

ZONING DISTRICT	HIGHWAY BUSINESS (HB) ZONING DISTRIC	(W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANC	
OVERLAY DISTRICT	NONE		
REQUIRED PERMIT	SPECIAL USE PERMIT REQUIRED THROUGH PLANNING BOARD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	4.57 ACRES	UNCHANGED
MIN. LOT WIDTH	150'	249.94'	UNCHANGED
MIN. LOT DEPTH	200'	800.04'	UNCHANGED
MAX. BLDG COVERAGE	25%	N/A	0.2%
MIN. FRONT SETBACK	75' (FROM COUNTY/STATE HIGHWAY)	N/A	113.5'
MIN. SIDE SETBACK	10'	N/A	46.7'
MIN. REAR SETBACK	30'	N/A	661.7'
MIN. CANOPY SETBACK	25'	N/A	34.3'
MIN. STORAGE TANK SETBACK	15'	N/A	28.1'
MAX. BUILDING HEIGHT	35'	N/A	±10'
MAX. IMPER. COVERAGE	75%	N/A	±18.7%
PARKING SPACES	TBD	N/A	9
ACCESS. PARKING SPACES	1	0	1
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT		IIREMENT LISTED FOR GASOL BE DETERMINED BY PLANNIN	INE FILLING STATION. PARKING G BOARD

CONSULTING ENGINEERING

SITE CIVIL AND CONSULTI LAND SURVE PROGRAM MANA LANDSCAPE ARCH SUSTAINABLE I PERMITTING SEI

,	DATE	COMMENT	DRAWN BY	
•		COMMENT	CHECKED BY	
	2022-01-07	PER TOWN	NCN	
2022-01-07	COMMENTS	SMV		
	2022-01-18	REVISED TANK	NCN	
	2022-01-10	LOCATION	SMV	
	2022-02-01	ADDED GRADING	SG	
2022-02-0	2022-02-01	SCHEMATIC	SV	
2022-02-0	2022 02 02	GRADING SCHEMATIC REVISED	SG	
	2022-02-03		SV	
	1			-1



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PROJECT No.:
B210155

 PROJECT No.:
 B210155

 DRAWN BY:
 AKD

 CHECKED BY:
 SMV

 DATE:
 06/18/2021

 CAD I.D.:
 B210155-CPT-A4

PROJECT:

# PROPOSED SITE PLAN DOCUMENTS

\_\_\_ FOR \_\_\_\_



PROPOSED DEVELOPMENT

MAP #6157.04, BLOCK #1, LOT #703107 1146 US ROUTE 9 TOWN OF WAPPINGER DUTCHESS COUNTY, NEW YORK STATE

## **BOHLER**

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

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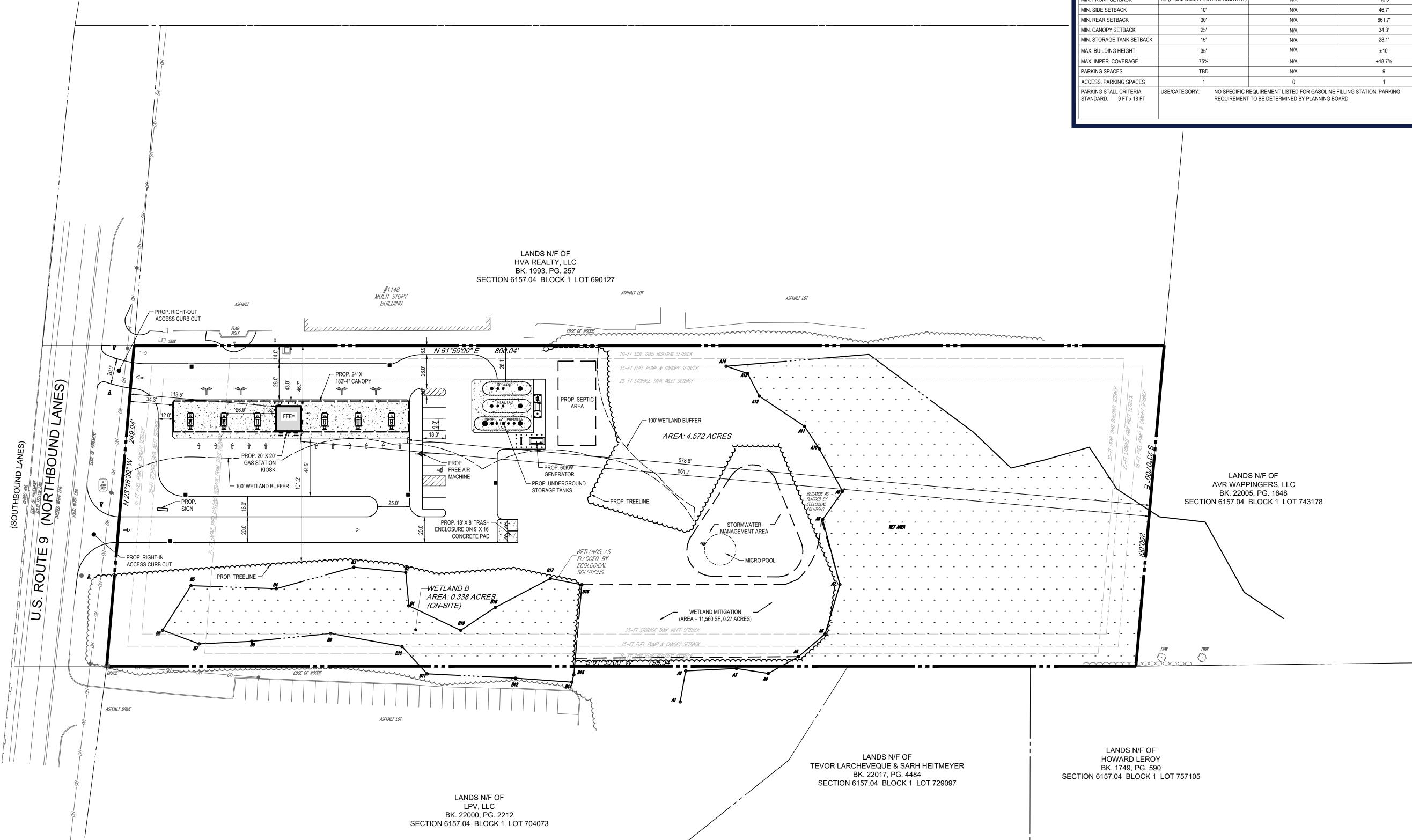
SHEET TITLE:

SITE PLAN

SHEET NUMBE

**CA-01** 

**REVISION 4 - 2022-02-03** 





#### **LANDSCAPING NOTES:**

- 1. QUALITY ASSURANCE
- A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN,
- INC. (AAN), UNLESS OTHERWISE SPECIFIED. C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS, PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANS—
  PLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS.
  BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL
  HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM
  COLD STORAGE ARE NOT ACCEPTABLE.
- D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAIN-ABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE TRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
- 2. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS: A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15 TO MAY 15, AND FROM AUGUST 15 TO OCTOBER 15. B. UNLESS OTHERWISE DIRECTED IN WRITING THE PLANTING OF TREES AND SHRUBS SHALL BE FROM MARCH 15 TO JUNE 1, AND FROM SEPTEMBER 1 TO NOVEMBER 15.
- C. PROCEED WITH AND COMPLETE SEEDING WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE, WORKING WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK
- D. PROVIDE TEMPORARY ANNUAL RYEGRASS COVER FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- A. TOPSOIL: THE TOP 6" 12" OF ROOTSTOCK MATERIAL WILL BE TAKEN FROM WETLAND DISTURBANCE AREAS AND PLACED AS BEDDING MATERIAL IN THE PROPOSED WETLAND MITIGATION AREA. IF ADDITIONAL TOPSOIL IS NEEDED USE IMPORTED TOPSOIL TOPSOIL AS NOTED BELOW.

  B. IMPORTED TOPSOIL: PLACE TOPSOIL 6" TO 8" THICK CONFORMING
- TO THE FOLLOWING:

  1. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENOUS TEXTURE
  AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL
  MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY,
  STONES, SOD OR OTHER OBJECTIONABLE FOREIGN MATERIAL. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLE PASSING A 1/4" SIEVE

WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105° C.

- 3. CONTAINING A pH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE. 4. CONTAINING THE FOLLOWING WASHED GRADATIONS:
- % PASSING SIEVE DESIGNATION 20 - 65 (OF THE 1/4" SIEVE) ŃO. 200
- SUPPLEMENTAL WETLAND SEED MIX IS TO BE APPLIED TO ALL MITIGATION AREA AT 4 POUNDS OF SEED PER ACRE AND CONSIST OF THE
- NORTHEAST WETLAND DIVERSITY SEED MIX
- <u>% BY W</u>T. SPECIES EUPATORIUM PERFOLIATUM BONESET VERBENA HASTATA BLUE VERVAIN PANICUM DICHOTOMIFI ORUM SMOOTH PANIC-GRASS SOLIDAGO RUGOSA WRINKLED GOLDENROD EUPATORIUM MACULATUM JOE PYE WEED EUTHAMIA GRAMINIFOLIA POLYGONUM PENSYLVANICUM GRASS LEAF GOLDENROD PENNSYLVANIA SMARTWEED ASTER NOVAE-ANGLIAE NEW ENGLAND ASTER BIDENS CERNUA NODDING BEGGAR'S TICK ASCLEPIAS INCARNATA SWAMP MILKWEED IRIS VERSICOLOR
- D. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.

#### E. FERTILIZER:

PLANTING LEGEND

HIGHBUSH BLUEBERRY

WINTERBERRY

PUSSY WILLOW

SWAMP WHITE OAK

PIN OAK

RED MAPLE

- 1. FOR SPRING SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 10% NITROGEN, 6% AVAILABLE PHOSPHORUS, AND 4% WATER SOLUBLE POTASH (10-6-4). 2. FOR FALL SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT, CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHORUS, AND 5% WATER SOLUBLE POTASH (5-10-5).
- 3. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH HIGH NITROGEN, 38%, URAMITE OR APPROVED EQUAL. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (3.D.2) ABOVE.

#### HYDROLOGY OF THE MITIGATION AREA

DEEP TESTS IN THE MITIGATION AREA WERE EXAMINED TO PREDICT THE WATER LEVELS AVAILABLE FOR THE MITIGATION AREA. THE RESULTS OF THESE BORINGS GENERALLY CONFIRMED THE SOIL STRATIFICATION SUGGESTED IN THE ONEIDA COUNTY SOIL SURVEY. THE FIELD INVESTIGATION REVEALED THAT GRAVELLY SILT LOAM APPROXIMATELY 8 INCHES DEEP EXISTS WITHIN THE MITIGATION AREA. BENEATH THIS LAYER EXISTS ABOUT 72 INCHES OF SANDY SILT LOAM.

THE SOIL SURVEY INDICATES THAT THE MITIGATION AREA IS CHARACTERIZED BY SOIL OF THE WESTBURY SERIES.

THE WESTBURY SERIES CONSISTS OF A SOMEWHAT POORLY DRAINED LOAM WITH A FRAGIPAN AT 24 INCHES BELOW THE SOIL SURFACE. WESTBURY SOILS ARE SEASONALLY SATURATED EACH YEAR. PERMEABILITY IS MODERATELY SLOW OR SLOW. BECAUSE OF THE MODERATELY SLOW OR SLOWLY PERMEABLE FRAGIPAN, THESE SOILS ARE WET EARLY IN SPRING AND AFTER HEAVY RAINS. THEY OFTEN REMAIN WET UNTIL LATE IN SPRING AND ARE OCCASIONALLY WET IN FALL. SOME AREAS ALSO RECEIVE SEEPAGE FROM NEARBY SLOPES. IT IS ANTICIPATED THAT SURFACE WATER WILL COLLECT IN THE MITIGATION AREA IN SUFFICIENT AMOUNTS TO SUPPORT WETLAND VEGETATION.

THE EXISTING WETLAND AND INTER-CONNECTING STREAM WILL SERVE AS A "REGENERATION NUCLEUS" FROM WHICH VEGETATIVE COVER CAN EXPAND RADIALLY BY VEGETATIVE REPRODUCTION INTO THE PROPOSED MITIGATION AREA. SINCE DIFFERENT PLANT SPECIES WITHIN THE SAME WETLAND MAY OFTEN EXHIBIT A WIDE RANGE OF MOISTURE REQUIREMENTS AND FLOODING TOLERANCES, THE PROPOSED ELEVATIONAL RANGES WILL PROVIDE A MICRO-TOPOGRAPHIC MOISTURE GRADIENT CONDUCIVE TO A HIGH SPECIES DIVERSITY.

EXISTING GRADE

PROPOSED GRADE

WATER TABLE ELEVATION -

PROPOSED WETLAND MITIGATION AREA SECTION A

SCALE: 1"= 50 ' HORIZONTAL

1"= 5 ' VERTICAL

### **REVISIONS** REV DATE COMMENT

1 2022-01-07 PER TOWN COMMENTS 2 2022-01-18 REVISED TANK LOCATION ADDED GRADING 3 2022-02-01 SCHEMATIC 4 2022-02-03 GRADING SCHEMATIC REVISED



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PROJECT No.: DRAWN BY: **CHECKED BY:** DATE: CAD I.D.: B210155-CPT-A4

PROJECT:

## PROPOSED SITE **PLAN DOCUMENTS**

BJ's **GAS** 



DEVELOPMENT MAP #6157.04, BLOCK #1, LOT #703107 **1146 US ROUTE 9 TOWN OF WAPPINGER** 

**DUTCHESS COUNTY,** 

# **NEW YORK STATE**

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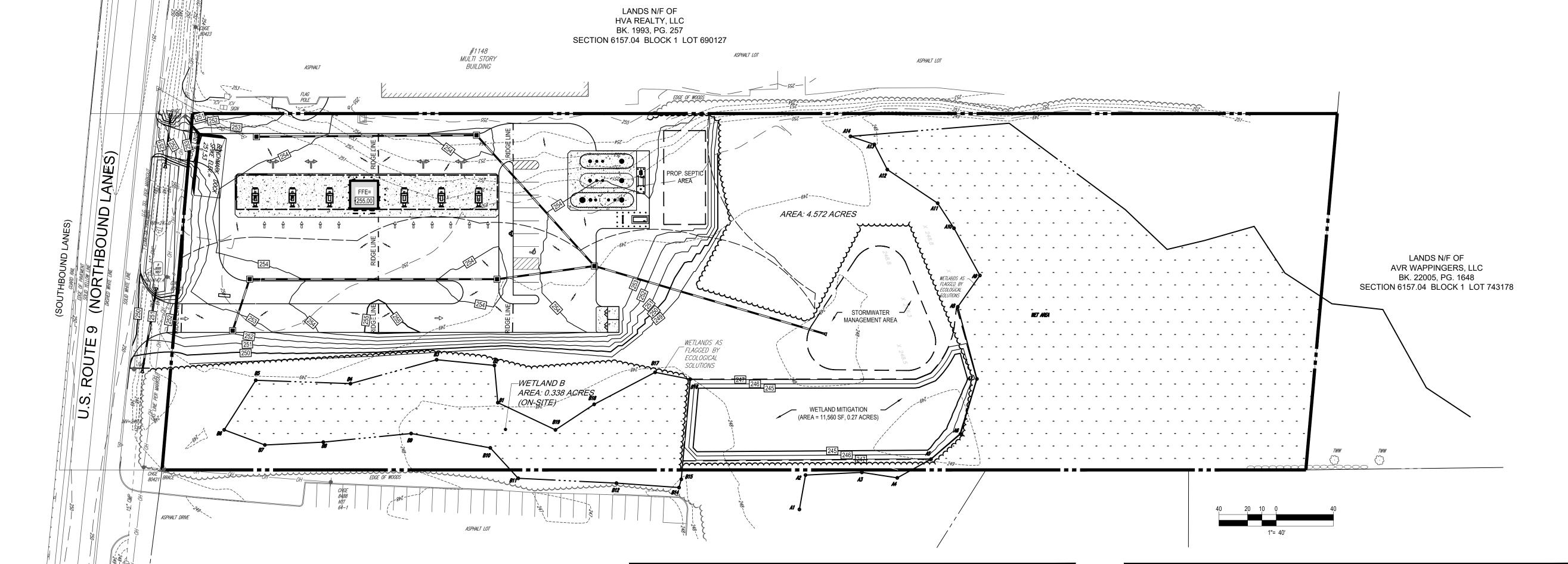
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WETLAND **CREATION PLAN AND DETAILS** 

**CA-02** 

**REVISION 4 - 2022-02-03** 



PROPOSED WETLAND MITIGATION AREA

SCALE: 1" = 40'

ACREAGE: 0.27AC

COMMON NAME

SWAMP WHITE OAK

HIGHBUSH BLUEBERRY

PUSSY WILLOW

WINTERBERRY

RED MAPLE

BOTANICAL NAME

M ACFR RUBRUM

SALIX DISCOLOR

ILEX VERTICILLATA

VACCINIUM CORYMBOSUM

PLANTING SCHEDULE

WETLAND TYPE: 65% SHRUB WETLAND 35% FOREST WETLAND

COND.

В & В

SIZE SPACING QTY

6'-8' HT | 10'-0" O.C. | 11

3' - 4' HT | 15'-0"

3' - 4' HT 15'-0" O

F. TREES AND SHRUBS:

DIAMETER.

OR APPROVED EQUAL.

1. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND

20 PARTS TOPSOIL

10 PARTS PEAT MOSS

1 PART BONE MEAL

2. PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE,

3. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS

5. HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN

6. MULCH: GROUND OR SHREDDED BARK, MEDIUM SIZE FROM HARD-

WOOD TREES. NO PIECES OVER 2 INCHES GREATEST DIMENSION.

FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MAT-

ERIALS. STANDARD OF QUALITY SHALL BE MANUFACTURED BY

HYDE PARK PRODUCTS CO., OF NEW ROCHELLE, NEW YORK.

CHARACTER, WITH SOME ELEMENTS DERIVED FROM ORGANIC

SOURCES, CONTAINING AT LEAST 10% AVAILABLE PHOSPHORIC

7. PROVIDE COMPLETE COMMERCIAL FERTILIZER, OF NEUTRAL

ACID, 3% TO 5% TOTAL NITROGEN, AND 3% TO 5%

1. ALL DISTURBED AREAS ARE TO BE REPAIRED INCLUDING

IMPORTING TOPSOIL AND SUPPLYING NECESSARY SOIL

BRINGING GRADES BACK TO ORIGINAL CONDITION BY

AMENDMENTS PRIOR TO SEEDING AND WATERING.

**CONSTRUCTION NOTES:** 

SHOWING THE MANUFACTURER'S GUARANTIED ANALYSIS.

4 STAKES 8 ET LONG 2 IN WIDE WOOD STAKES

DRIED SPHAGNUM PEAT MOSS, CONTAINING NOT MORE THAN 9%

MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713-20.

CONTAIN THE FOLLOWING BY VOLUME: