RESULTS OF DECOMPOSITION:

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).

APPROVAL BLOCK

DUTCHESS COUNTY DEPARTMENT OF HEALTH

DATE



CONCRETE WASHOUT DETAIL

N.T.S.

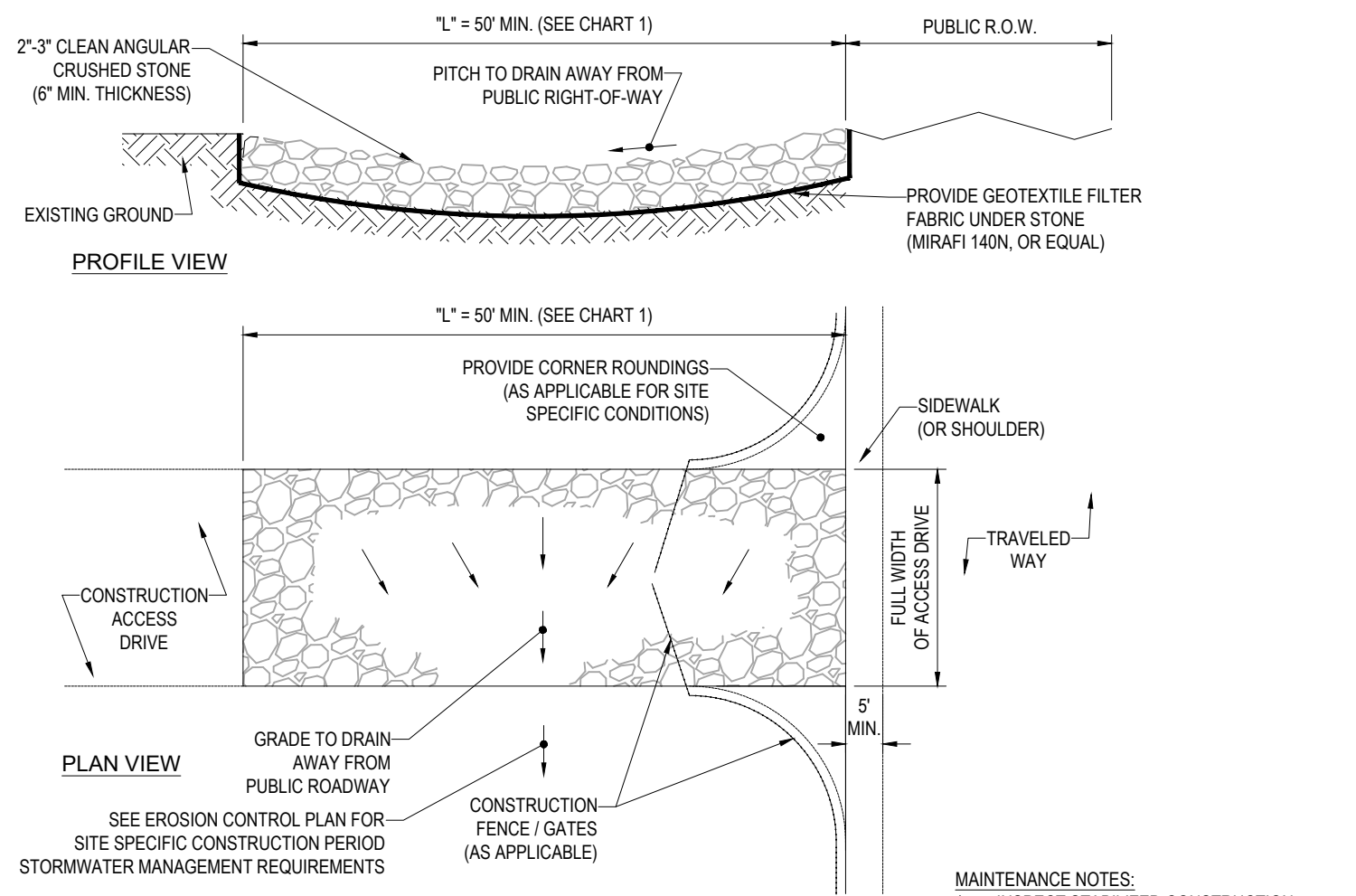
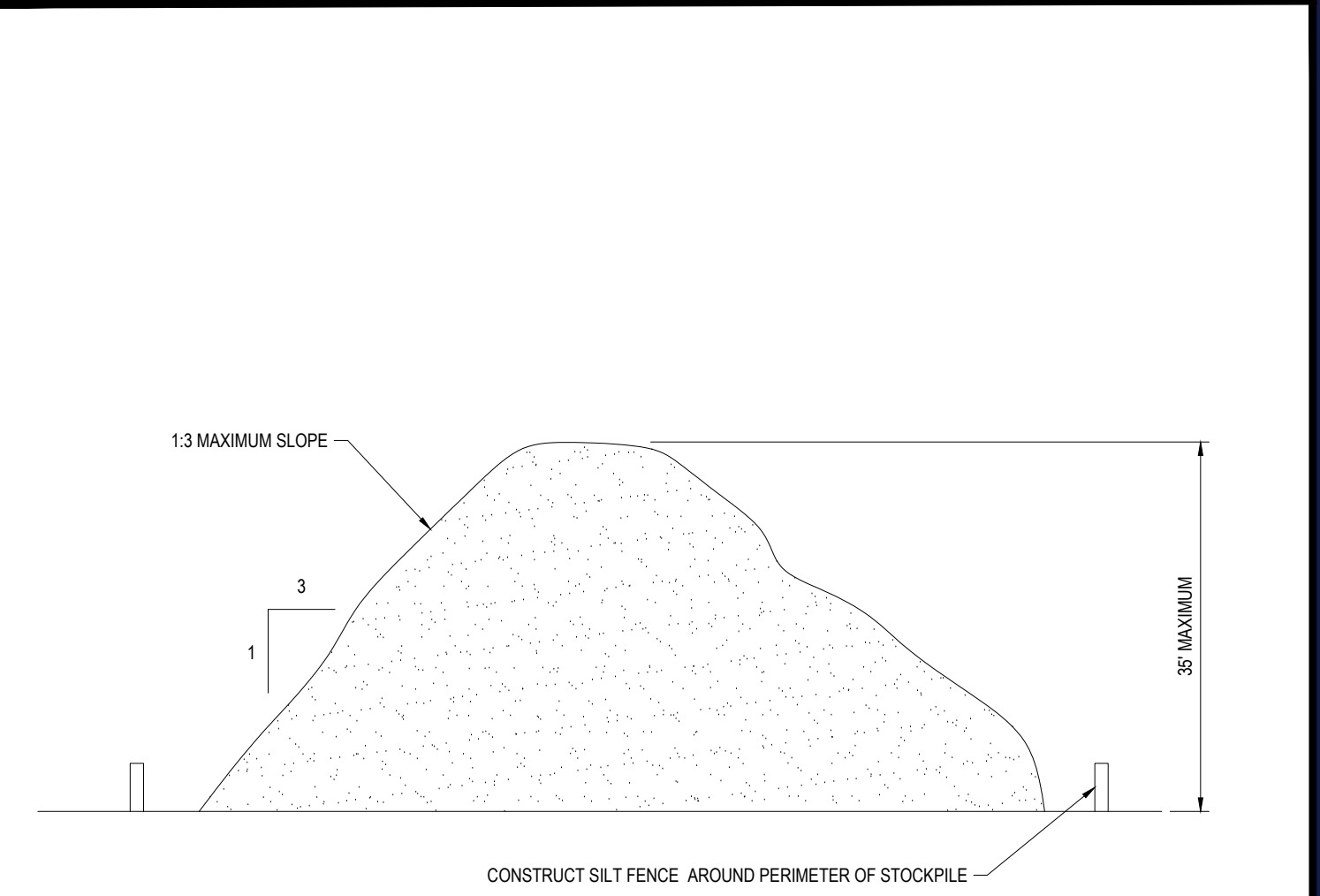


CHART 1		ENTRANCE / ANTI-TRUCKING PAD AND SEDIMENT DISPOSAL AREA WEEKLY OR AFTER EVERY MAJOR RAIN STORM EVENT.
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
	0 TO 2%	50 FT
	2% TO 5%	100 FT
	>5%	200 FT
ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)		2. WASH WATER (IF USED) SHALL BE DIRECTED TOWARD A SEDIMENT TRAP, SUFFICIENTLY SIZED FOR SPECIFIC SITE CONDITIONS
(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.		3. EXCESSIVELY MUD-CLOGGED STONE SHALL BE REMOVED AND REPLACED, AS NEEDED.

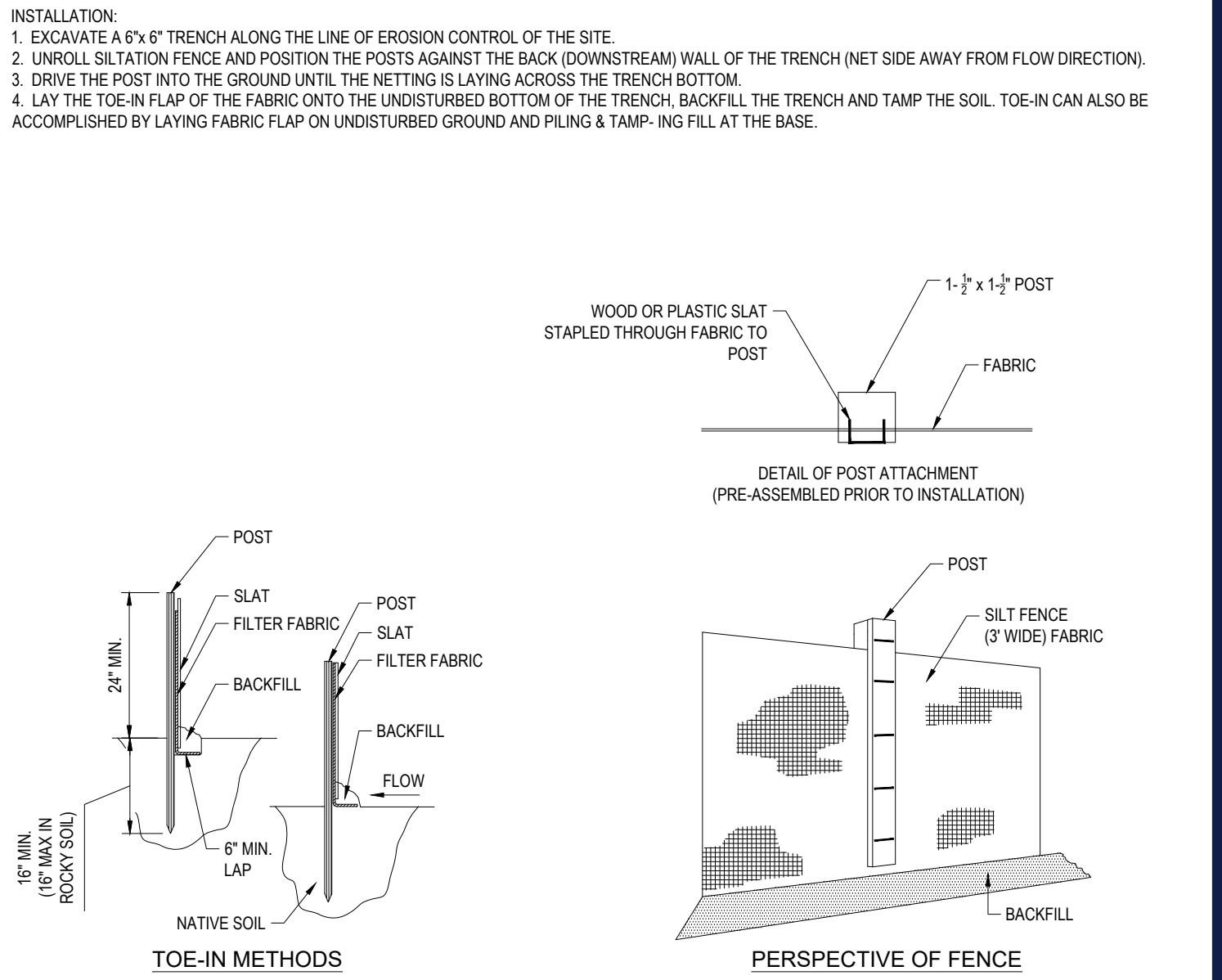
STABILIZED CONSTRUCTION EXIT

N.T.S.



TEMPORARY STOCKPILE DETAIL

N.T.S.



TYP. SILTATION FENCE DETAIL

N.T.S.

TM

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SUSTAINABLE DESIGN  
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REVISIONS

REV	DATE	COMMENT	CHECKED BY
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
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	2/08/2023	PER TOWN COMMENT	MDL
14	3/20/2023	PER TOWN COMMENT	MDL



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PROJECT No.: B210118  
DRAWN BY: RWO  
CHECKED BY: RWO  
DATE: 09/01/2024  
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

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M.D. LESSARD

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 106048

SHEET TITLE:  
EROSION AND  
SEDIMENT  
CONTROL NOTES  
AND DETAILS

SHEET NUMBER:

C-602

REVISION 14 - 3/20/2023





WELL ELEV. 259.9

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**

- PROPOSED BASIN SEED MIX
- PROPOSED HYDROSEED
- PROPOSED SOD

30 15 7.5 0 30  
1" = 30'

**OWNER MAINTENANCE RESPONSIBILITIES**

UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPRKEEP, 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 HIGHWAYS 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 LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, 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 DROPPINGS 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 REQUIREMENTS TABLE.**

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
ARA	10	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2-3" CAL.	B+B
LSR	20	LIQUIDAMBAR STYRACIFLUA 'ROTUNDELOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL.	B+B
PLO	15	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL.	B+B
QPP	9	QUERCUS PALUSTRIS 'PINGREEN'	GREEN PILLAR PIN OAK	2 1/2-3" CAL.	B+B
TA	14	TILIA AMERICANA	BASSWOOD	2 1/2-3" CAL.	B+B
SUBTOTAL:	68				
ORNAMENTAL TREES					
CFA	4	CORNUS FLORIDA 'APPALACHIAN SNOW'	WHITE FLOWERING DOGWOOD	2 1/2" CAL.	B+B
SUBTOTAL:	4				
EVERGREEN TREES					
ABC	7	ABIES CONCOLOR	WHITE FIR	6-7'	B+B
PIAB	12	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
PPH	15	PICEA PUNGENS 'HOOPSII'	COLORADO BLUE SPRUCE	7-8'	B+B
TDE	9	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
SUBTOTAL:	43				
DECIDUOUS SHRUBS					
AAB	4	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	3-4'	B+B
CA	41	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CASC	5	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CSA	125	CORNUS STOLONIFERA 'ARCTIC FIRE'	COMPACT RED TWIG DOGWOOD	18-24"	B+B
IVWR	23	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36"	CONTAINER
RAGL	81	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	1 GAL.	CONTAINER
SUBTOTAL:	284				
EVERGREEN SHRUBS					
IGS	32	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLERBERRY HOLLY	24-30"	B+B
KL	21	KALMIA LATIFOLIA	MOUNTAIN LAUREL	30-36"	B+B
KLE	6	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	18-24"	CONTAINER
PMM	26	PINUS MUGO MUGUS	DWARF MUGO PINE	18-24"	CONTAINER
RCRE	15	RHOODENDRON CATAPAWBENSE 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHODODENDRON	36-42"	B+B
SUBTOTAL:	95				
GROUND COVERS					
AU	412	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	12-15"	CONTAINER
JS	181	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	593				
PERENNIALS					
AT	100	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	2 GAL.	CONTAINER
EP	269	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
RFG	233	RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURMBLACK-EYED SUSAN	2 GAL.	CONTAINER
SUBTOTAL:	602				

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REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
5	02/07/2022	INITIAL DESIGN PLANS	MDL	MDL
6	2/16/2022	PER CLIENT COMMENTS	MDL	MDL
7	3/1/2022	PER CLIENT COMMENTS	MDL	MDL
8	5/16/2022	PER TOWNE COMMENTS	MDL	MDL
9	8/05/2022	PER TOWNE COMMENTS	MDL	MDL
10	9/30/2022	PER TOWNE COMMENTS	MDL	MDL
11	10/18/2022	DOT & DOH SUBMITTAL	MDL	MDL
12	11/30/2022	PER DOT COMMENT	MDL	MDL
13	2/06/2023	PER TOWNE COMMENT	MDL	MDL

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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  
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**M.J. MRVA**  
REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1317  
RHODE ISLAND No. 410  
NEW YORK No. 002559  
NEW HAMPSHIRE No. 588  
CONNECTICUT No. 1359  
MICHIGAN No. 4340  
PA No. 250, 225, 225, 225

SHEET TITLE:  
**LANDSCAPE PLAN**  
SHEET NUMBER:  
**C-701**  
REVISION 13 - 2/06/2023

P:\210118\DRAWINGS\PLAN SETS\B3-CAD\_WORK\B210118-LND-0-AYOUT C-701-LAND

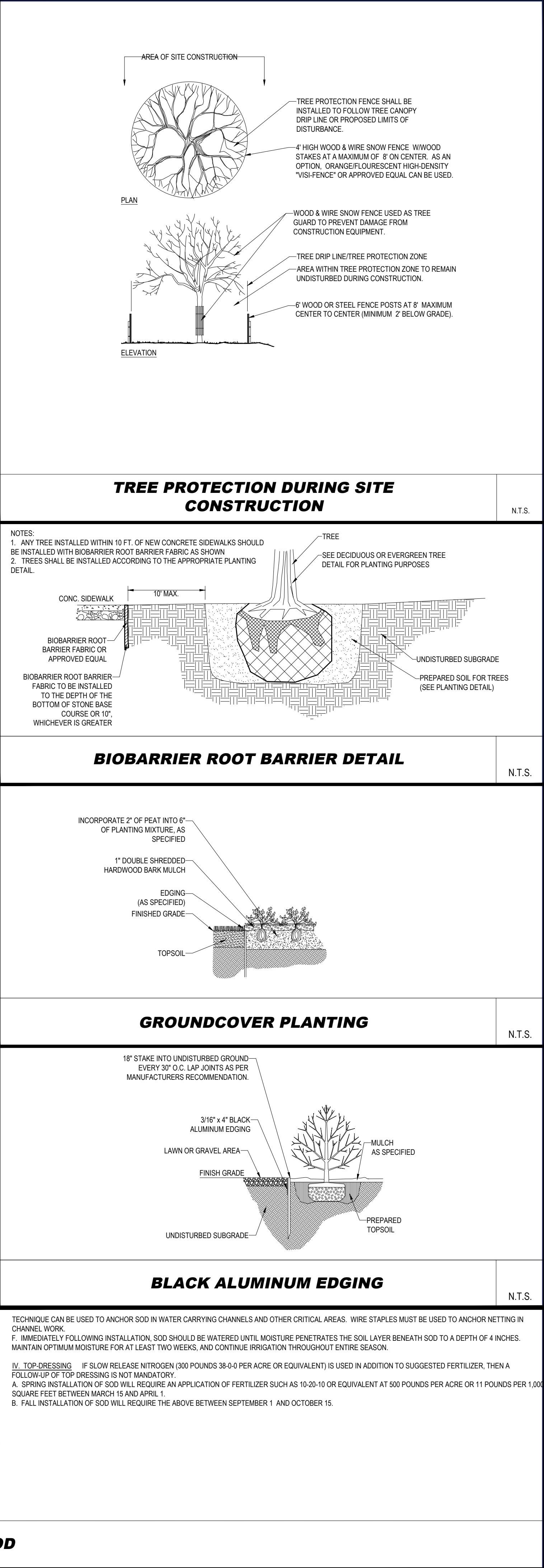


LANDSCAPE S

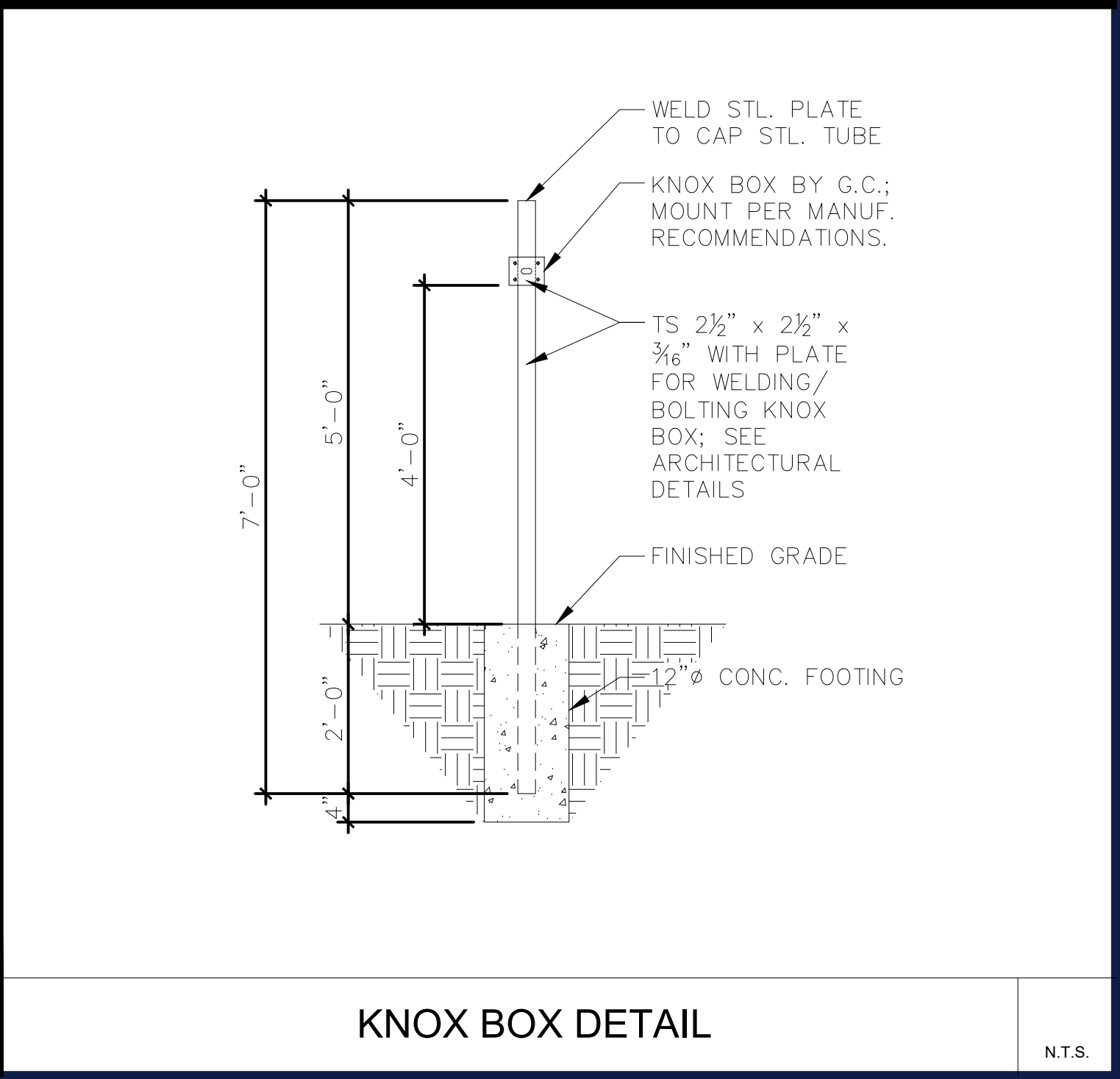
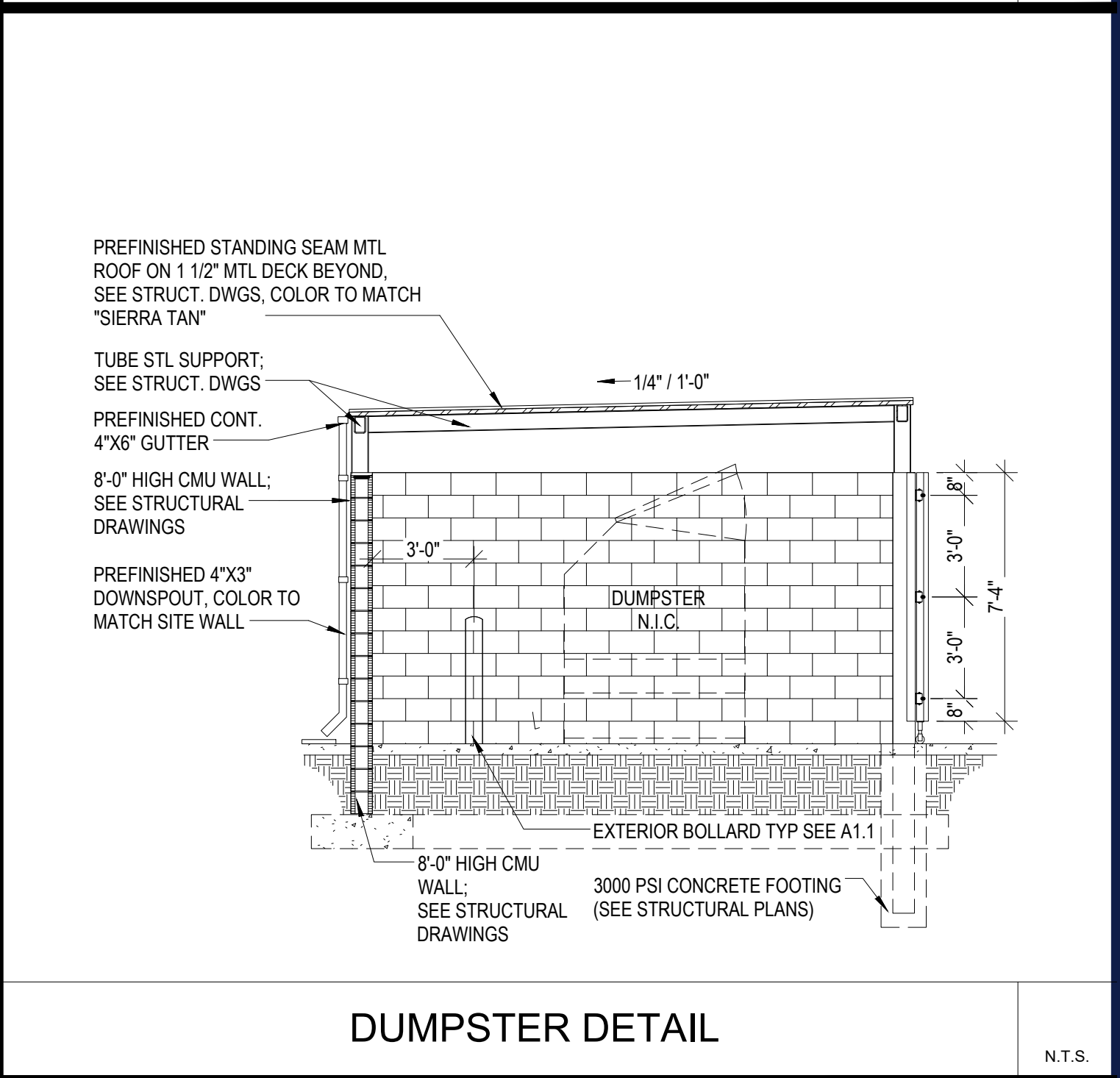
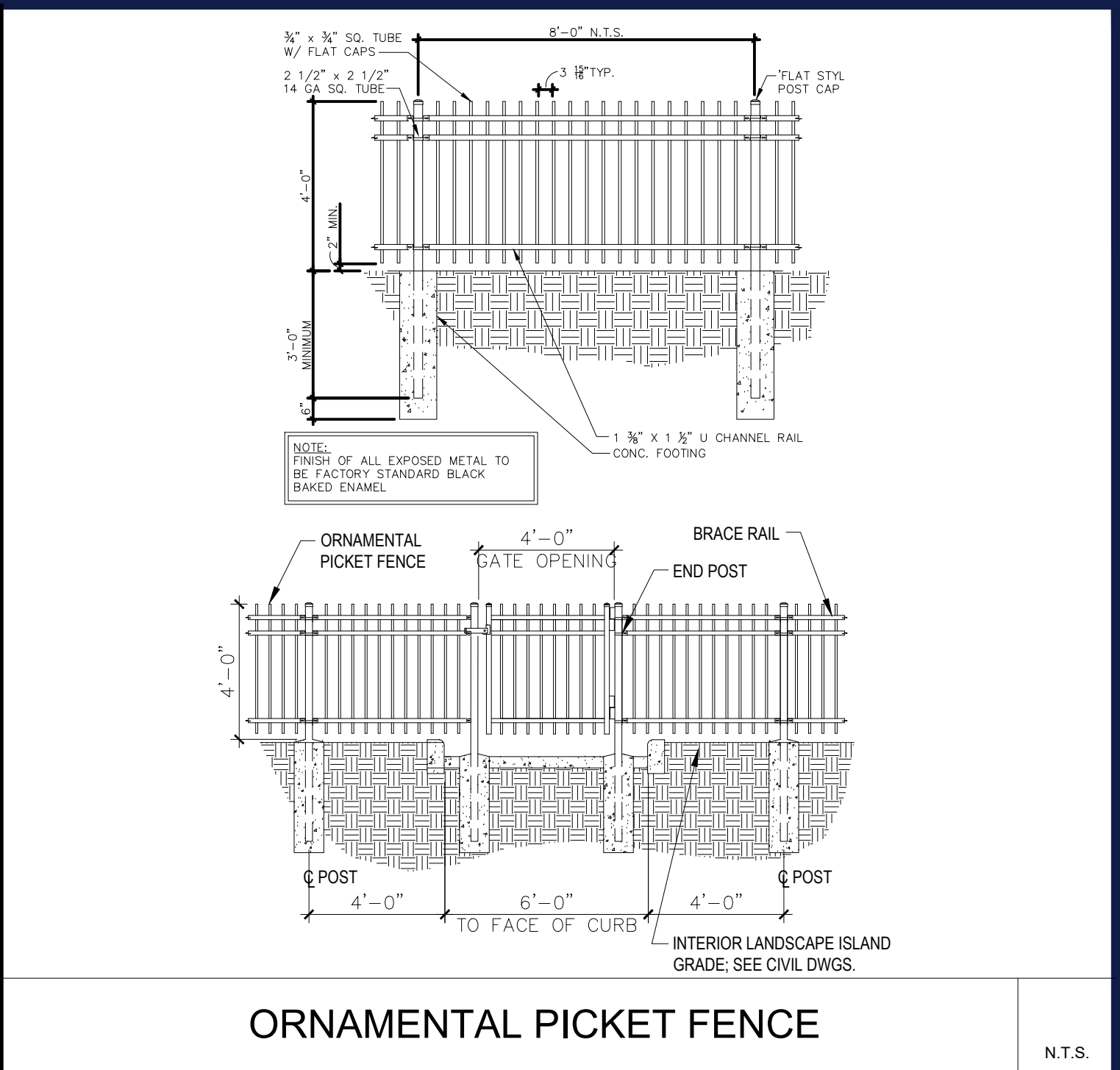
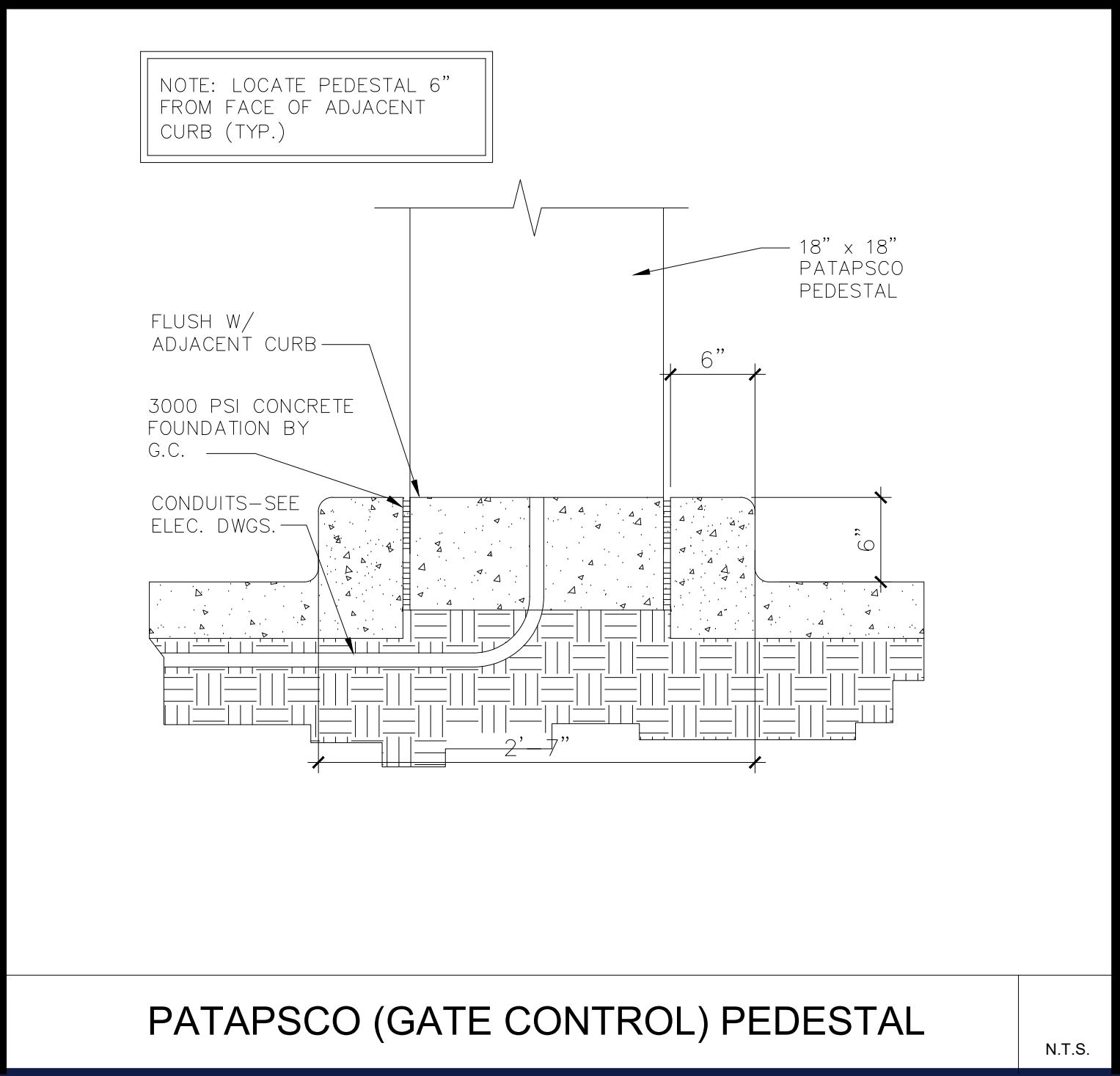
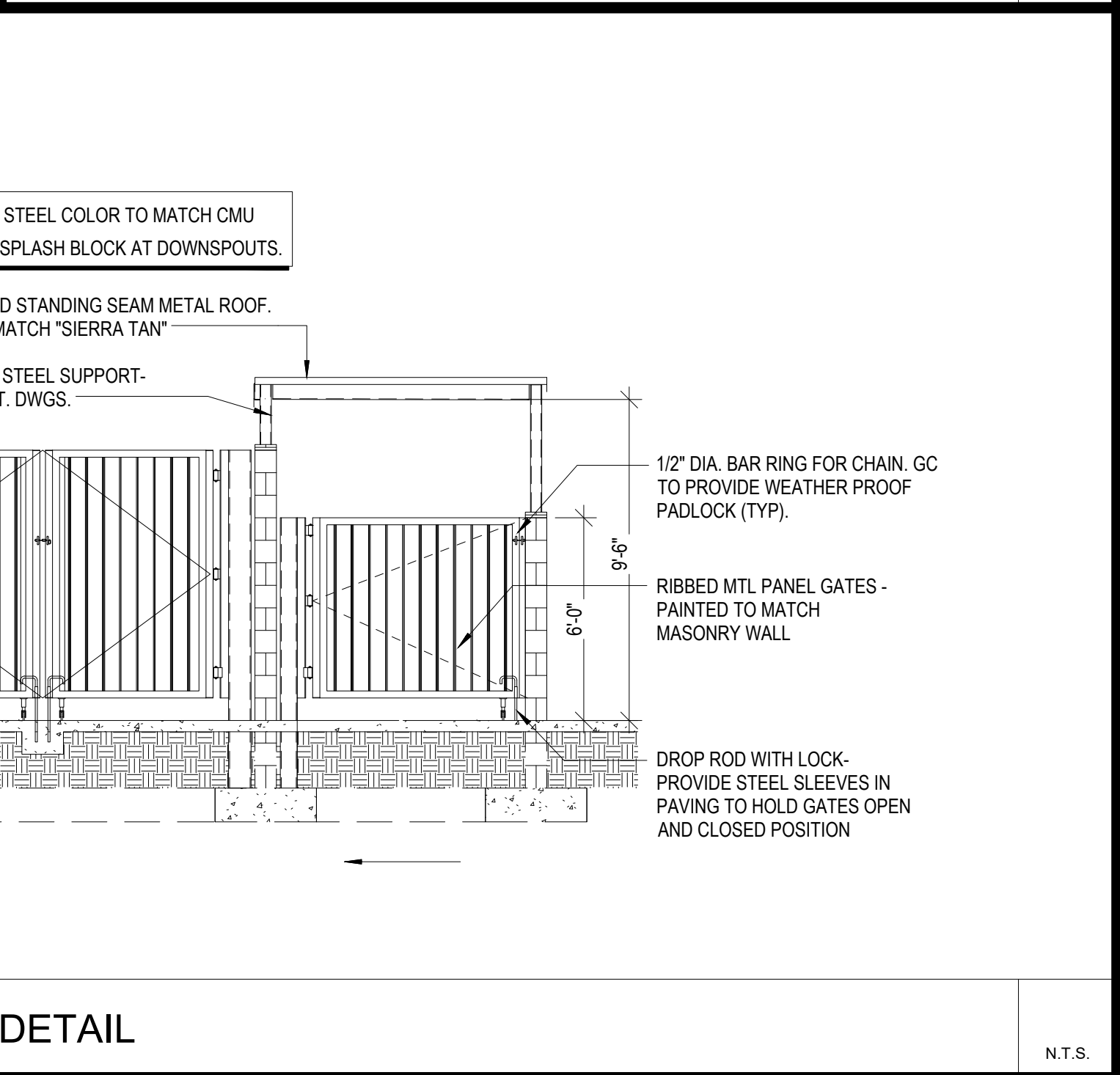
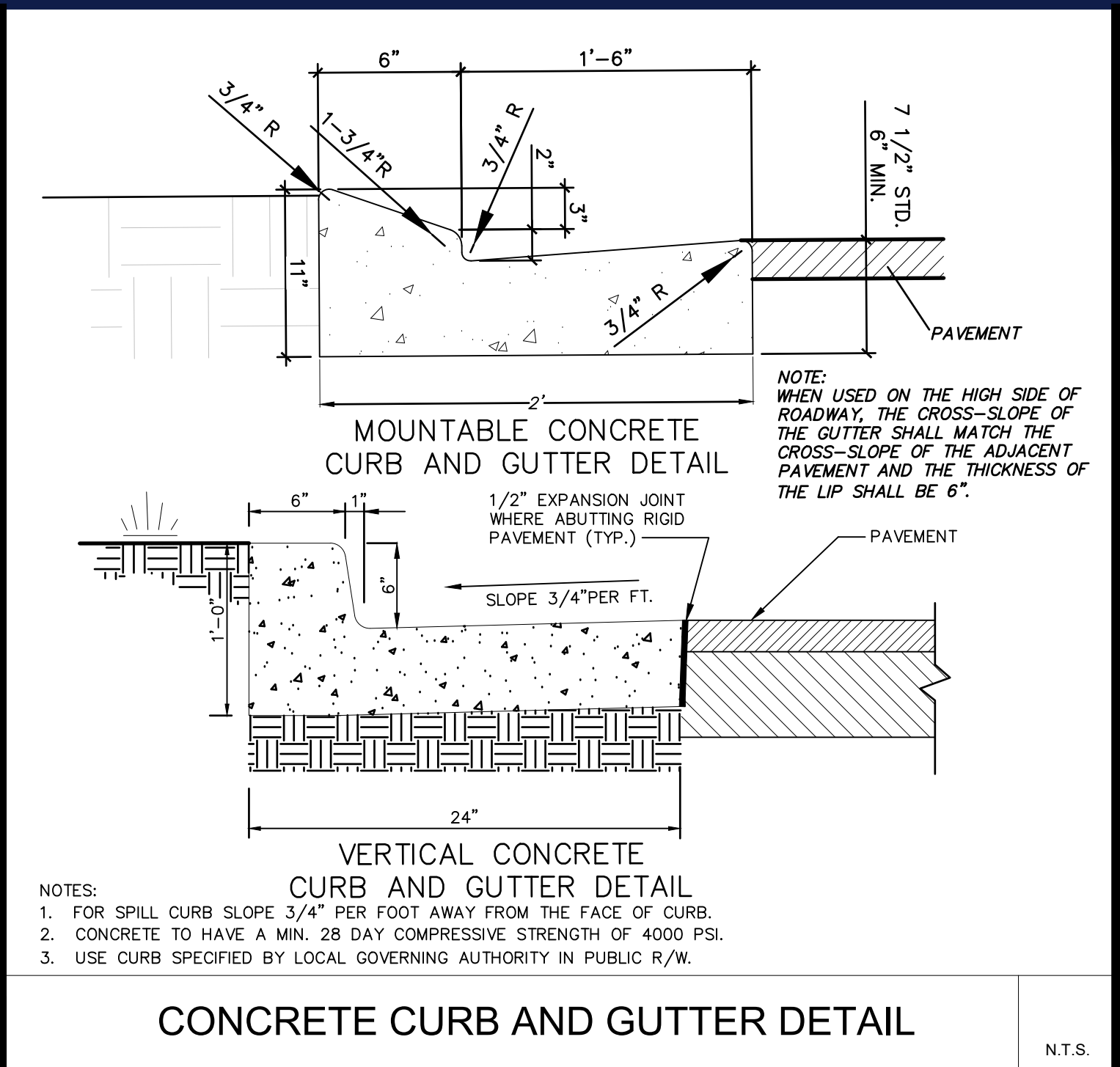
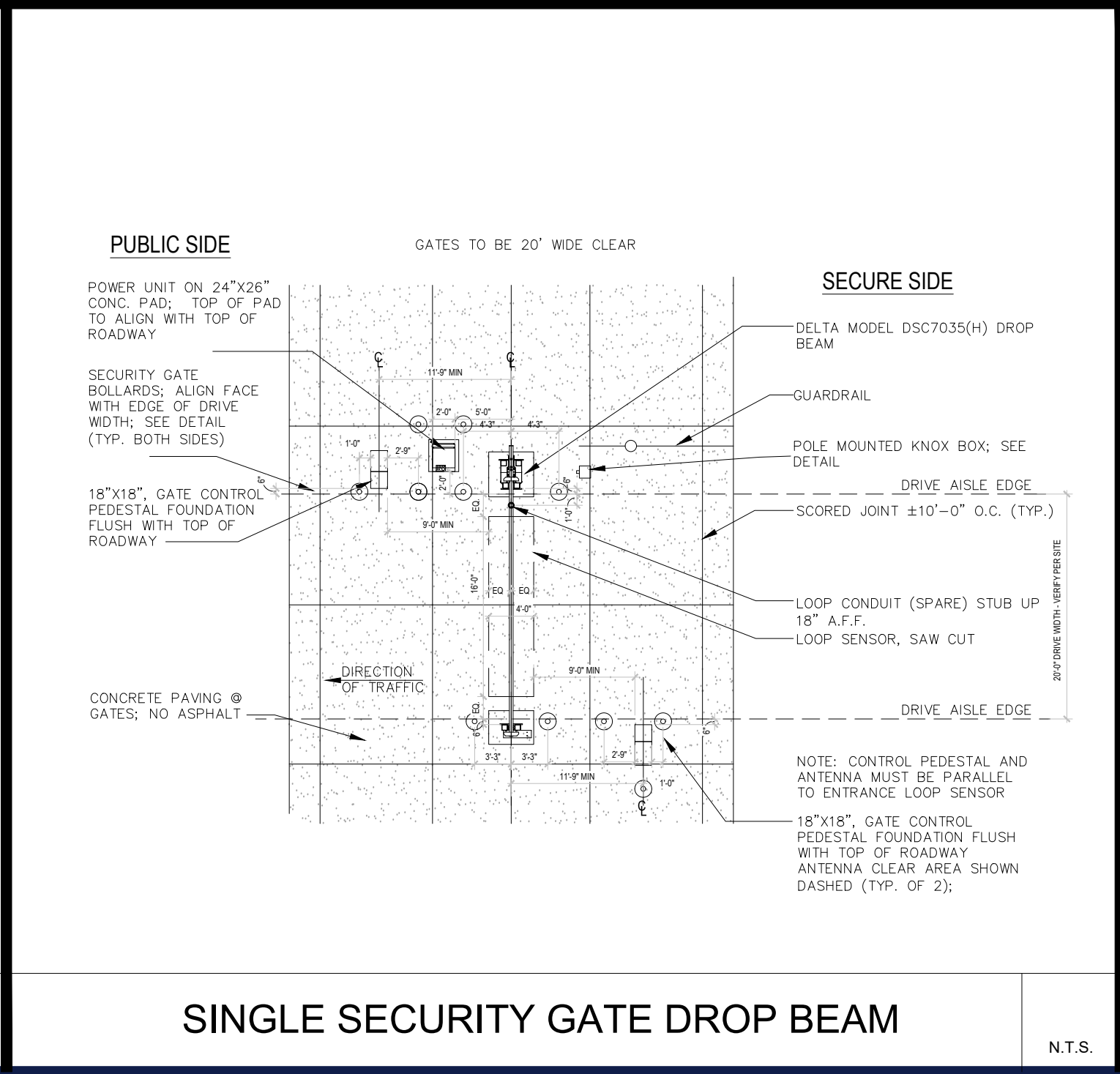
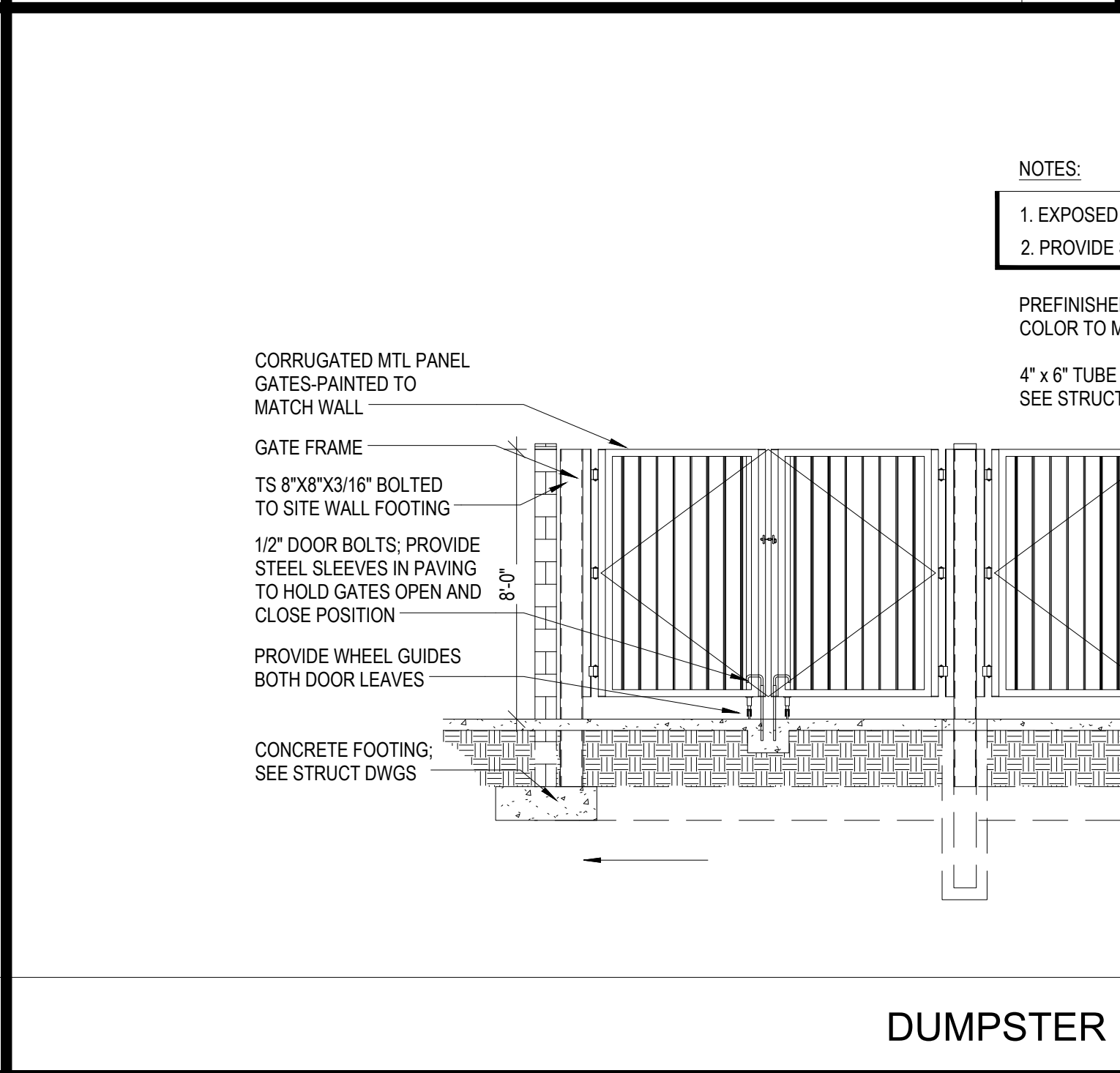
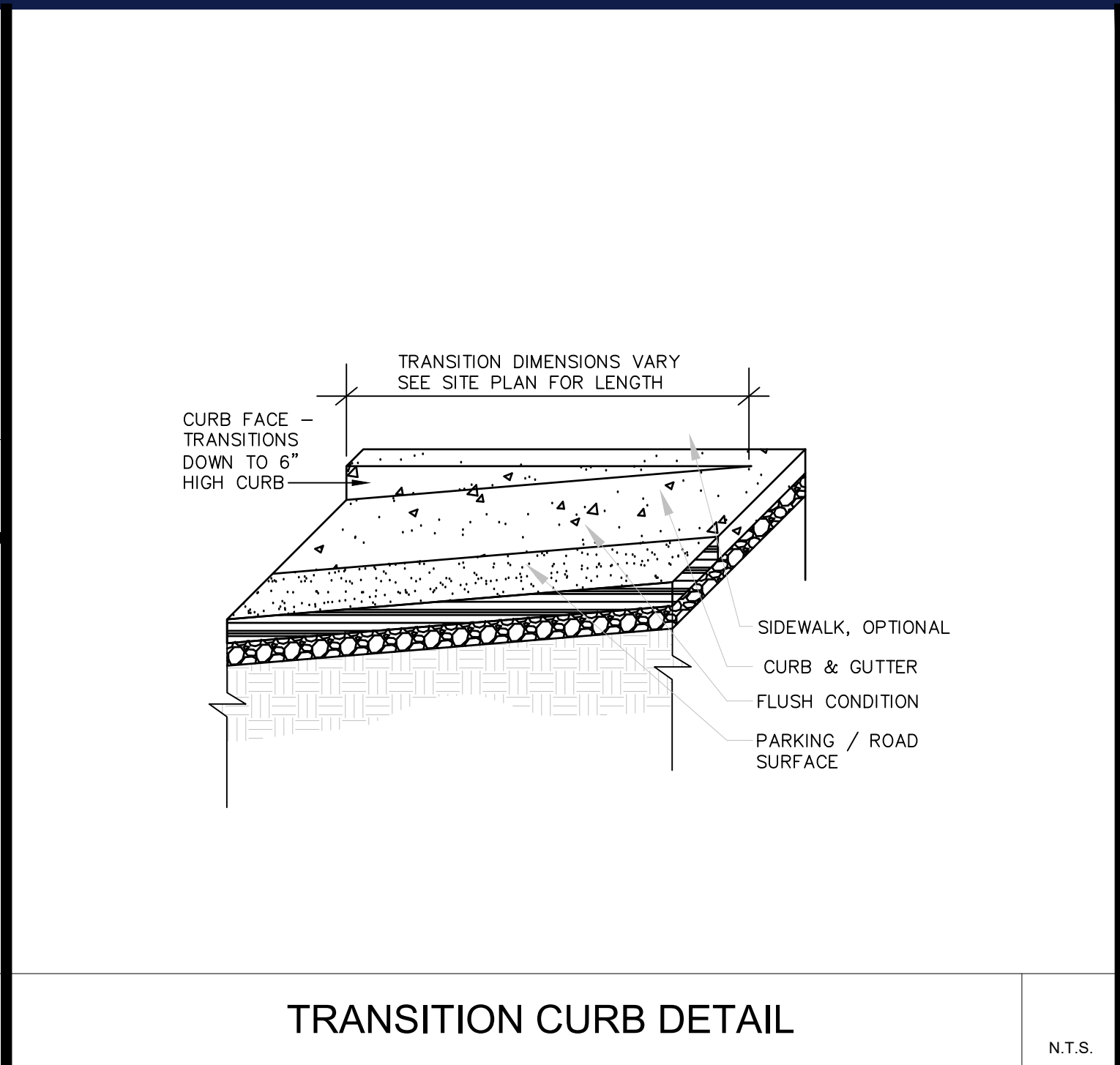
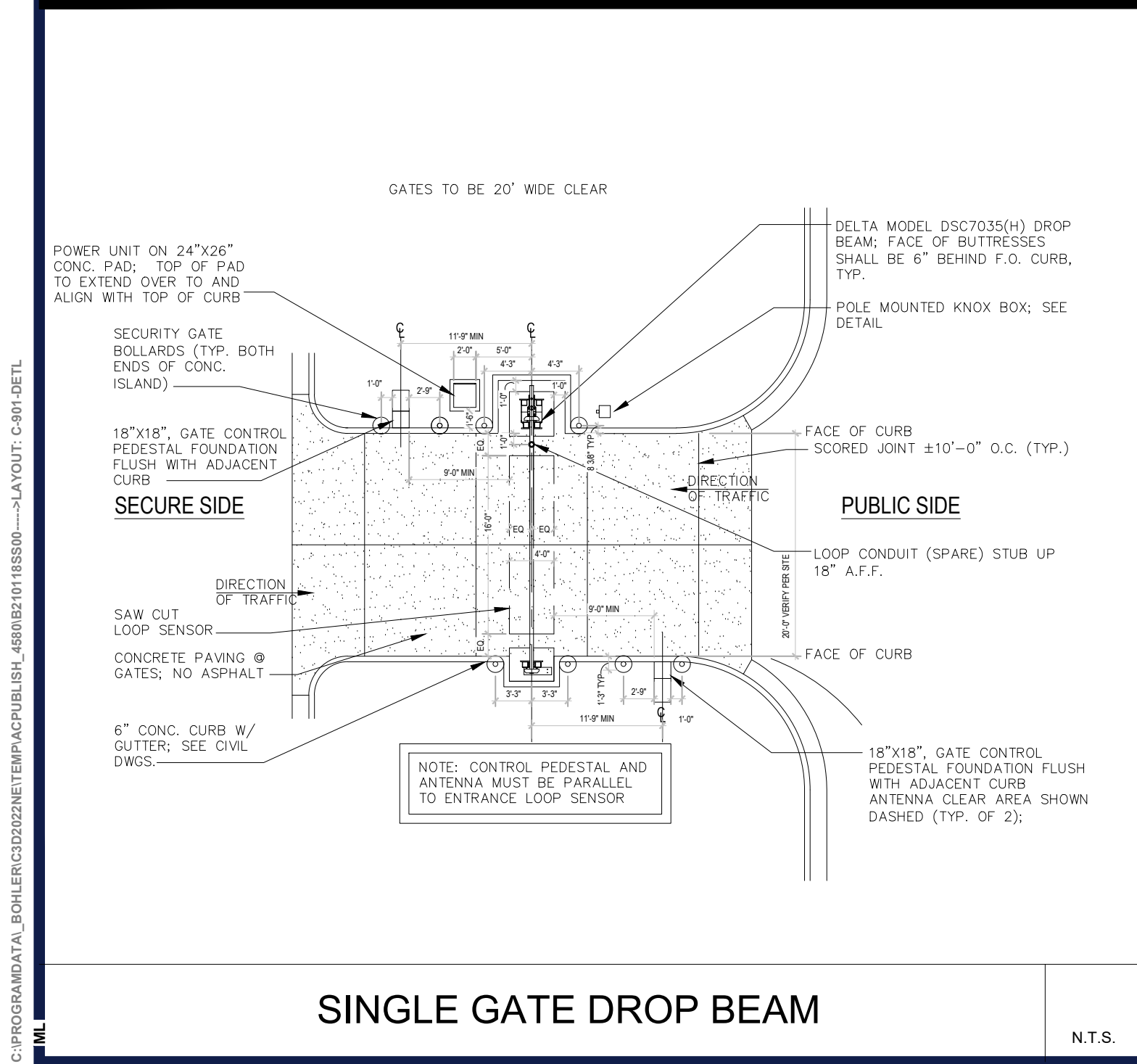
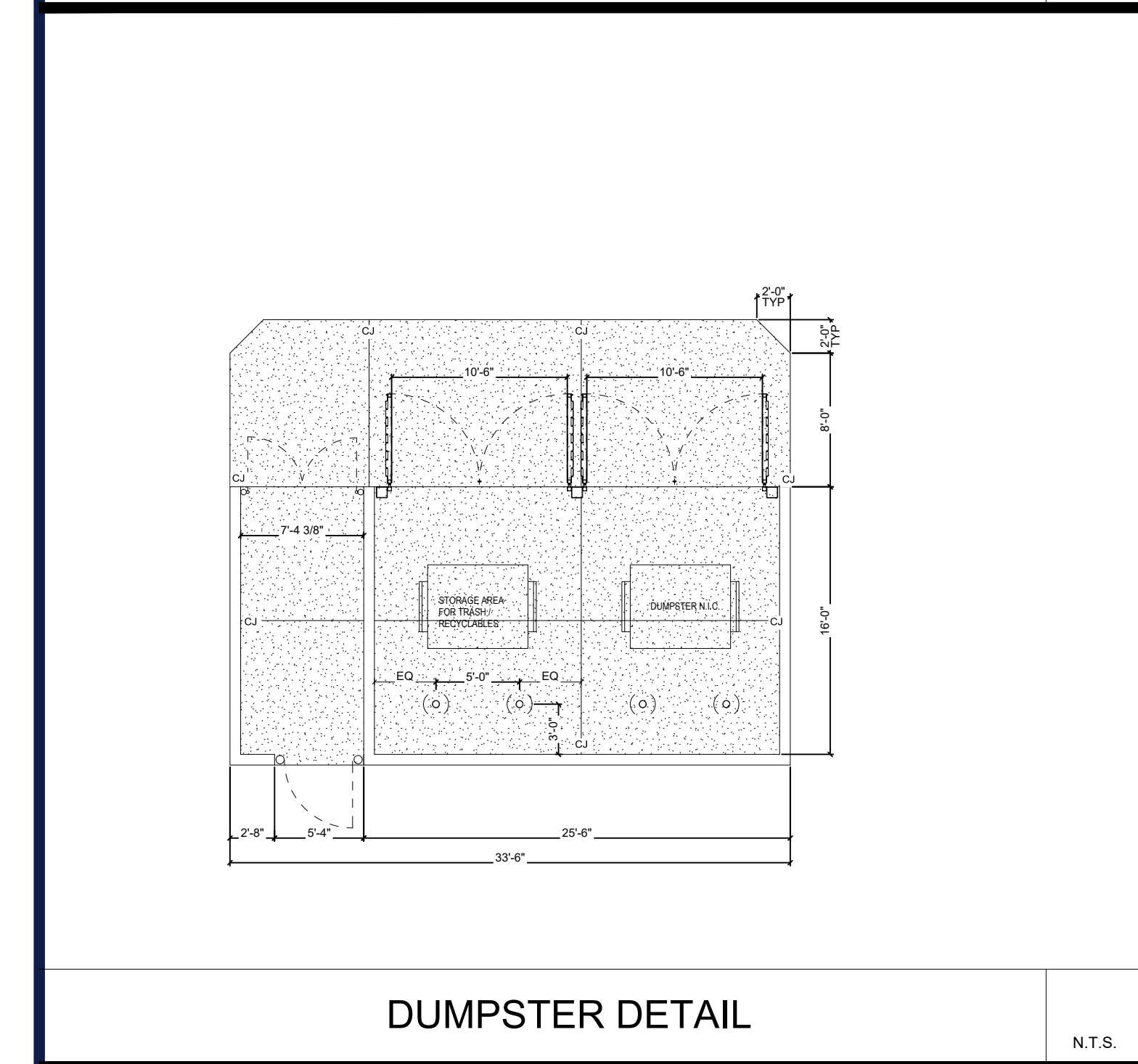
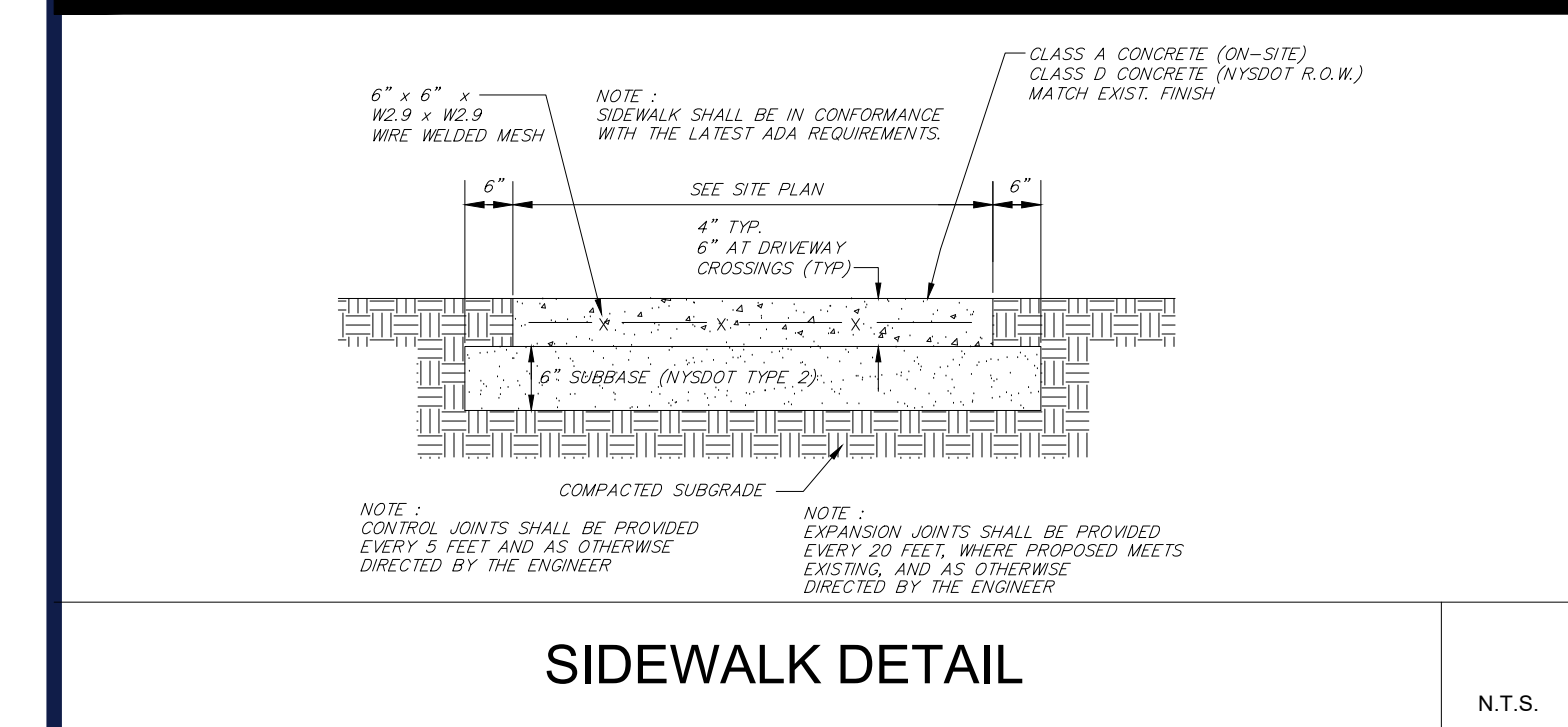
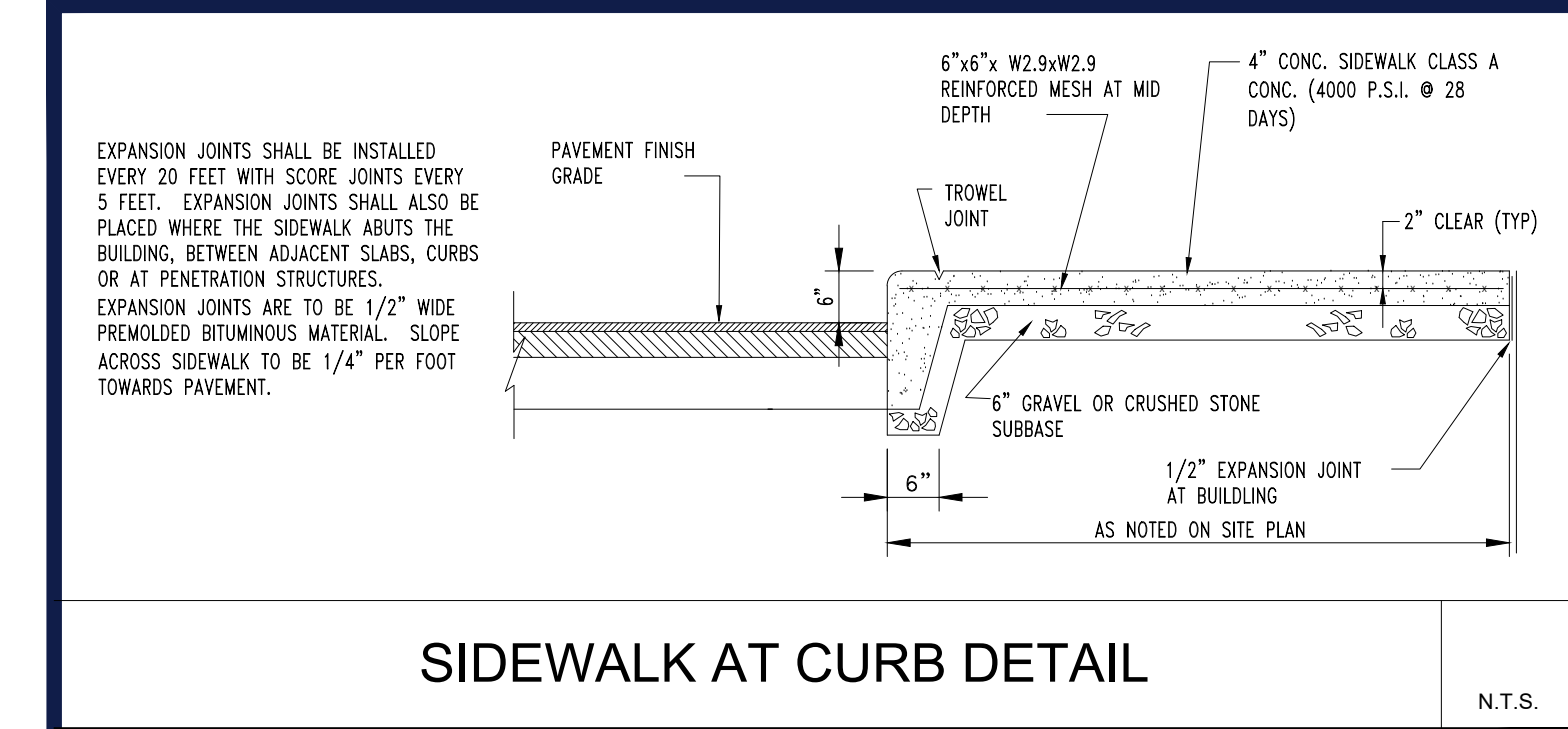
1. **SCOPE OF WORK:**
  - 1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. **MATERIALS**
  - 2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.
  - 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, ARGILL, MORE THAN ONE (1) % WOOD, ROOTS, STABLE AND CLAY CLODS.
  - 2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 4" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
  - 2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN AND CROP SEED.
  - 2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE PROOF FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
  - 2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.
  - 2.5. FERTILIZER
    - 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.
    - 2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
  - 2.6. PLANT MATERIAL
    - 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).
    - 2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ALL AND ALL PLANT MATERIAL.
    - 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.
    - 2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OR WRES OF LIMBS OVER 1/2" WHICH HAVE NOT BEEN COMPLETELY CALLOUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
    - 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.
    - 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 GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
    - 2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
    - 2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. **GENERAL WORK PROCEDURES**
  - 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.
  - 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.
4. **SITE PREPARATIONS**
  - 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.
  - 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.
  - 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.
5. **TREE PROTECTION**
  - 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.
  - 5.2. A FOUR-EIGHT INCH (48") HIGH WOODEN SUNK FENCE OR ORANGE COLORED HIGH-DENSITY "VIS-FENCE", OR APPROVED EQL, 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 WITH THE TREE PROTECTION DETAIL.
  - 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.
  - 5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
6. **SOIL MODIFICATIONS**
  - 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.
  - 6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERING DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY BE REQUIRED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
  - 6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
    - 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 WITH IDENTIFIABLE 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 GYPHUM. COARSE SAND MAY BE USED IF ENOUGH IS AVAILABLE TO BRING THE SAND CONTENT TO (UP TO 30% OF THE TOTAL MIX. SUBSISTANCE DRAINAGE) WHEN NECESSARY 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. **FINISHED GRADING**
  - 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 (1").
  - 7.3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLAIN 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. **TOPSOILING**
  - 8.1. CONTRACTOR SHALL PROVIDE A 2" 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 FINE 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 PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
  - 8.3. 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. 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.I).
    - 8.4.1. 20 POUNDS G-RO-POWER OR APPROVED SOIL CONDITIONER/FERTILIZER
    - 8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHP 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 AVAILABLE ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY OF PLANTS SHOWN TO BE LONGER THAN THREE (3) DAYS PRIOR TO BACKLOGGING DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) 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 PIT, 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 OCCUP

<p>"NATIVE DETENTION AREA MIX" AS PREPARED BY:</p> <p>ERNST CONSERVATION SEEDS, INC. 8884 MERCER PIKE, MEADOWS, VA 16335 PHONE: 800-873-3321 / 814-336-2404 EMAIL: SALES@ERNSTSEED.COM WEBSITE: WWW.ERNSTSEED.COM</p>	<p>APPLICATION RATE: 12 LB / 1000 SQ. FT. (20 LBS. / ACRE)</p> <p>MIX COMPOSITION:</p> <ul style="list-style-type: none"> <li>25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER')</li> <li>24.0% PANICUM CLANDESTINUM, 'TIOGA' (DEERTONGUE, 'TIOGA')</li> <li>22.0% CAREX VULPINOIDEA, 'PA ECOTYPE' (FOX SEDGE, 'PA ECOTYPE')</li> <li>22.0% ELYMUS VIRGINICUS, 'PA ECOTYPE' (VIRGINIA WILDOE, 'PA ECOTYPE')</li> <li>6.0% ACROSTIS PERENNANS, 'ALBANY' PINE BUSH-Y (AUTUMN BENTGRASS, 'ALBANY PINE BUSH-Y ECOTYPE')</li> <li>1.0% JUNCUS EFFUSUS (SOFT RUSH)</li> <li>1.0% PANICUM RIGIDULUM, 'PA ECOTYPE' (REDTOP PANICGRASS, 'PA ECOTYPE')</li> </ul>
<p style="text-align: center;"><b><i>BASIN SEED MIX SPECIFICATIONS</i></b></p>	

	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.</li> <li>REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK &amp; TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.</li> <li>PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.</li> <li>THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH</li> <li>AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.</li> <li>THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.</li> <li>REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS &amp; VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL.</li> <li>SUBSTITUTE ARBORVITAE STAKING SYSTEM WHEN SPECIFIED.</li> </ol>	N.T.S.
		N.T.S.
	<p><b>SPECIFICATIONS</b></p> <p>NAME: WINCHESTER RIVER ROCK 1" - 4"</p> <p>COLOR: COLORS WILL BROWN / TAN TONES</p> <p>SHAPE: PRIMARILY ROUND OR OVAL SCREENED STONE WITH NO SHARP ANGULAR SIDES OR FACES</p> <p>SIZE: STONE SIZES WILL RANGE FROM 1" - 4" IN AT LEAST ONE DIMENSION. STONE SIZINGS SHOULD BE UNIFORM WITH LITTLE VARIATION FROM THIS RANGE.</p> <p>SILT CONTENT: STONE NEEDS TO BE CLEAN OF DEBRIS AND SILT AT TIME OF DELIVERY.</p> <p>NOTE: IRRIGATION TO BE PROVIDED IN ALL ROCK MULCH BEDS</p>	N.T.S.
E	<p><b>III. SOD PLACEMENT</b></p> <p>A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.</p> <p>B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.</p> <p>C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.</p> <p>D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).</p> <p>E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME</p>	
	<p align="center"><b>STANDARD FOR PERMANENT STABILIZATION WITH SOIL</b></p>	







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11	10/18/2022	DOT & DOH SUBMITTAL	MDL	MDL
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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,  
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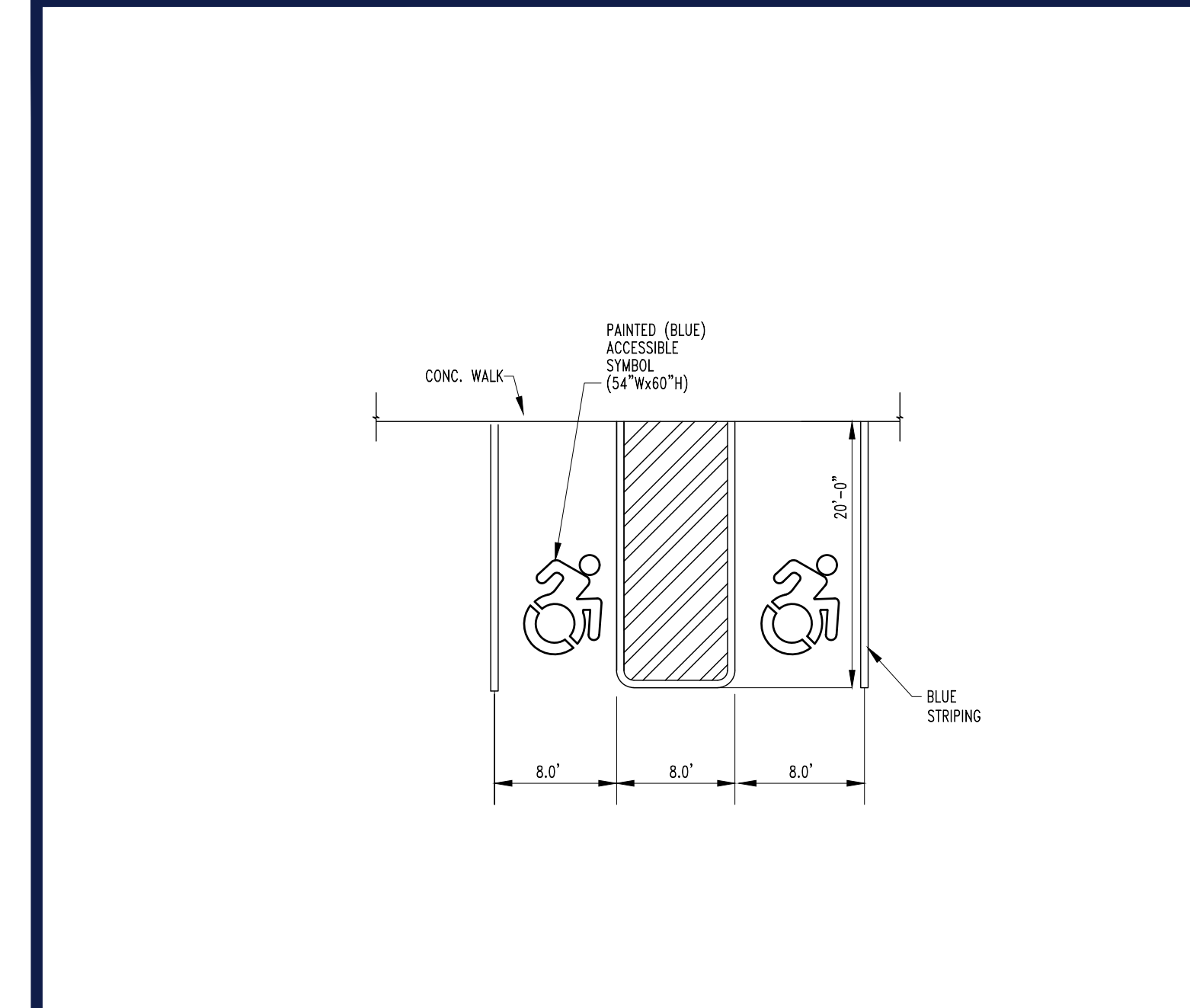
**M.D. LESSARD**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 106048

SHEET TITLE:  
**DETAIL SHEET**  
SHEET NUMBER:  
**C-901**  
REVISION 14 - 3/20/2023

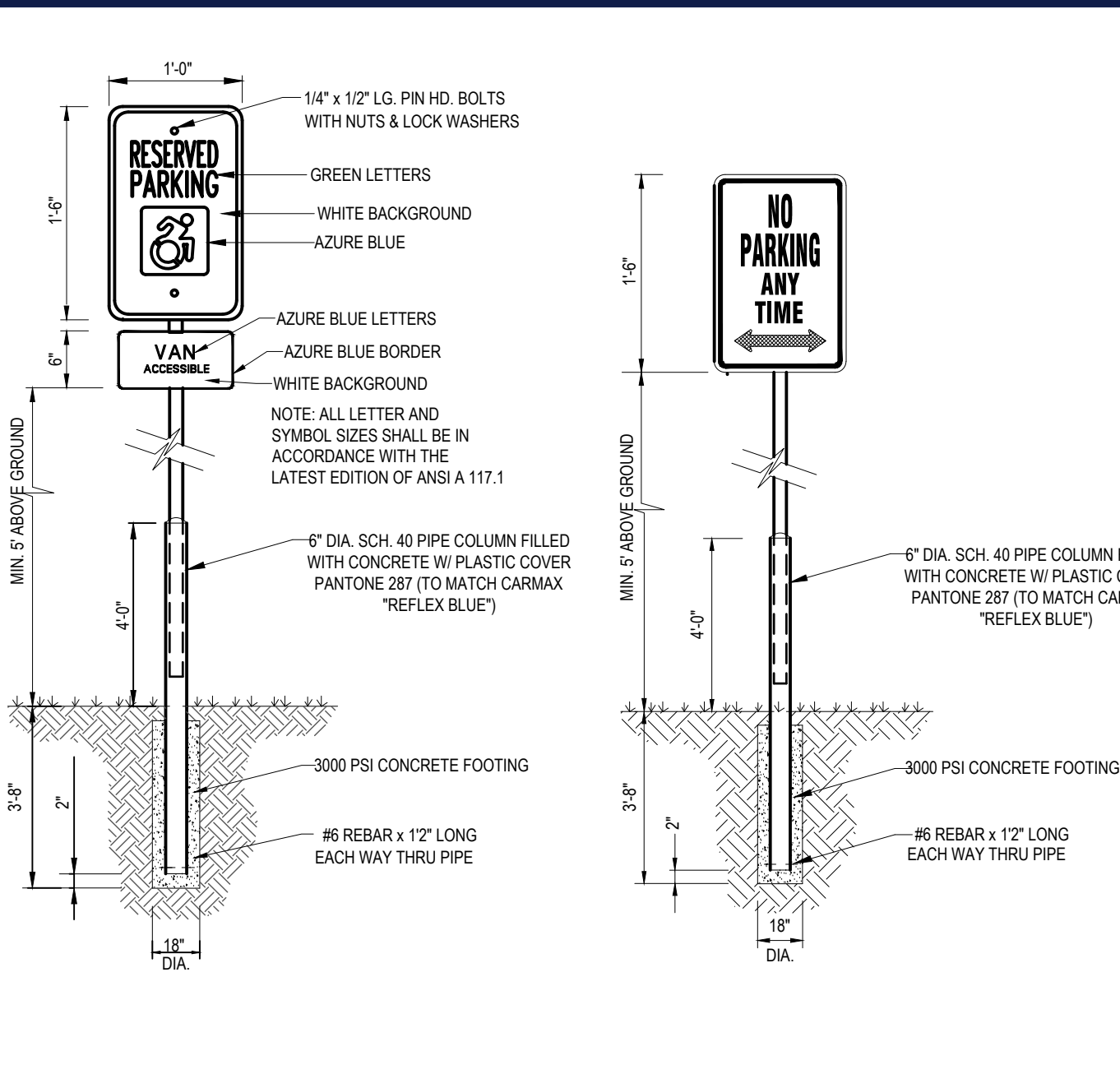
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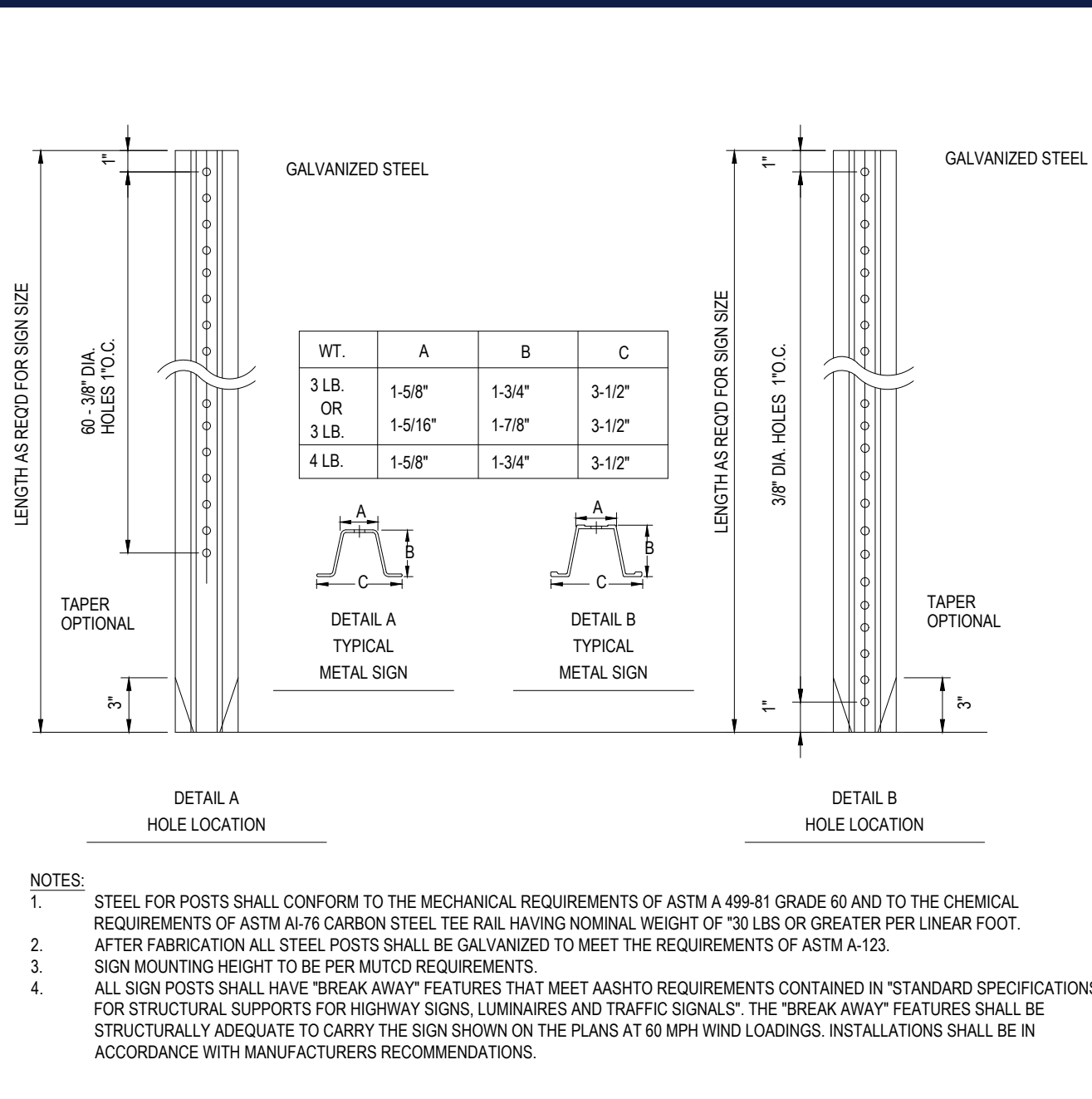
ACCESSIBLE STALL MARKING

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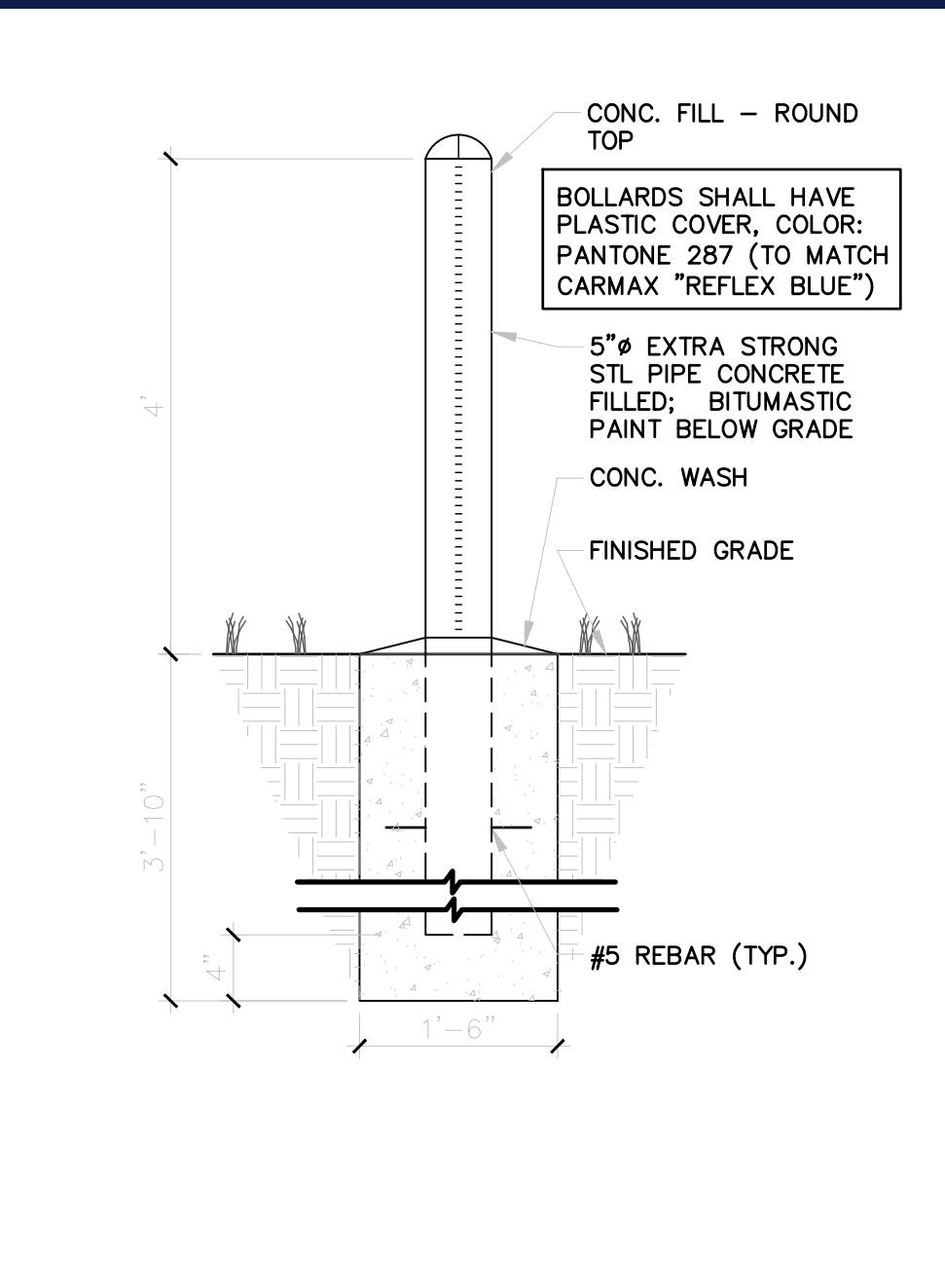
ACCESSIBLE / NO PARKING SIGN DETAILS

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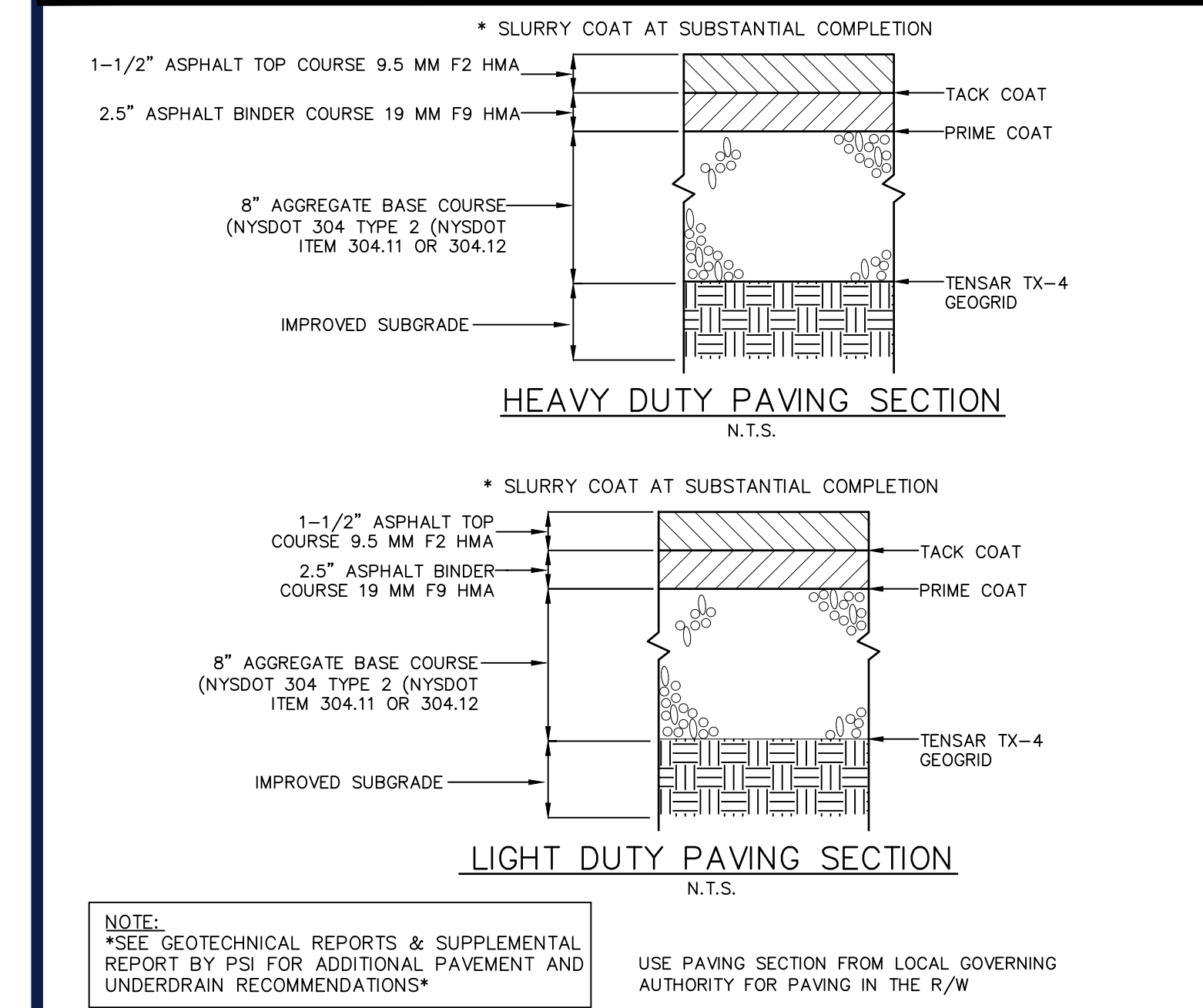
TYPICAL ON-SITE METAL SIGN POSTS

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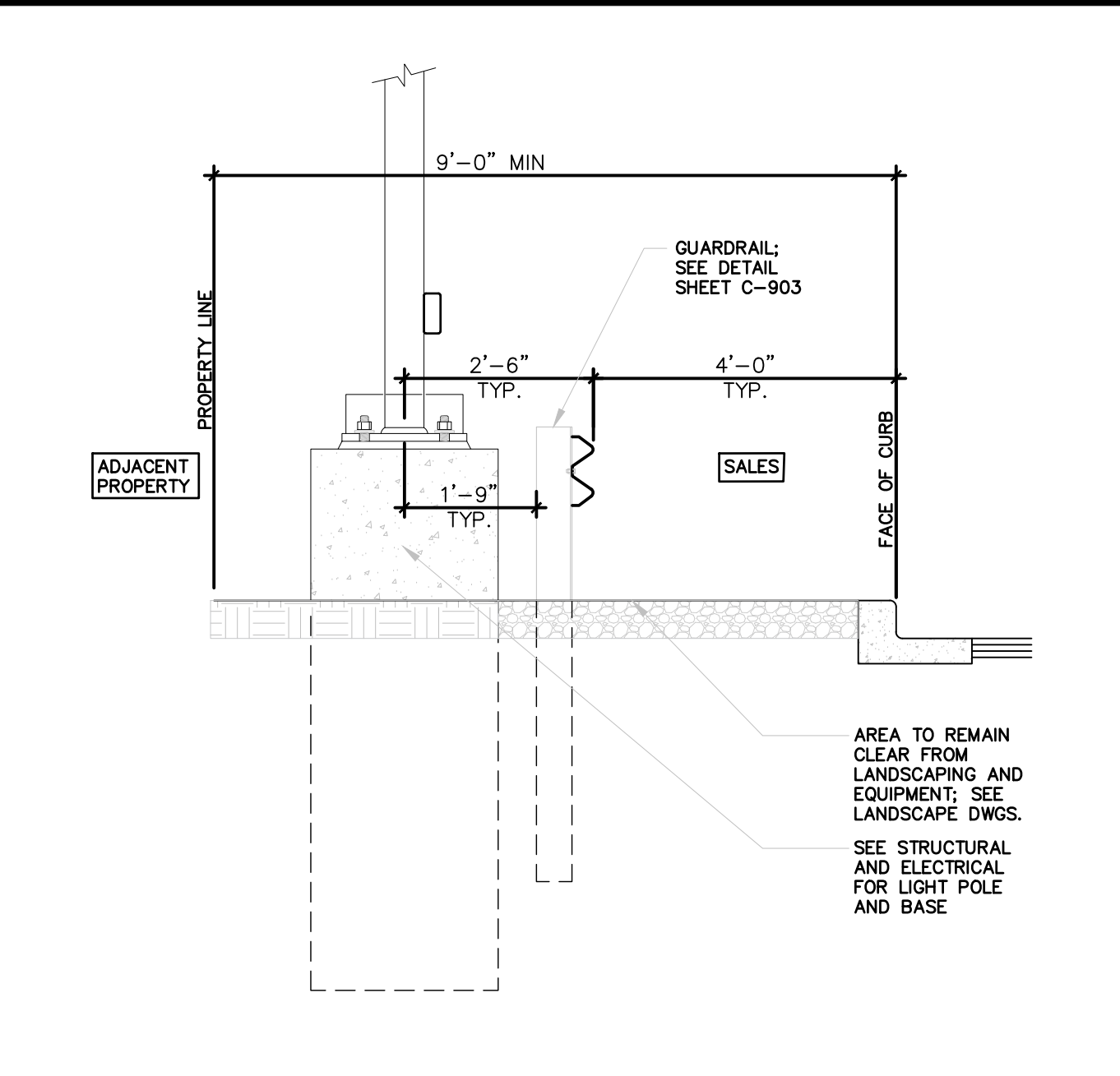
SITE POST/ BOLLARD DETAIL

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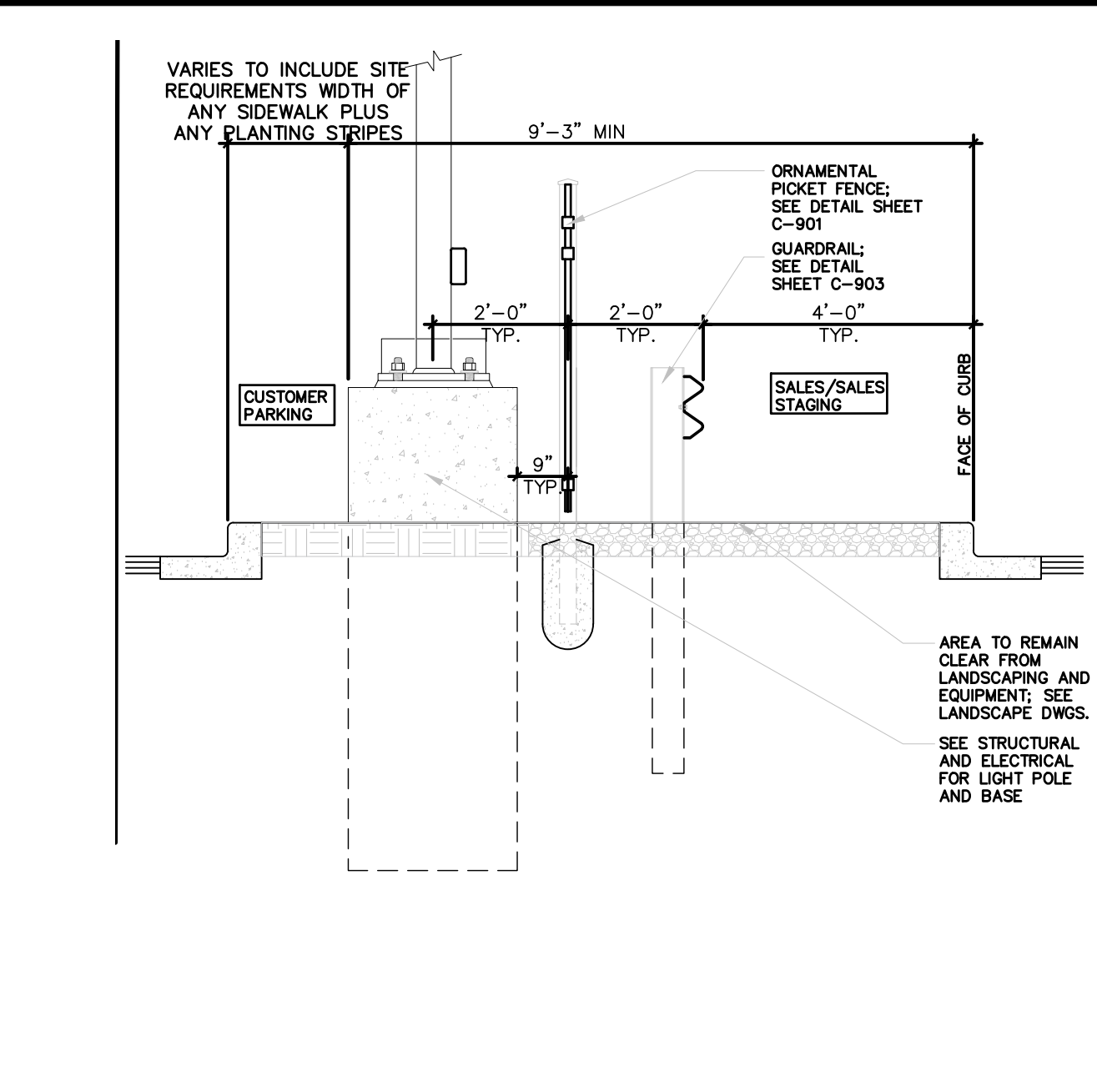
ON SITE ASPHALT PAVING DETAIL

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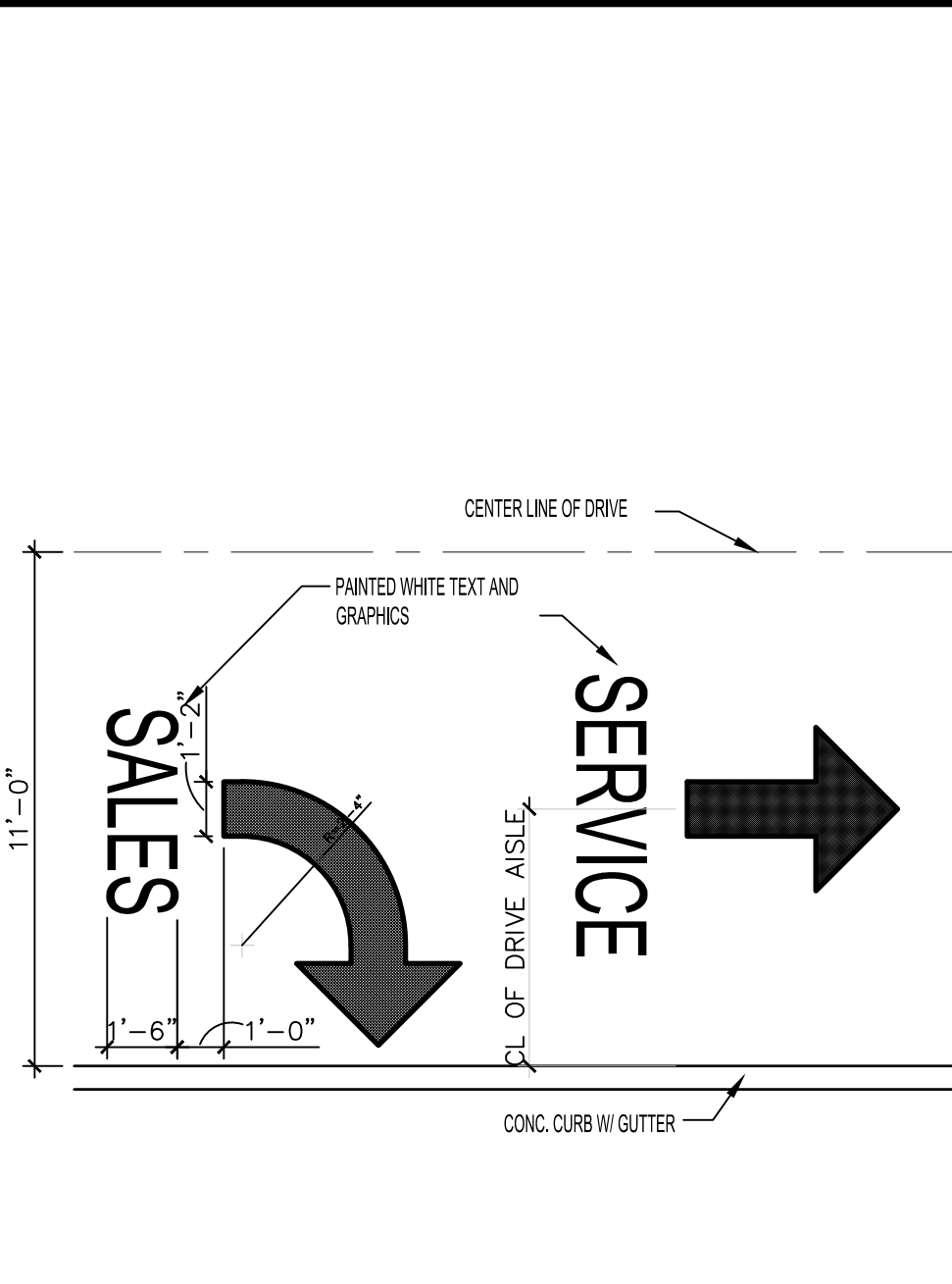
SECTION- SALES STAGING LOT AT PROPERTY LINE

N.T.S.



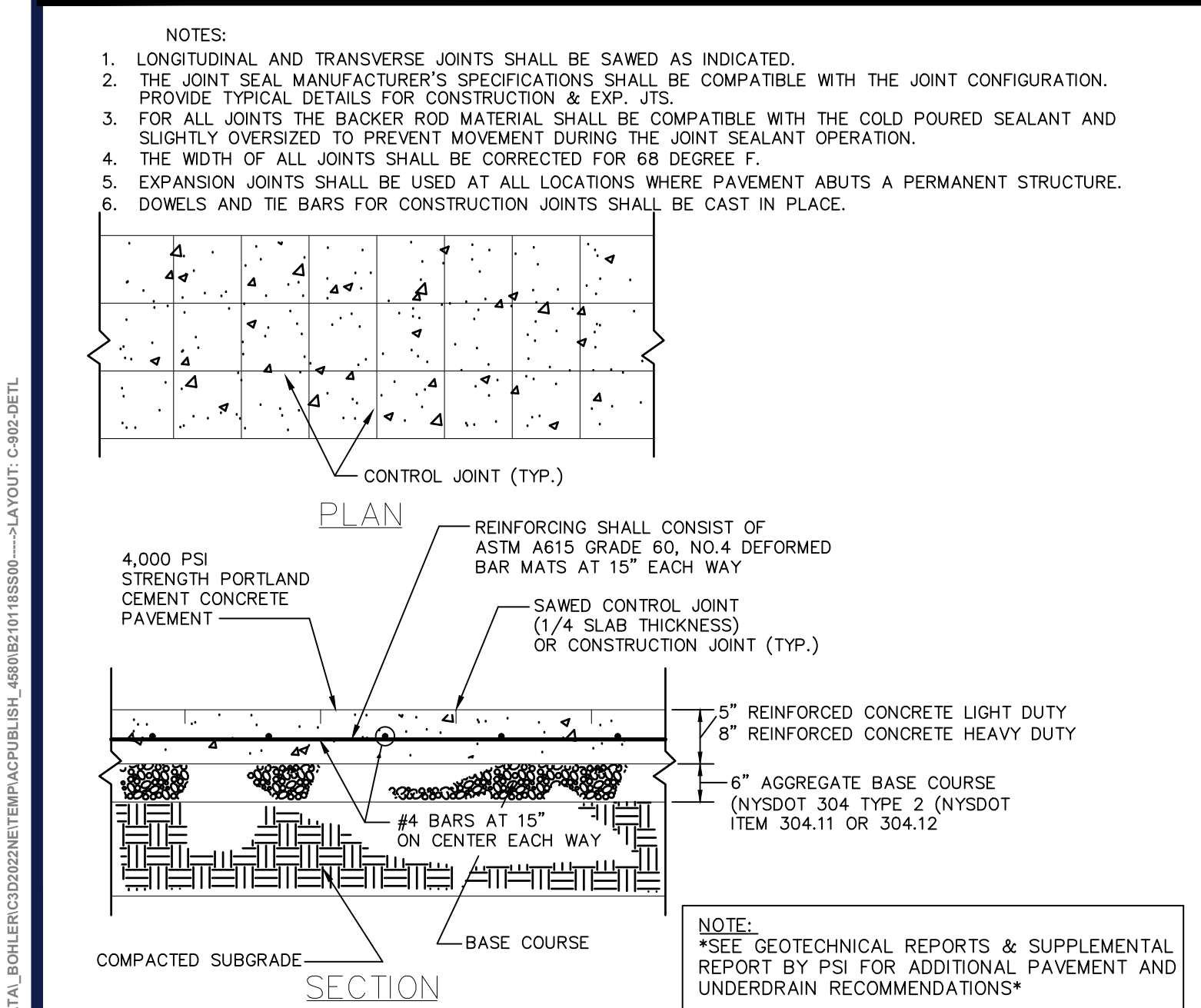
SECTION- SALES AND C/E PARKING

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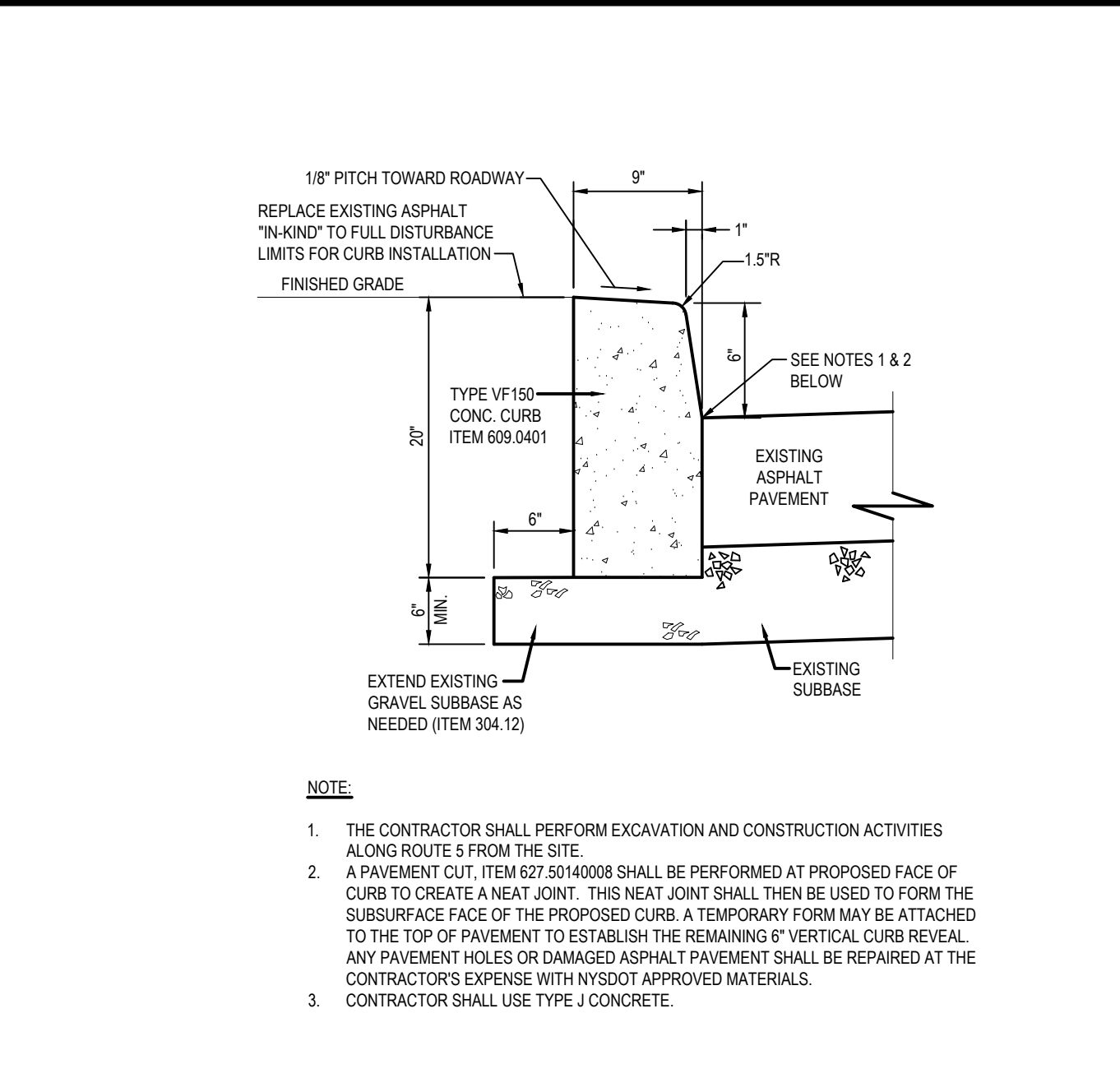
DIRECTIONAL SIGNAGE DETAIL

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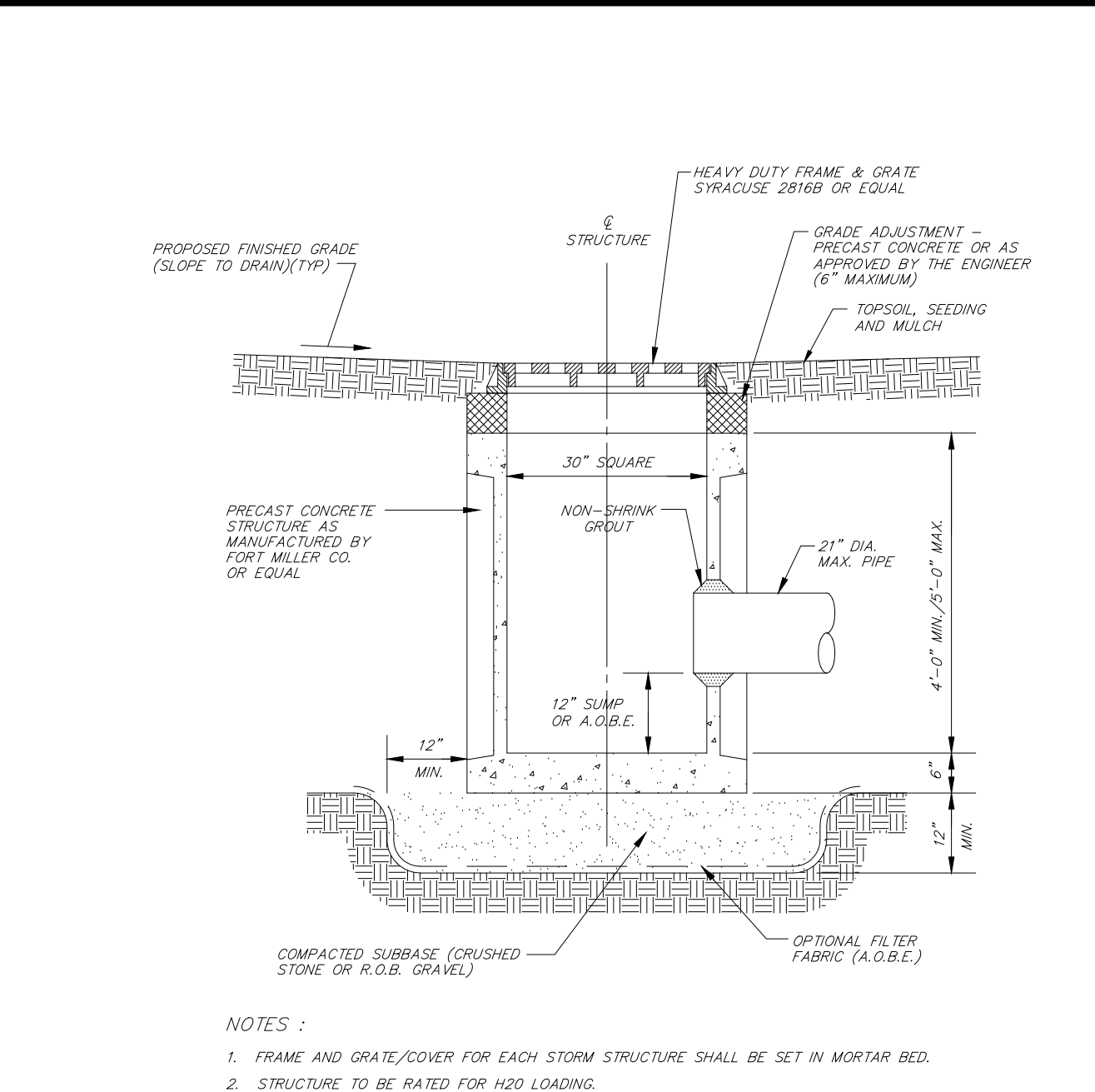
CONCRETE PAVEMENT DETAIL

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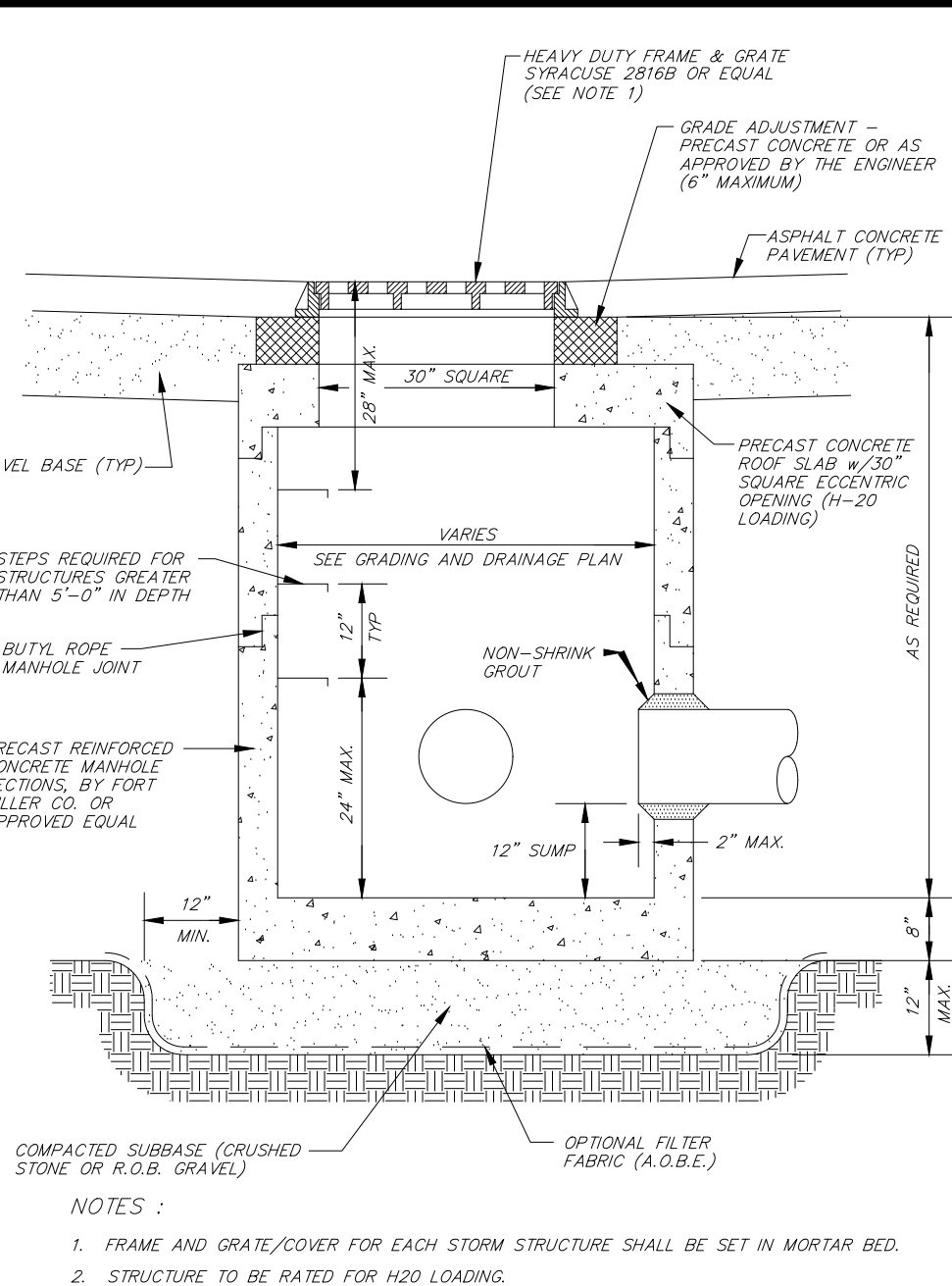
NYSDOT CAST-IN-PLACE CONCRETE CURB AT EXISTING PAVEMENT DETAIL

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PRECAST CONCRETE CATCH BASIN DETAIL

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PRECAST CONCRETE STORM MANHOLE DETAIL

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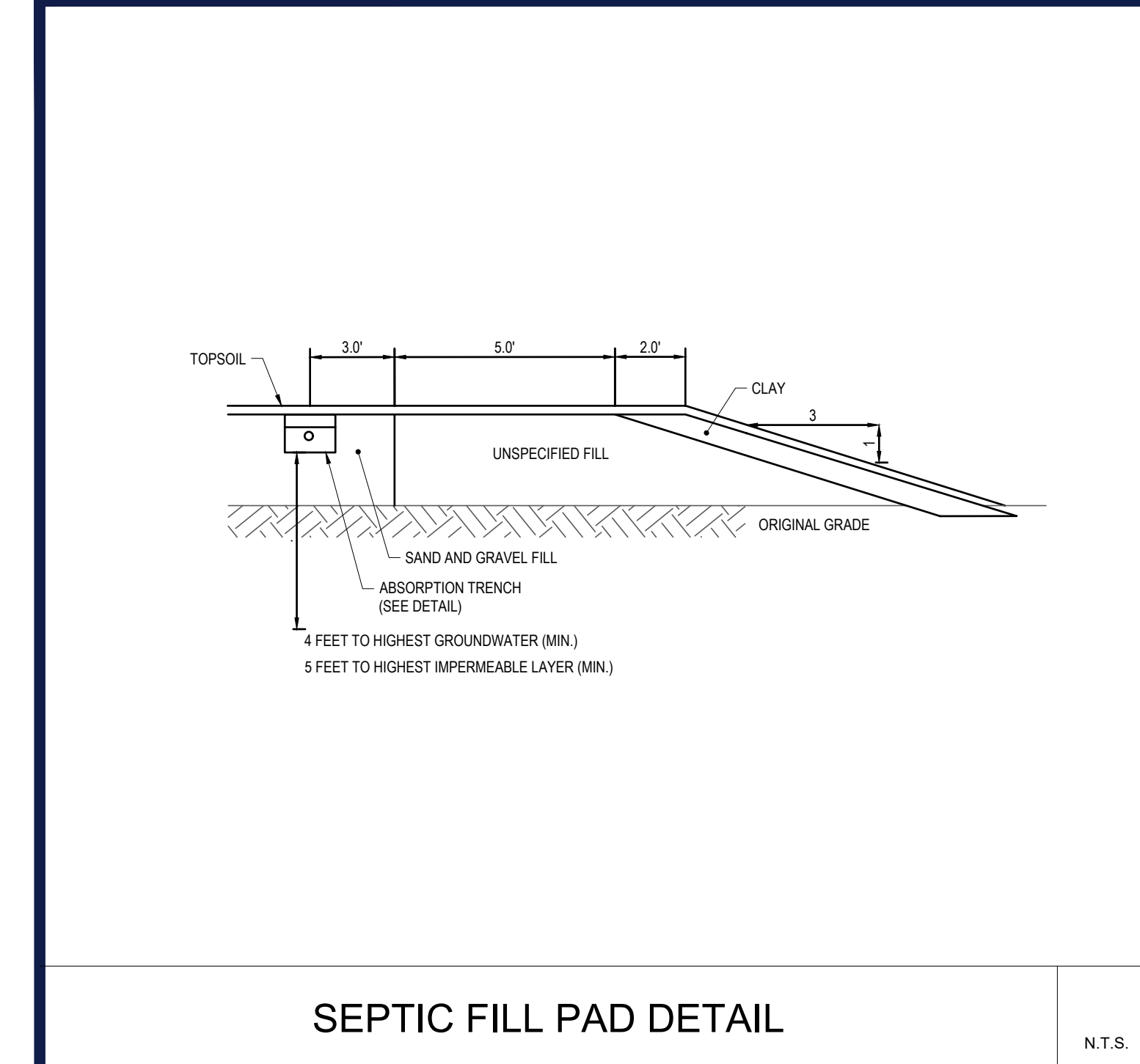
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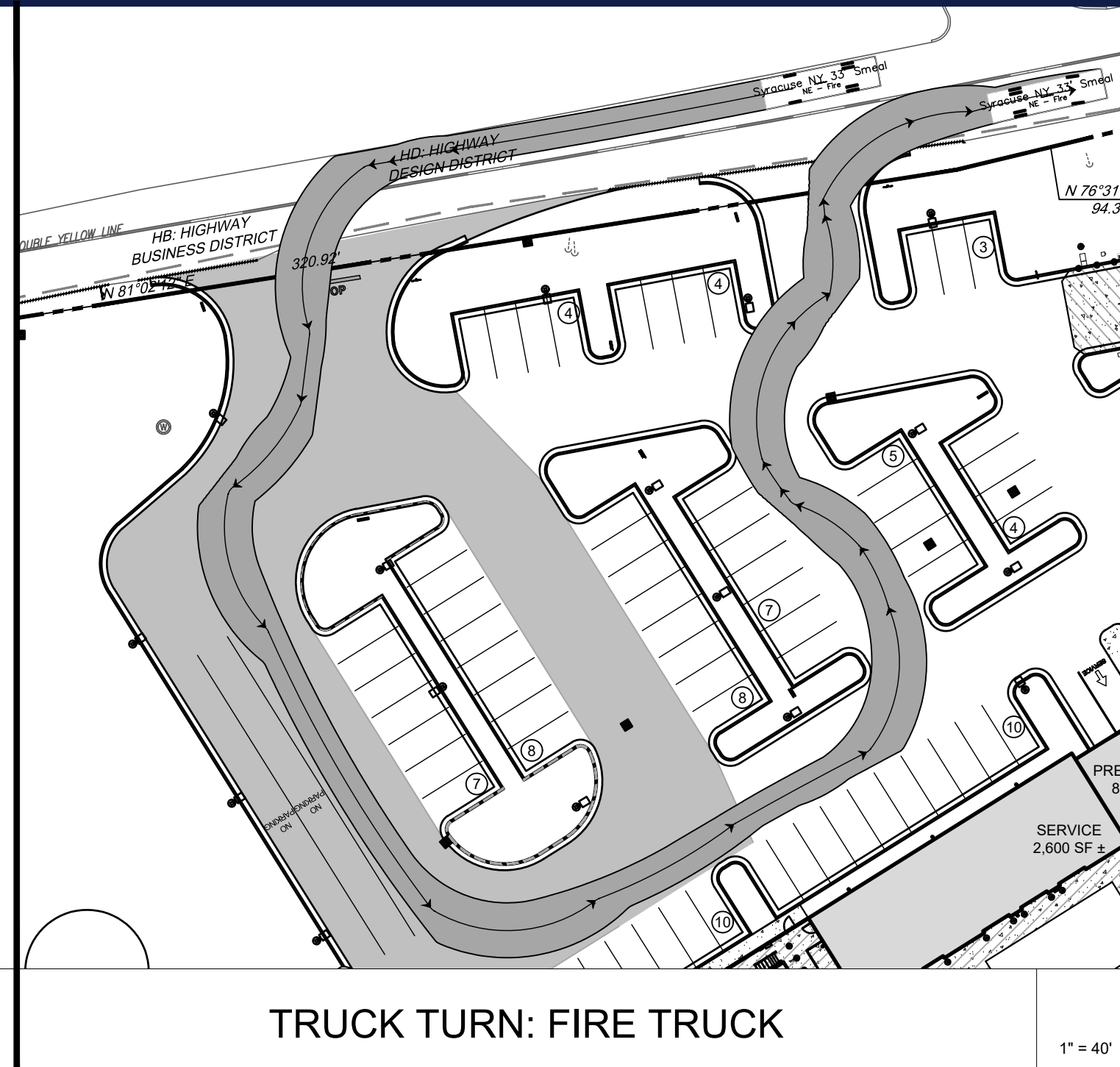






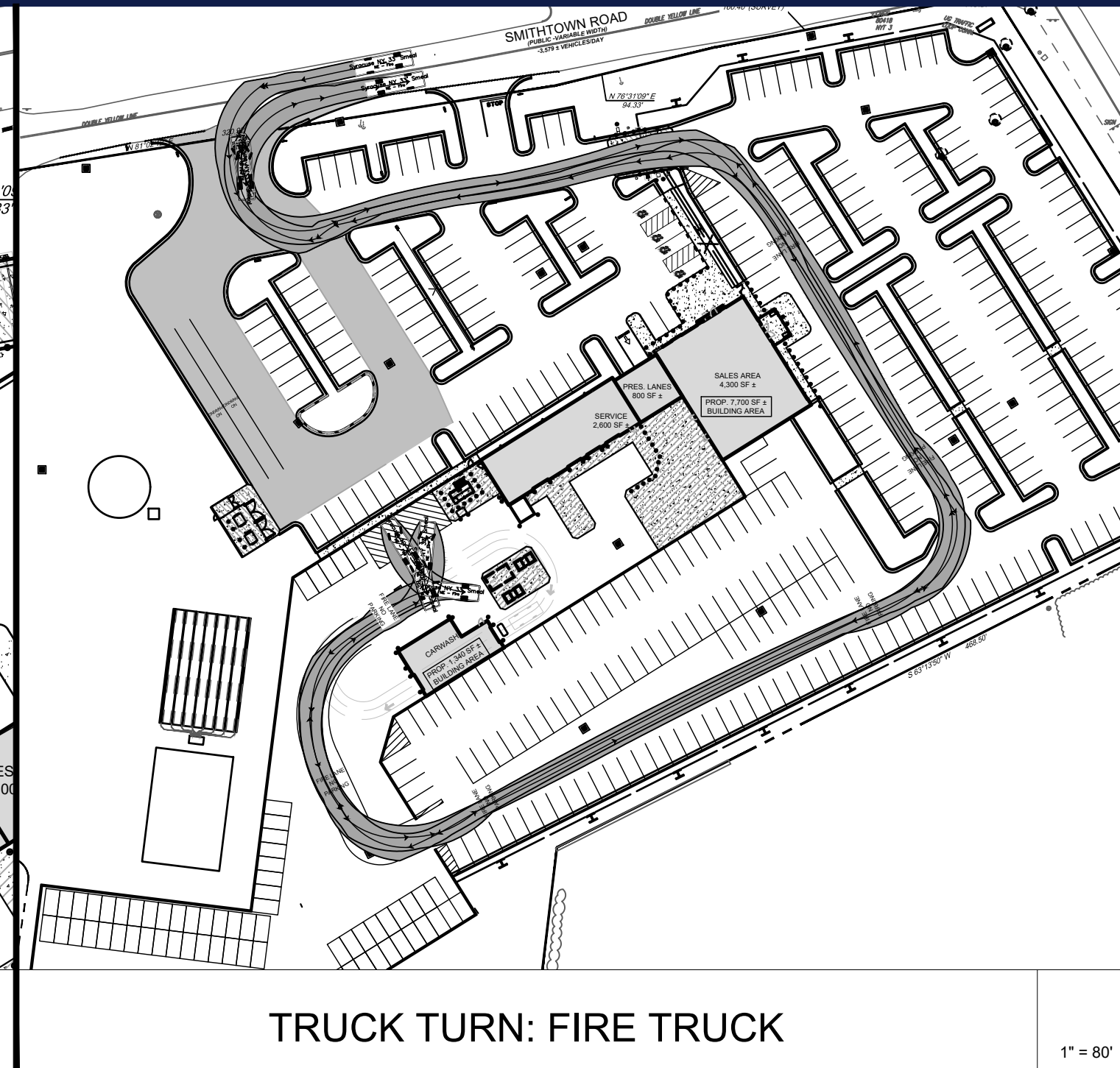
SEPTIC FILL PAD DETAIL

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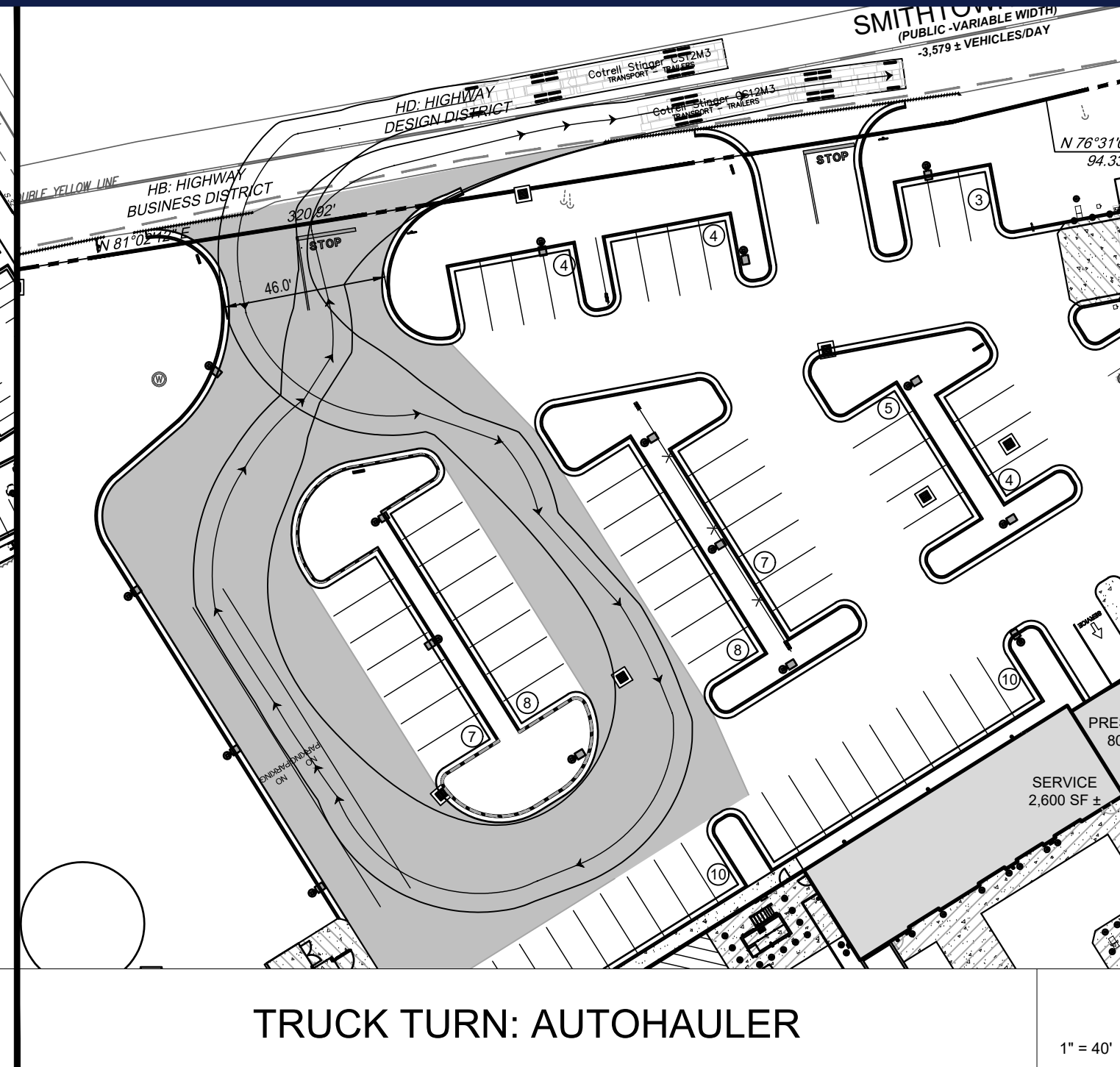
TRUCK TURN: FIRE TRUCK

1" = 40'



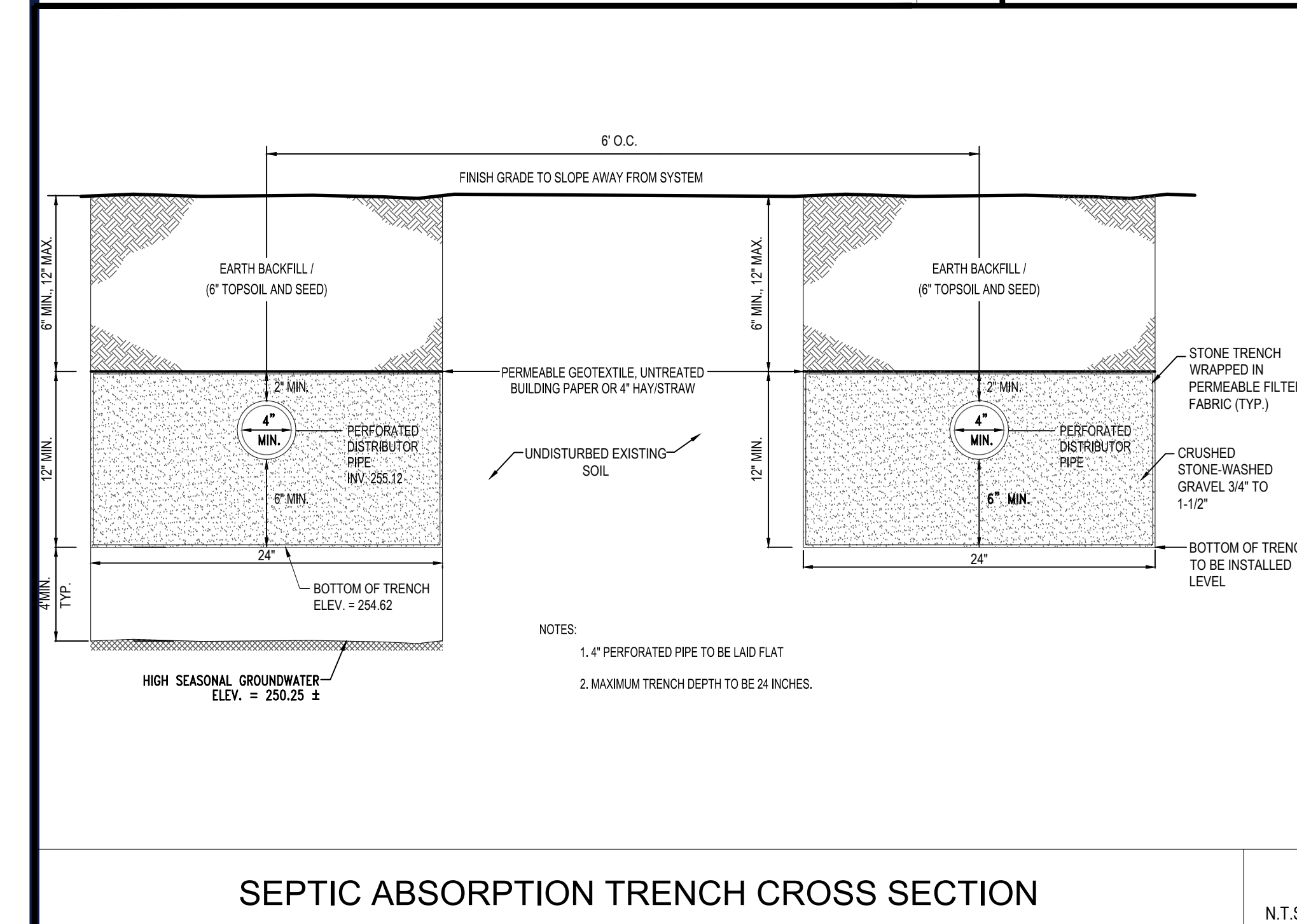
TRUCK TURN: FIRE TRUCK

1" = 80'



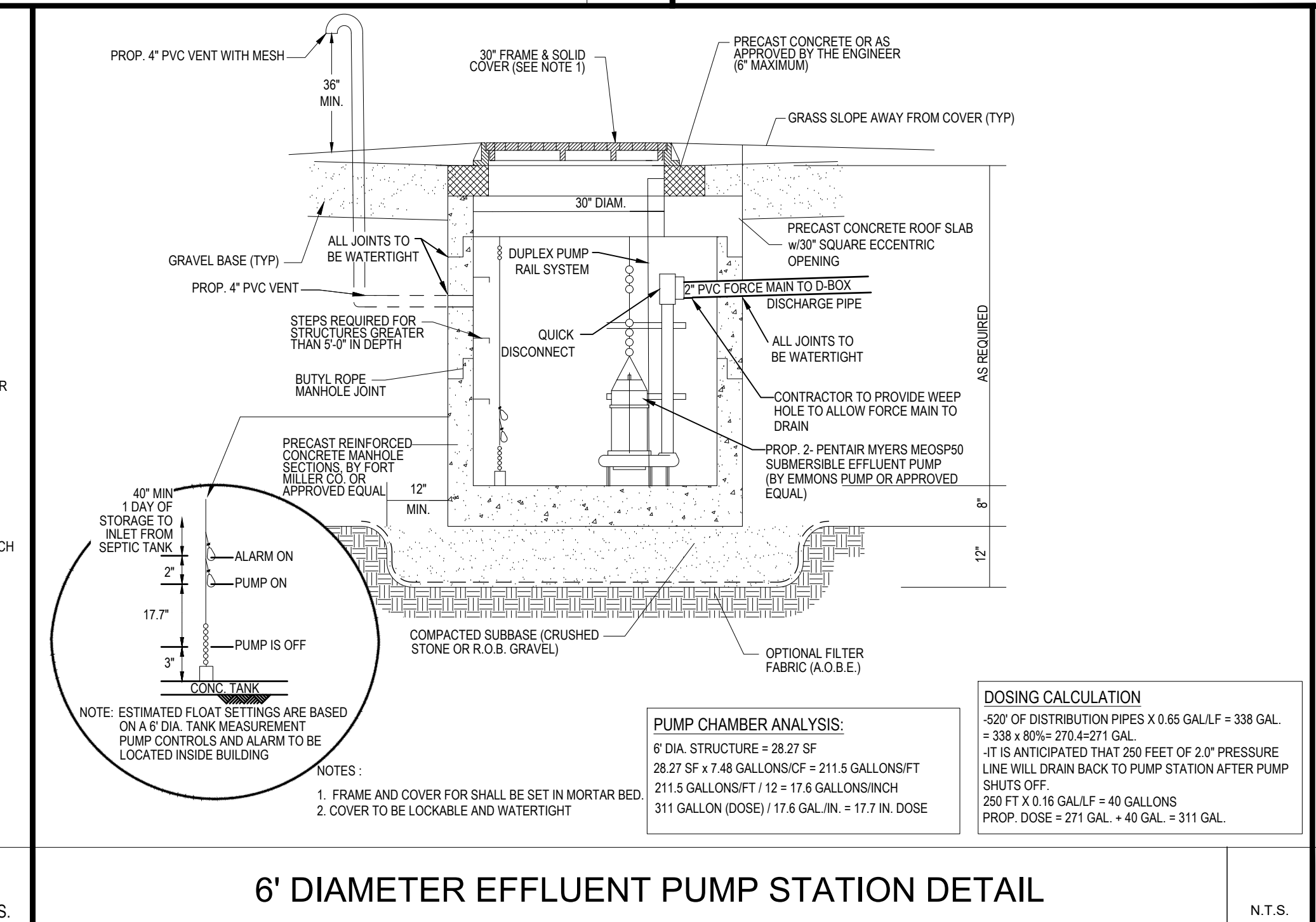
TRUCK TURN: AUTOHAULER

1" = 40'



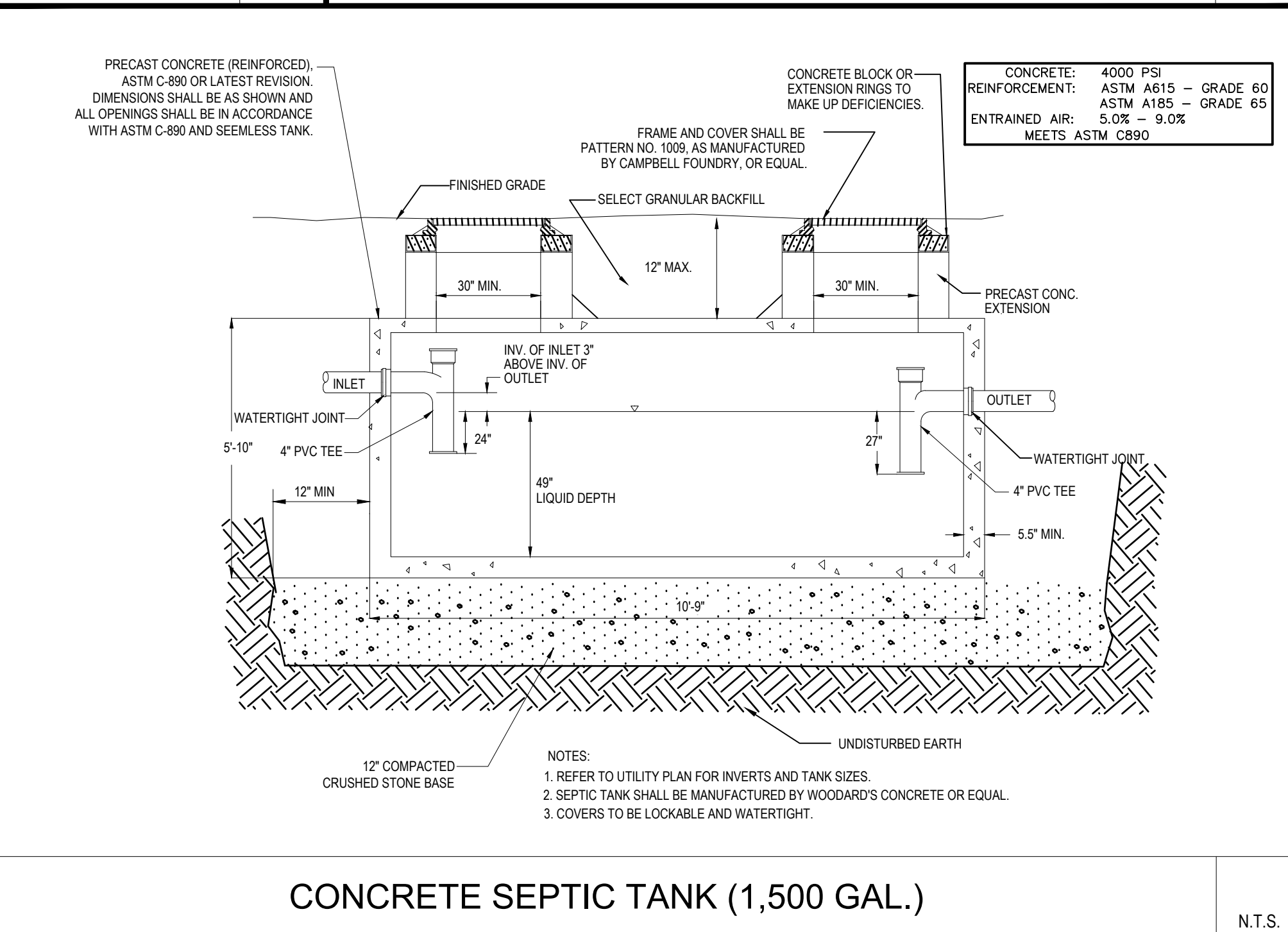
SEPTIC ABSORPTION TRENCH CROSS SECTION

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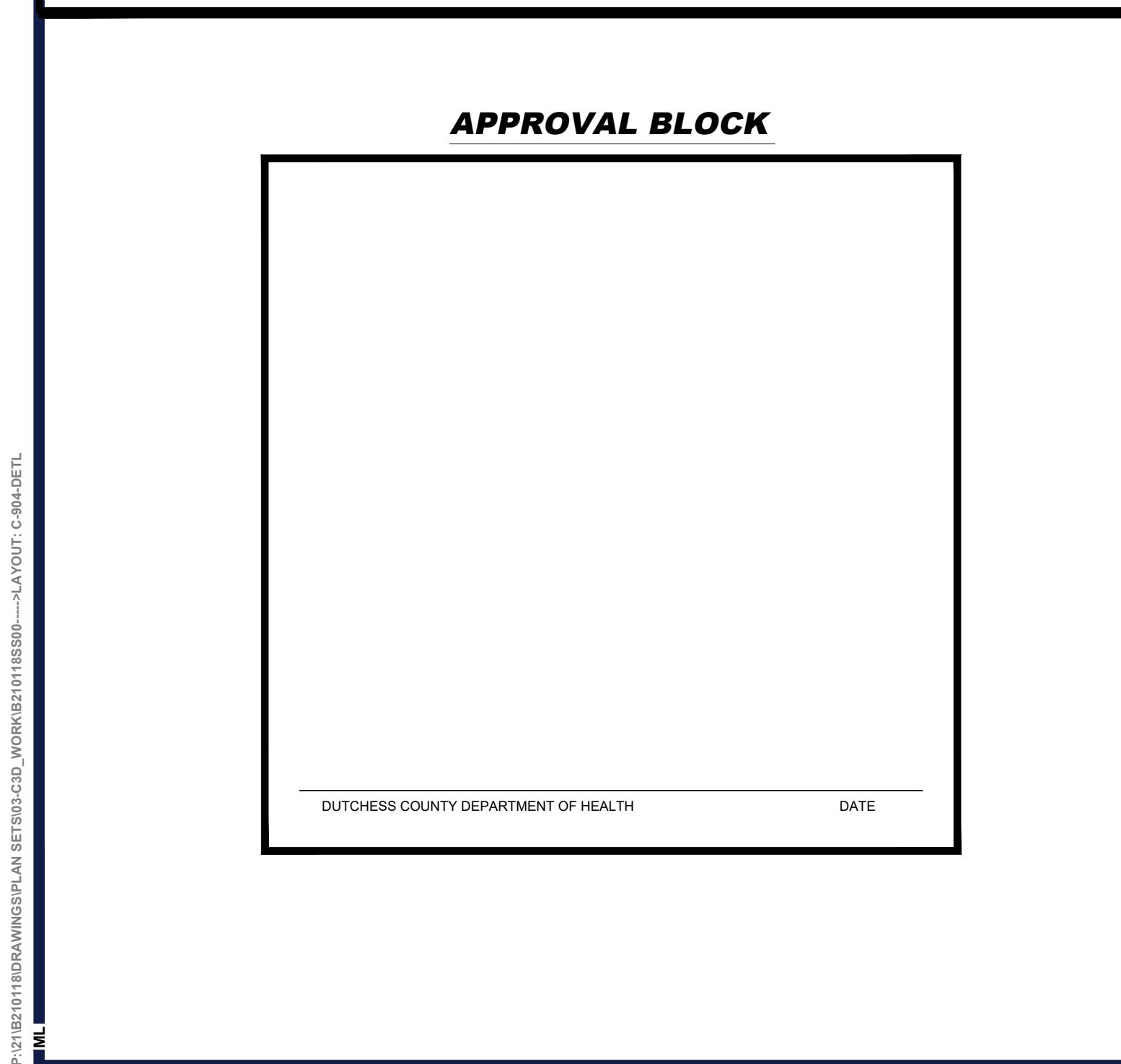
6' DIAMETER EFFLUENT PUMP STATION DETAIL

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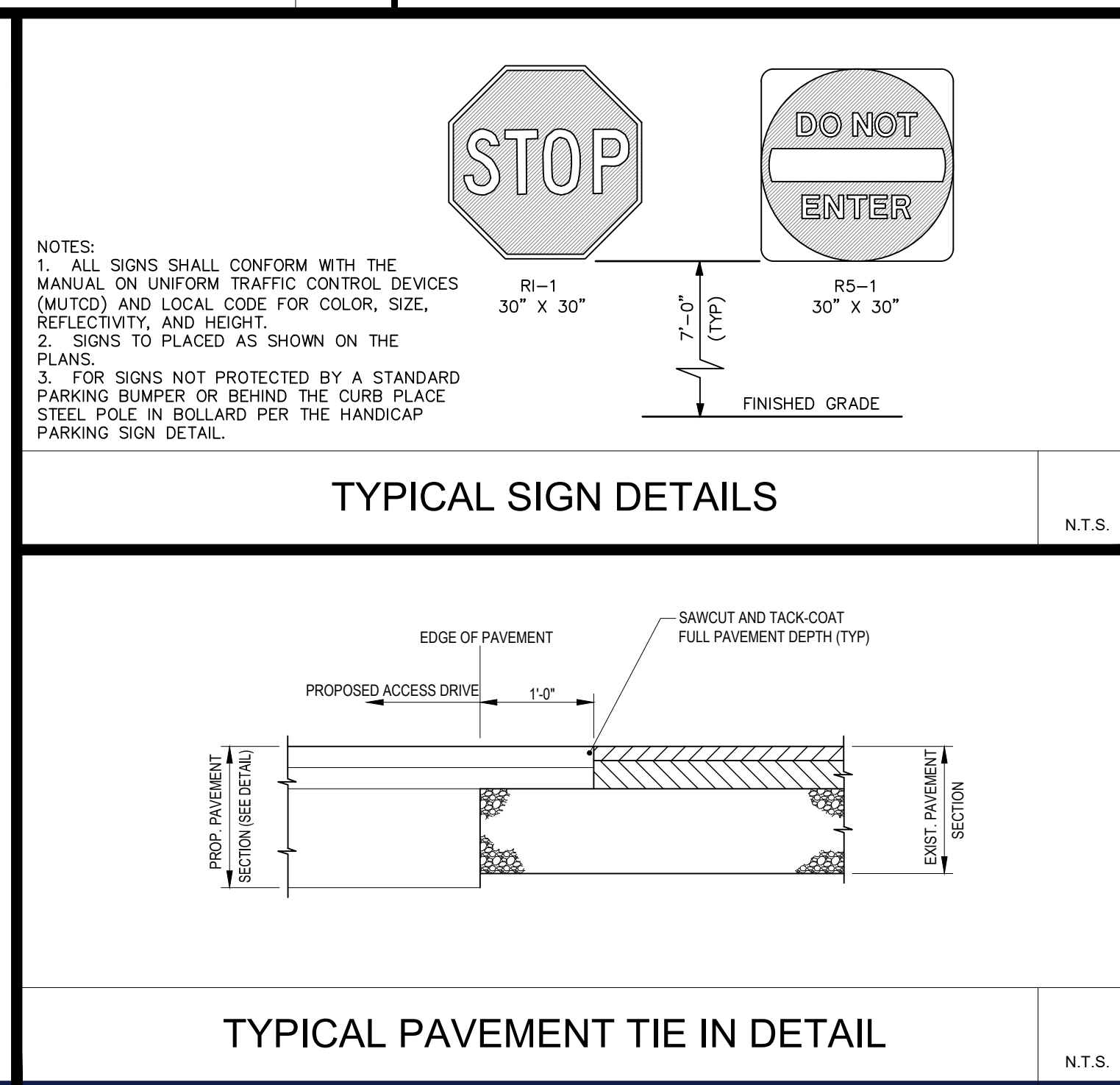


CONCRETE SEPTIC TANK (1,500 GAL.)

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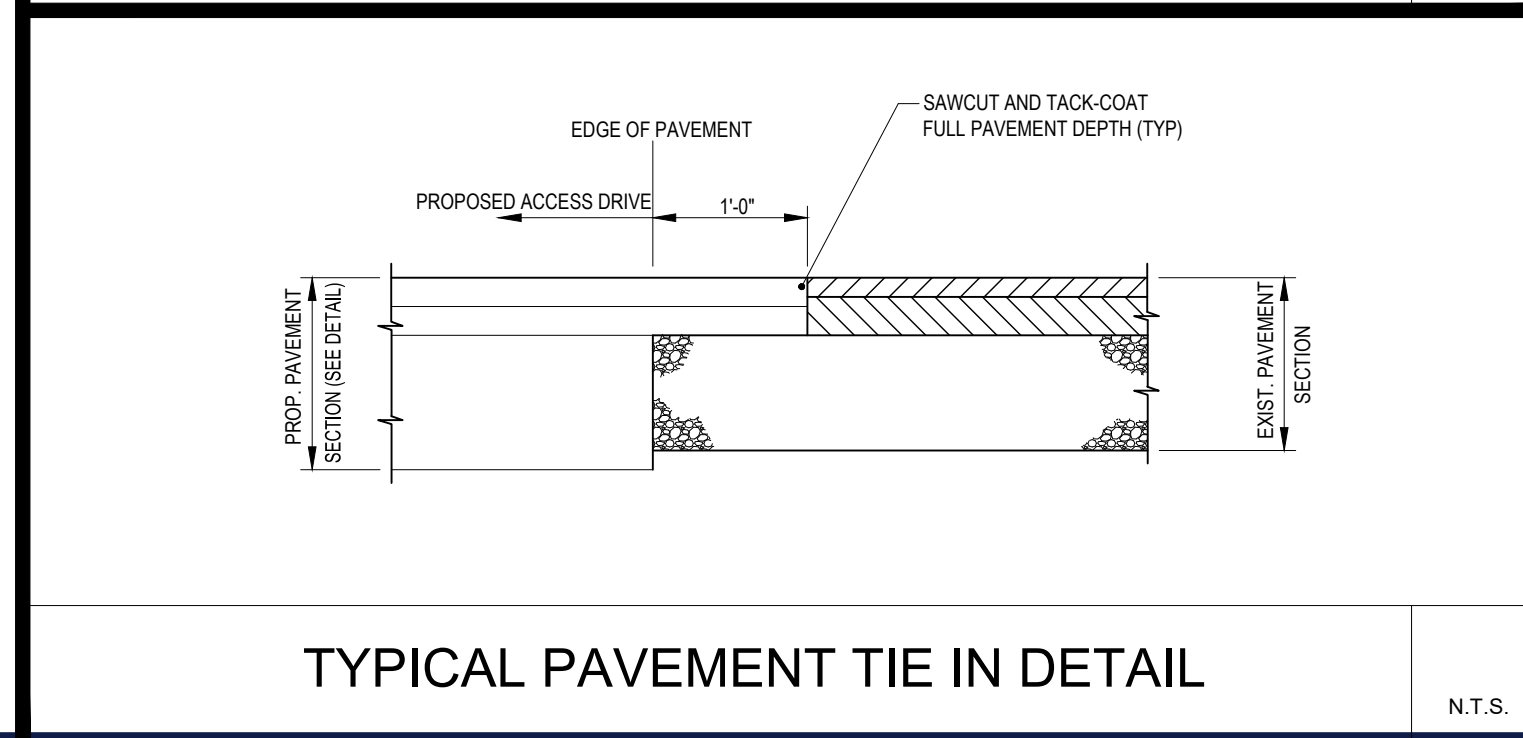


APPROVAL BLOCK



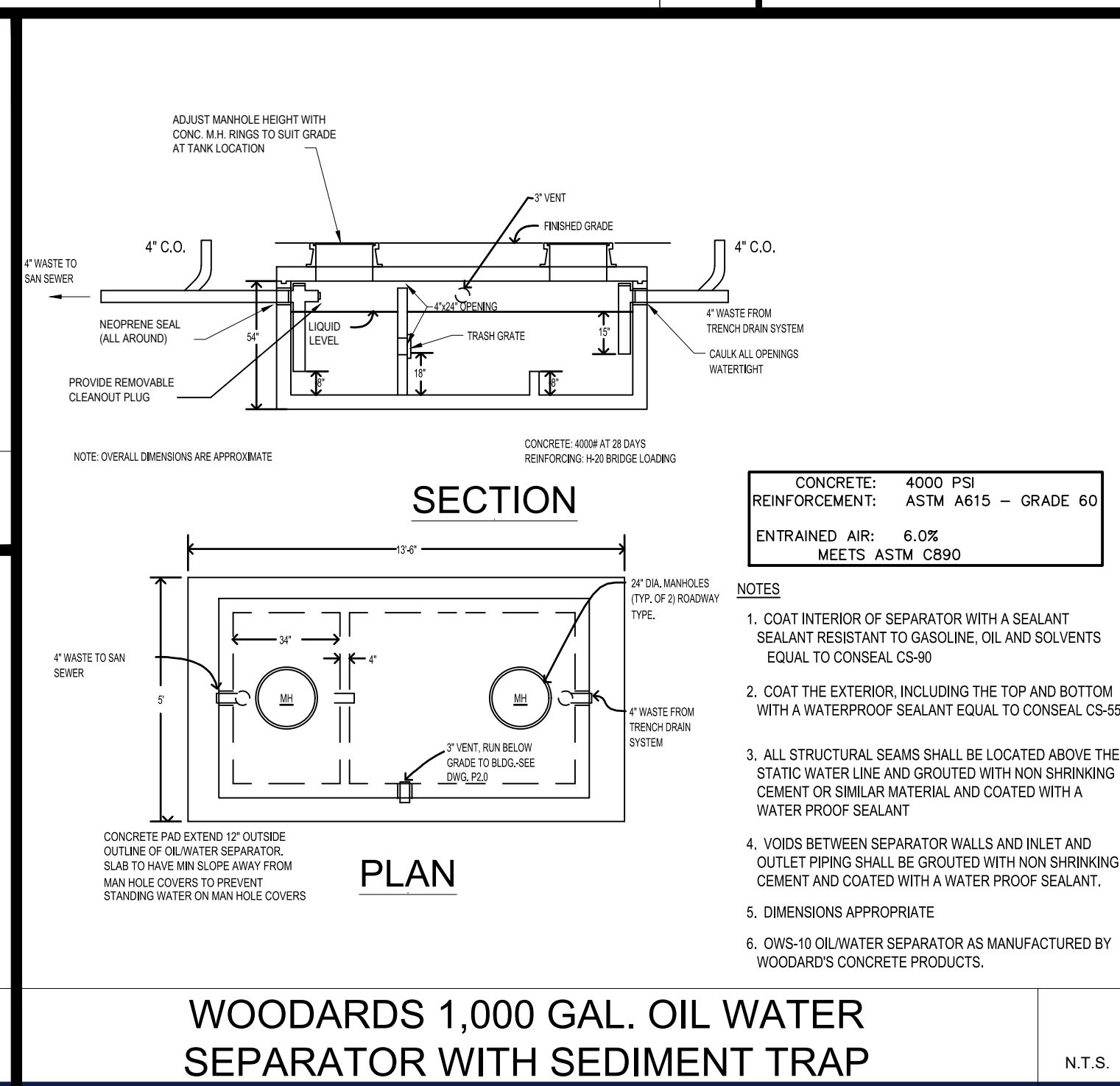
TYPICAL SIGN DETAILS

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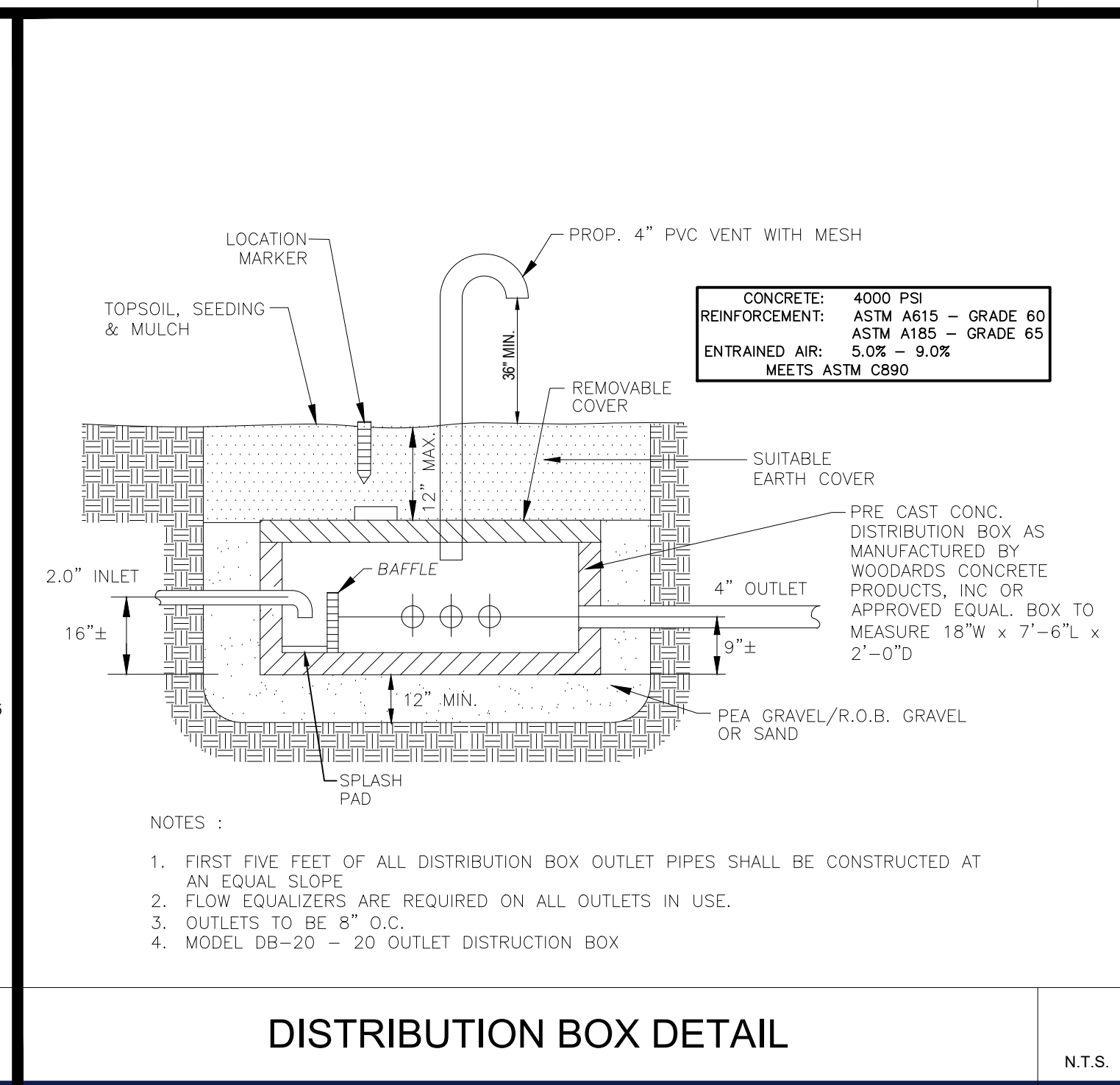
TYPICAL PAVEMENT TIE IN DETAIL

N.T.S.



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

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DISTRIBUTION BOX DETAIL

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PROJECT No.: B210118  
DRAWN BY: MDL  
CHECKED BY: RWO  
DATE: 09/01/2024  
CAD LID: 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

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NEW YORK LICENSE No. 106048

SHEET TITLE:

**DETAIL SHEET**

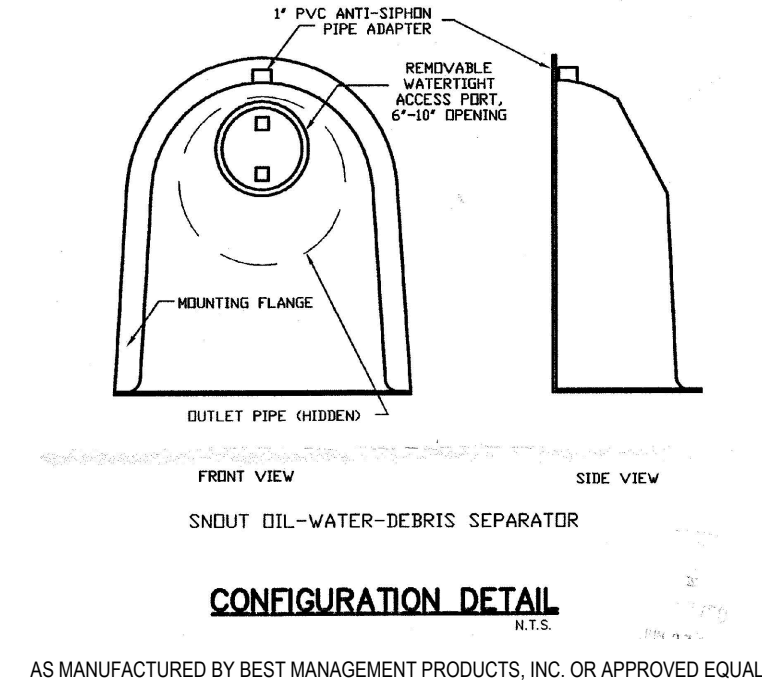
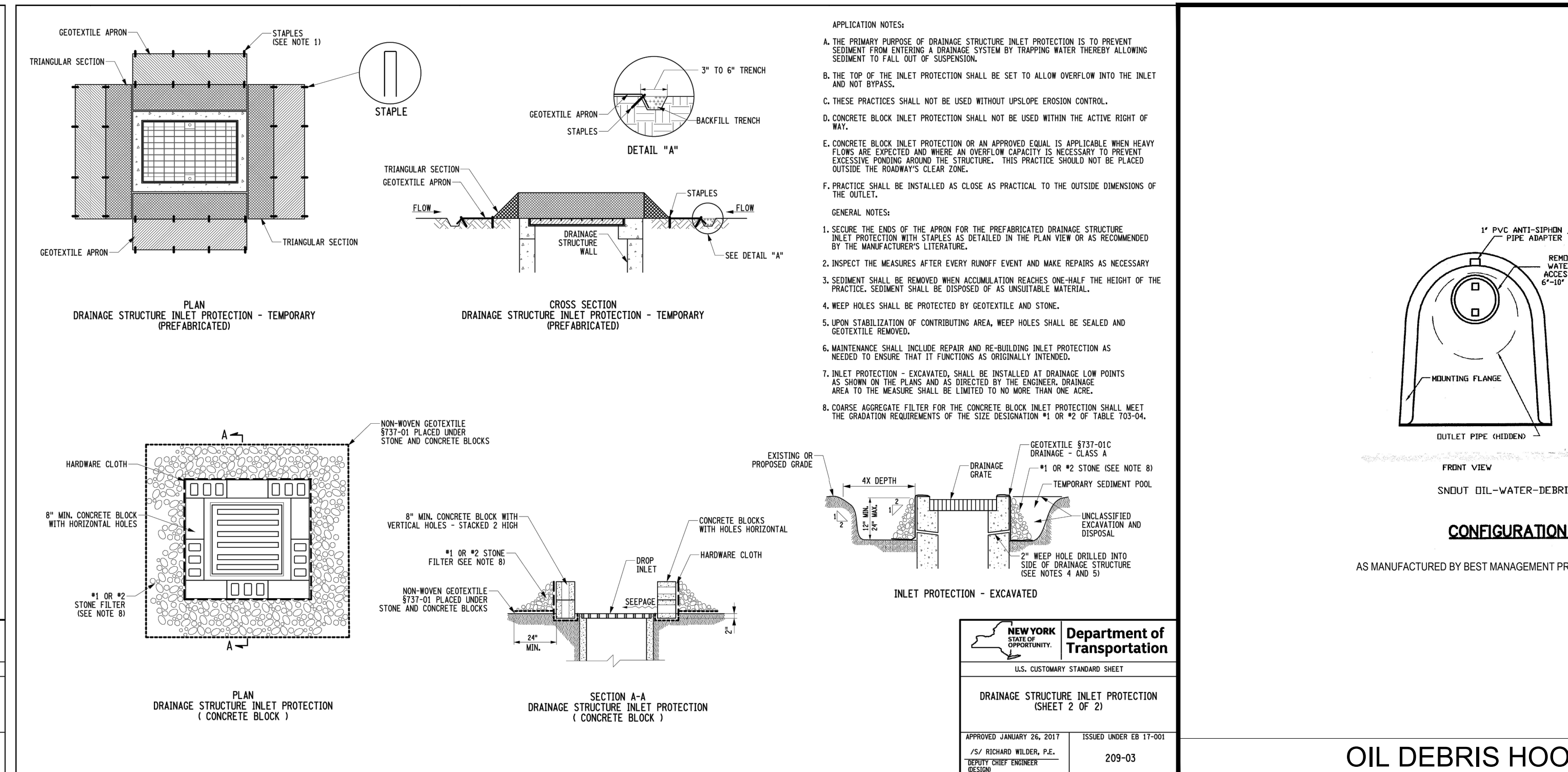
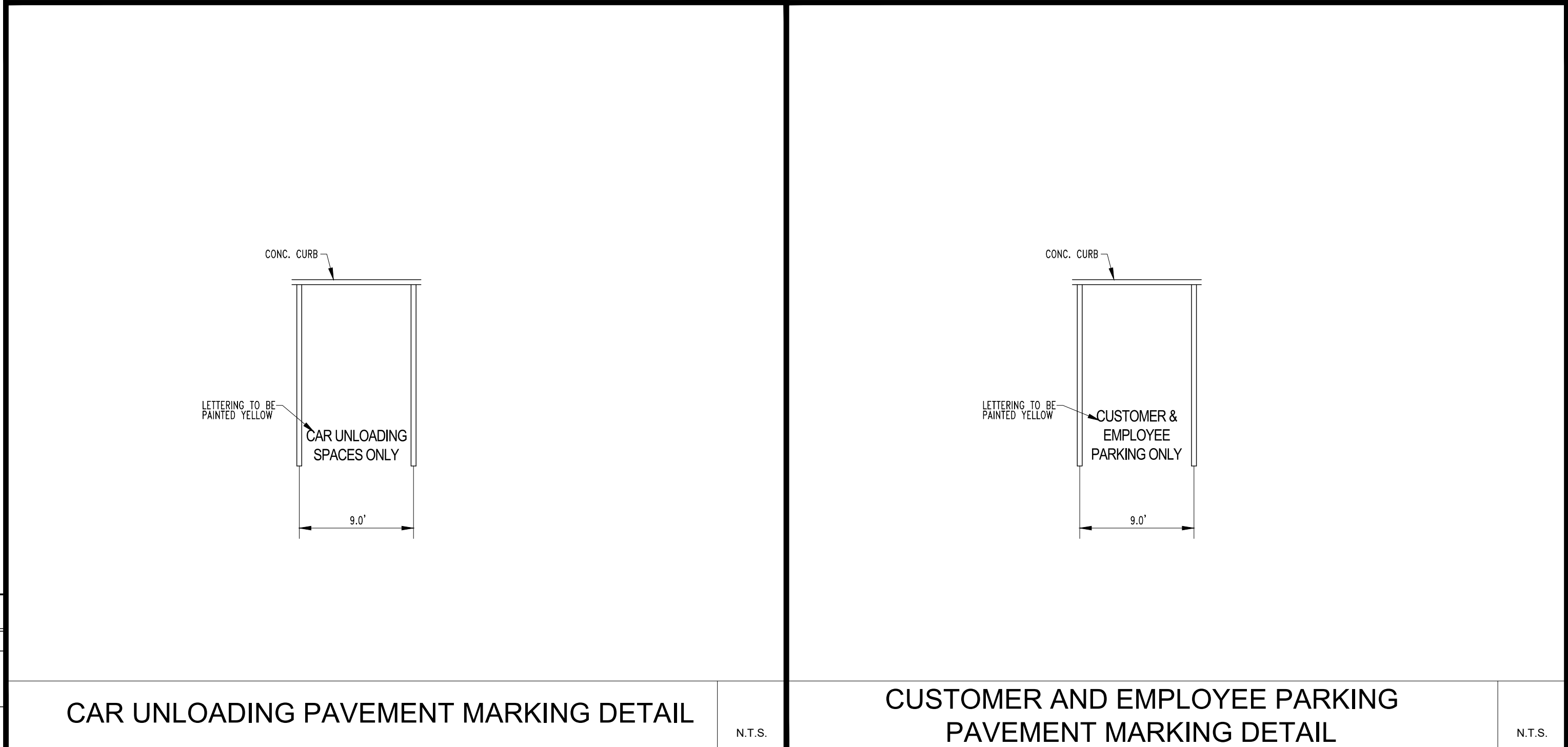
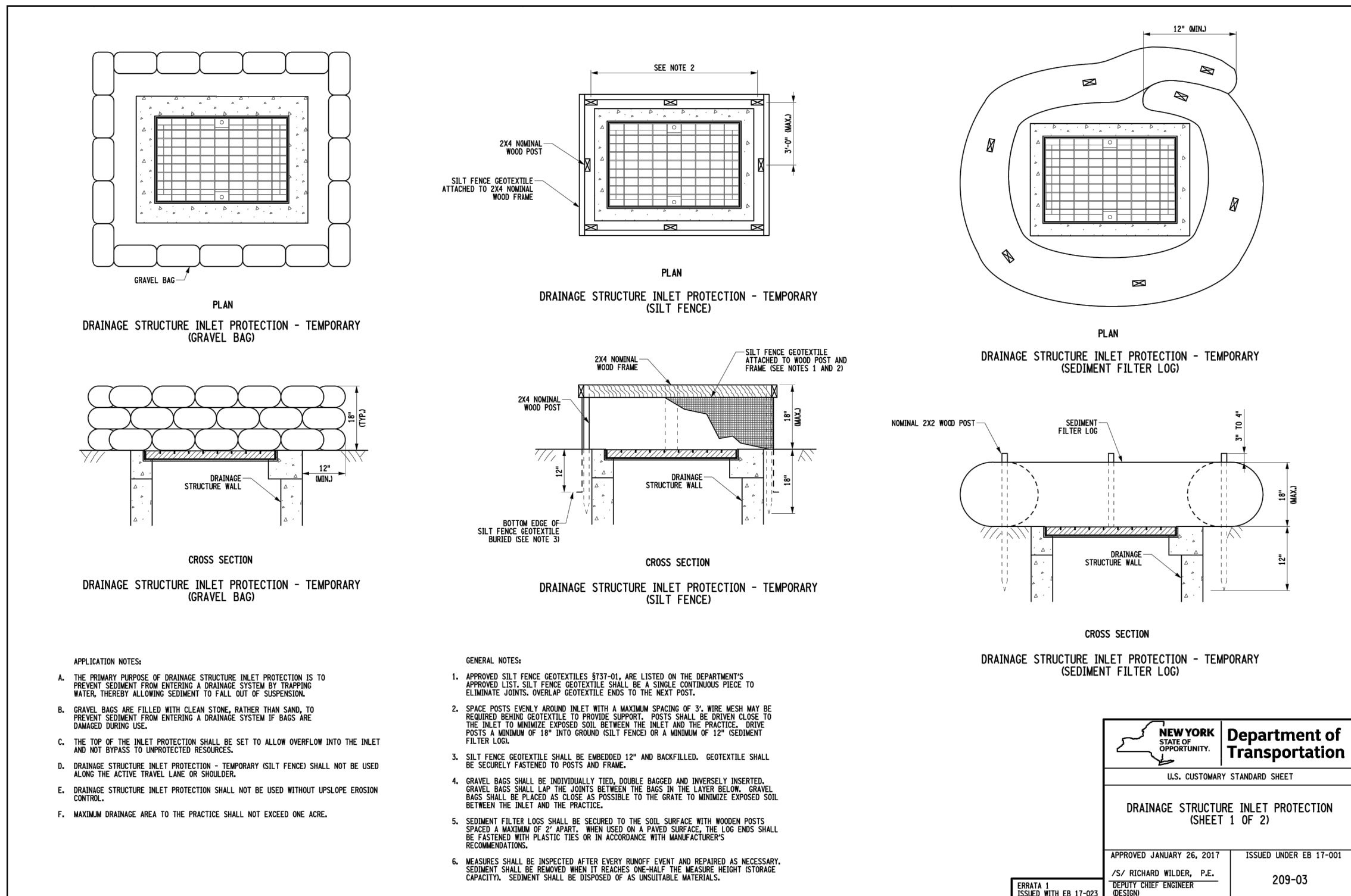
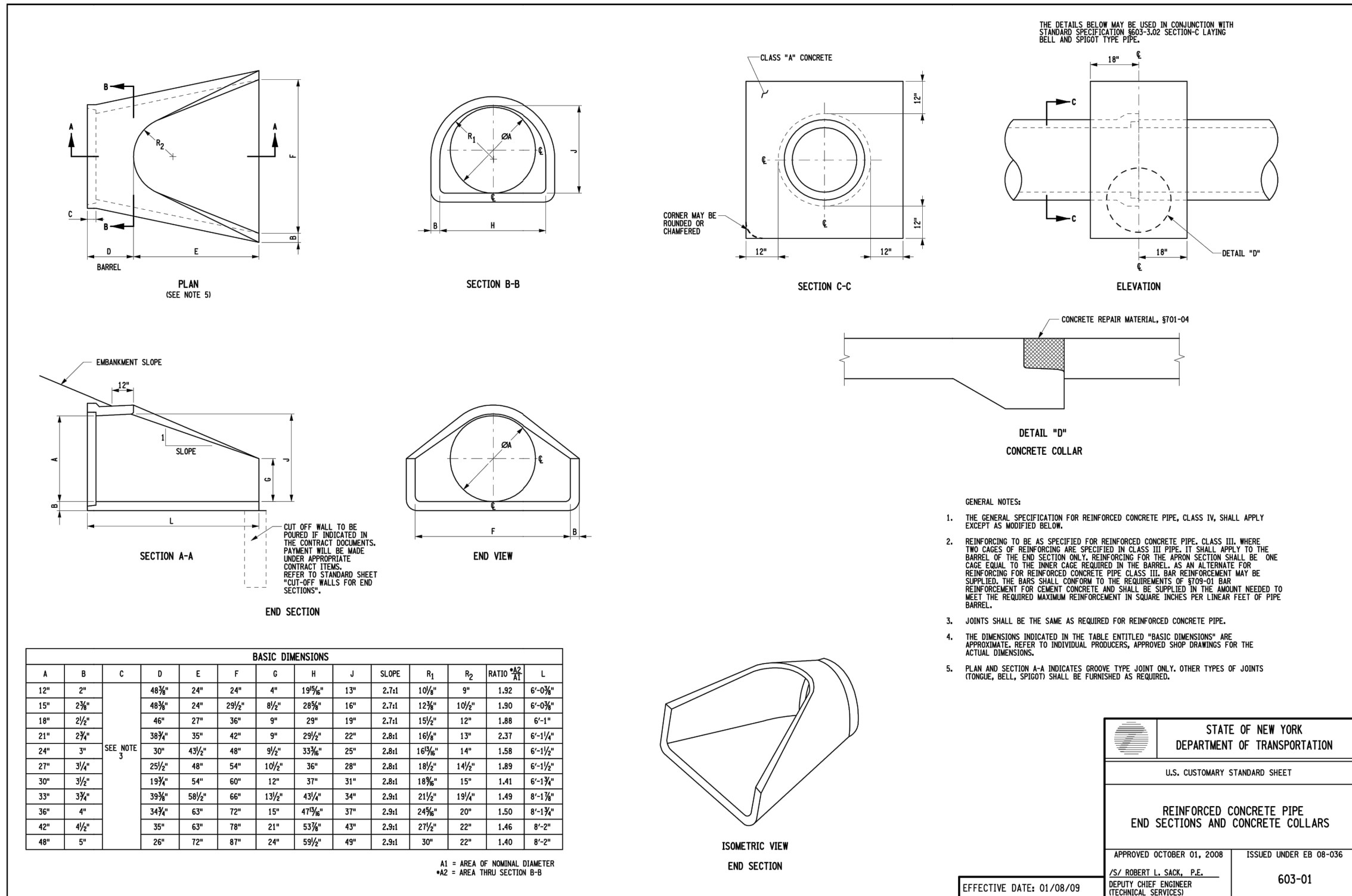
SHEET NUMBER:  
**C-904**

REVISION 14 - 3/20/2023

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REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DESIGNED BY
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	
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	2/08/2023	PER TOWN COMMENT	MDL	
14	3/20/2023	PER TOWN COMMENT	MDL	

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