

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT NAME: WELLNOW FACILITY

PROJECT NO.: 2022-01

PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 32.11

REVIEW DATE: 25 FEBRUARY 2022 MEETING DATE: 3 MARCH 2022

PROJECT REPRESENTATIVE: COLLIERS ENGINEERING

- 1. Plans have been revised to identify a split rail fence around the existing Stormwater Management Facility located on the northern portion of the property and the adjoining Site Plan.
- 2. Adjoiners Notices have been sent.
- 3. Project has been determined to be a Type II Action requiring no additional SEQRA review.
- 4. The project disturbs less than one acre and does not require an SWPPP be prepared.
- 5. The applicant is requesting the Planning Board accept Performance Security for the installation of the sidewalk along the property frontage while they coordinate review and approval of the plans within the DOT right-of –way. This office would suggest that a time frame be placed on the deferment of the sidewalk construction.
- 6. A minimal Landscape Plan has been provided around the structure. A Planning Board has the authority to wave the posting of security for landscaping on smaller sites. Planning Board should address whether the landscaping should be submitted to the Town's Landscape Architect Consultant for review and security.
- 7. The applicants have confirmed that all existing pavement to remain will be milled and an overlay provided such that the entire site will have new top course pavement.
- 8. The water service/fire service layout should be per the provided detail attached.
- 9. The plans should clarify existing utilities to the site including water and sewer connections. Termination of the water and sewer connections should be addressed if existing service laterals are not to be utilized by new facility. Coordination of the utilizes with the Town Water and Sewer Department should be undertaken. Town's water and sewer connection notes must be added to the plan sheets.

Respectfully submitted,

MHE Engineering, D.P.C.

Pates of Offener

Patrick J. Hines

Principal PJH/kbw



February 18, 2022

Mr. John P. Ewasutyn, Chairman Town of Newburgh Planning Board 21 Hudson Valley Professional Plaza Newburgh, NY 12550

Newburgh Towne Center - WellNow Facility
Tax Lot: 60-3-32.11
Town of Newburgh, Orange County, New York
Colliers Engineering & Design Project No. 19005844A

Dear Chairman Ewasutyn,

Below please find our responses to comment letters received from McGoey, Hauser & Edsall dated January 14, 2022, and Creighton Manning dated January 14, 2022, together with the responses to Planning Board member comments from the January 20, 2022 meeting. The comments have been repeated here for clarity:

MHE:

- Comment 1. The project proposes to demolish an existing bank facility and replace it with a medical office facility. Project maintains almost the exact same footprint of the existing structure. A majority of the pavement on the site is identified to remain as well. The Planning Board may wish to discuss an overlay of the pavement which is to remain to match the look of the revised pavement on the site. Existing drive up lanes and canopy are proposed to be removed.
- Response 1: Comment noted. The current parking, drive aisle layout and driveway access points for the bank will remain substantially the same for the proposed WellNOW facility. There is a ±1,900 square foot reduction in impervious coverage.
- Comment 2. The project is located on a State Highway and submission to NYSDOT should occur.
- Response 2: Additional copies of the application package were provided to the Board's consulting engineer for referral to the NYSDOT on January 28, 2022.
- Comment 3. Project is less than 4,000 commercial and is a Type II Action under SEQRA. Dominic Cordisco's comments regarding this should be received.
- Response 3: Comment noted. This was confirmed at the January 20, 2022 Planning Board meeting.
- Comment 4. A Demolition Permit is required from the Town of Newburgh Code Department. Notes should be placed on detailed plans regarding the need for a Demolition Permit.



- Response 4: Comment noted. Demolition Notes have been included on the "Existing Conditions / Demolition Plan", sheet #2 of the attached Site Plan set. Note #5.a. identifies the need for a Town Demolition permit.
- Comment 5. The site is part of a shopping center approval. Site was approved under a "Unified Site Plan Concept". Notes should be added to the plans and Approval Resolution stating that the site will be operated and maintained consistent with the rest of the shopping center facility.
- Response 5: Comment noted. Refer to sheet #3, General Note #5 for acknowledgement of the project site being part of the unified plan of development.
- Comment 6. It is recommended a note be placed on the plans that the building foundation will be staked prior to construction of the foundations as the building is located very close to required setback lines.
- Response 6: A foundation stake-out note has been included on sheet #1, Site Notes #1 as requested.
- Comment 7. A parking calculation should be added to the Zoning Bulk Table.
- Response 7: The parking calculation is included on sheet #3 and confirms compliance with the Town Code.
- Comment 8. The project will result in a reduction in impervious surface from this portion of the shopping center. Two of the existing stormwater management facilities are at least partially located on the site. No additional stormwater quantity or quality control is required. Soil erosion sediment control Plan should be provided with future submissions.
- Response 8: Proposed erosion and sediment control practices and associated details are provided in the attached Site Plans.
- Comment 9. Submission to County Planning will be required once detailed plans are provided.
- Response 9: Additional copies of the application package were provided to the Board's consulting engineer for referral to County Planning on January 28, 2022.
- Comment 10.Adjoiner's Notices are required to be circulated.
- Response 10: Attached is a copy of the affidavit of mailing to the adjoiner's as required.
- Comment 11.The submitted EAF identifies potential habitat for Indiana Bats, however no tree removal is proposed.
- Response 11: Comment noted.

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Creighton Manning:

- Comment 1. The project proposes to occupy the existing vacant bank outparcel in Newburgh Towne Center. The proposed WellNow, at 3,515 SF will be slightly smaller than the bank, which is 3,645 SF. The proposed building will occupy the same building location but the bank building will be removed and a new building fitting the WellNow prototype constructed.
- Response 1: Comment noted.
- Comment 2. Traffic from the proposed WellNow will be approximately 70 to 80% lower in the peak hours than the bank, generating about 15 to 20 trips in the peak hours; therefore, we do not consider a detailed traffic study necessary.
- Response 2: Comment noted.
- Comment 3. The existing parking layout will generally remain similar to the bank with some minor modifications. Thirty spaces will be provided 1 ambulance space, 2 handicap accessible, and 27 general patient/employee spaces. A field visit to several WellNow facilities in the Albany area on December 31 found most of their parking to be near or above 100% occupied during the weekday mid-day peak period. A follow up visit to the Clifton Park facility on January 5, 2022, was 115% occupied. The only exception was the WellNow in Latham, NY that was limiting services to asymptomatic testing only and only had about 4 to 5 vehicles parked.
- Response 3: Comment noted.
- Comment 4. With regards to this facility, the ambulance parking will need to be signed and striped, else it will be used by patients. Depending on the pandemic ebb and flow, parking could be adequate for day-to-day operations, or not be enough at times. We expect that the Stop and Shop parking field has plenty of capacity to accept any periodic overflow of parking. As such, is there a shared parking agreement that would allow this to happen?
- Response 4: The number of proposed on-site parking spaces exceeds the minimum required under the zoning law. Though the WellNOW project site is an individual tax lot, it is part of the overall shopping center and part of the unified plan of development. Adjacent parking stalls to the WellNOW site could be utilized if needed. Review of the shopping center parking for the prior HomeGoods application indicated a surplus of 56 parking spaces based on the Town's parking requirements for shopping centers.
- Comment 5. The plan shows a 24-foot drive aisle to replace the drive-thru lanes. Is this aisle necessary or could the center's internal road serve the same purpose?

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- Response 5: WellNOW has required this western drive aisle for complete circulation around the facility and convenience to its customers.
- Comment 6. Has there been any discussion to providing a drive through service for testing?
- Response 6: WellNOW is not seeking a drive-thru at this location.
- Comment 7. This parcel is a different tax lot than the rest of the plaza, but shares the same owner. This lot has about 300 feet of frontage with Route 300. Sidewalk along this frontage would add to the other recent sidewalk added by Mavis Tire and the proposed Resorts World sidewalk additions.
- Response 7: The attached site plans depict a proposed sidewalk along the Route 300 frontage of the project site and a cross walk installation at Meadow Hill Road. This will require approval and permitting with NYSDOT. Based on the procedural time delays that the project could incur to receive feedback and/or a Conceptual Approval from the NYSDOT for the sidewalk improvements, the applicant would like to explore project approval options with the Board to grant project approval an allow construction to begin while the NYSDOT review and approval process is achieved along a separate tract. Obtaining Site Plan approval to allow commencement of construction of the project is critical for the applicant due to short construction time frames required by the potential tenant to turn over the building.

This could be facilitated via the applicant posting a performance security with the Town Clerk in an amount recommended by the Board's Consulting Engineer in order to secure timely completion of the sidewalk improvements. Such security would be to the satisfaction of the Town Engineer and Town Attorney as to form, sufficiency, manner of execution and surety. The bond would recite that all improvements secured thereby shall be completed within a given future timeframe following full operation of the Project.

Planning Board Member Comments:

- Comment 1. Clean-up of the stormwater management pond along NYS Route 300 was requested. The Board also requested that a fence be installed around the same pond.
- Response 1: The owner shall conduct clean-up of the stormwater pond and install a split-rail fence w/wire mesh backing around the pond (the proposed fencing in detailed on the attached Site Plans) in the spring of 2022.
- Comment 2. The Board questioned the continued use of the existing pavement and striping within the parking area.

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Response 2: As part of the Site Plans, we have identified areas of the existing parking area to be milled and repaved with new top course as well as the need for installation of new full depth pavement areas. All pavement markings and striping for the project will be new.

Please review our responses to the comments provided on the project to-date and if you have any questions please feel free to call me at 845.564.4495, extension 3804. We look forward to discussing this project at the next available Planning Board meeting.

Sincerely,

Colliers Engineering & Design CT, P.C. (DBA Maser Consulting Engineering & Land Surveying)

Justin E. Dates, R.L.A., LEED AP Senior Project Manager

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AFFADAVIT OF MAILING OF NOTICE

TO OWNERS OF PROPERTY WITHIN 500 FEET

OF THE SUBJECT PROPERTY

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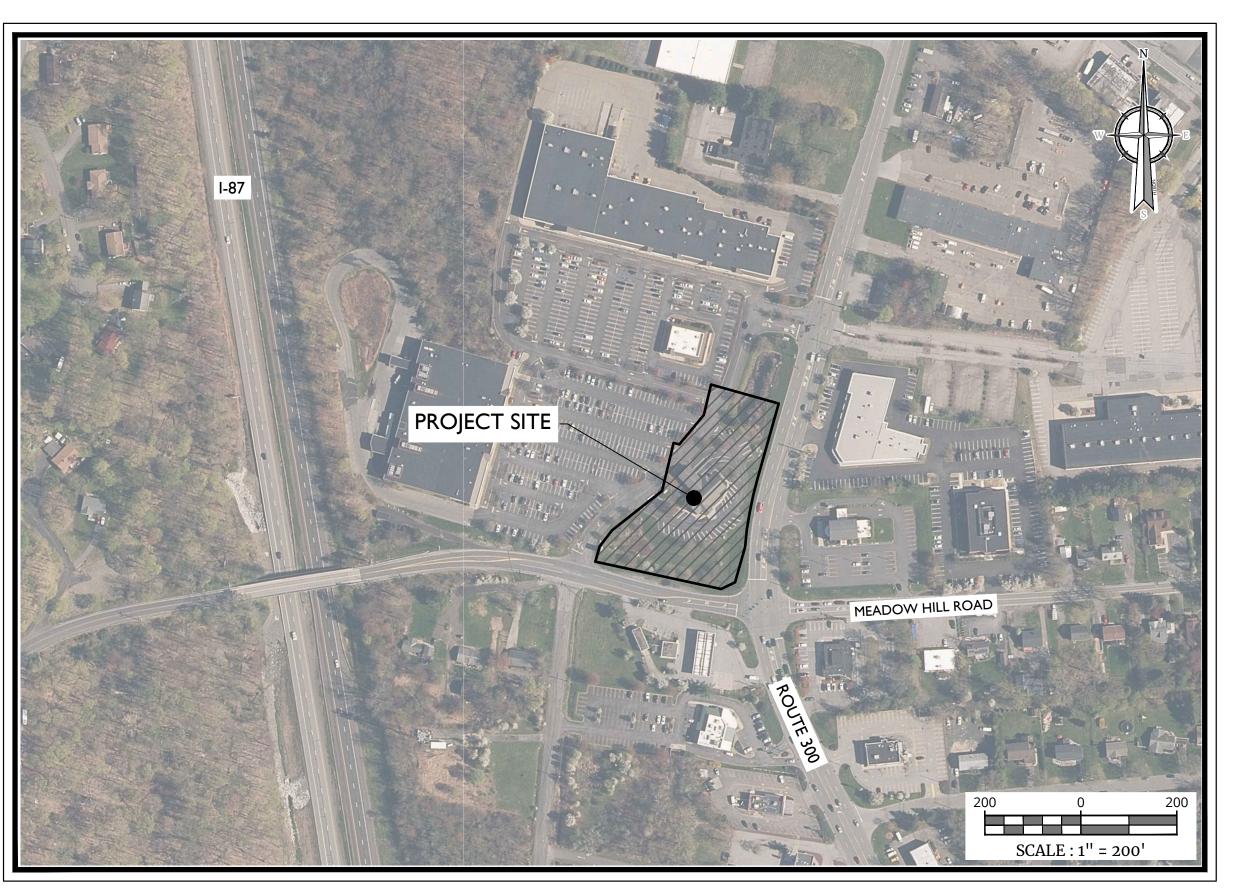
Notary Public

MELISA CLARKE-DAWSON NOTARY PUBLIC; STATE OF NEW YORK Registration No. 01CL6207240 Qualified in Bronx County Commission Expires August 17, 2025



TOWN OF NEWBURGH ZONING MAP SCALE: 1" = 500' SOURCE: TOWN OF NEWBURGH, ZONING MAP

PRELIMINARY SITE PLANS FOR G WILLIAM GROUP, LLC WELLNOW FACILITY SECTION 60, BLOCK 3, LOT 32.11 TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK



SITE LOCATION MAP

SOURCE: NEW YORK STATE CLEARING HOUSE

		INDEX OF SHEETS		
RADY	SHT. No.	DESCRIPTION	LATEST REVISION	
By: SBRADY	I	COVER SHEET		
-COVER	2	EXISTING CONDITIONS / DEMOLITION PLAN		
dwg\C-01	3	DIMENSION PLAN		
C-COVER.	4	GRADING, DRAINAGE & UTILITY PLAN		
Site Plans	5	LANDSCAPE PLAN		
gineering\	6	LIGHTING PLAN		
5844A\Enį	7-9	CONSTRUCTION DETAILS		
2019\19005844A\Engineering\Site Plans\C-COVER.dwg\C-01-COVER	-			

GENERAL INFORMATION

- THE SUBJECT PROPERTY IS KNOWN AS TAX LOT SECTION 60, BLOCK 3, LOT 32.11 IN THE TOWN OF
- 2. THE PROPERTY IS LOCATED IN THE IB (INTERCHANGE BUSINESS) ZONE DISTRICT AND CONTAINS A
- TOTAL TRACT AREA OF 83,445 SF, 1.92 ACRES. OWNER: CONEW LLC, A DELEWARE LIMITED LIABILITY COMPANY C/O COFINANCE, INC.

APPLICANT: G WILLIAMS GROUP, LLC 55 CARTER DRIVE #104 EDISON, NJ 08817

60 EAST 42ND STREET, STE. 1942 NEW YORK, NY 10165

- 3. BOUNDARY SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR NEWBURGH TOWNE CENTER - SECTION 60 - BLOCK 3 - LOT 32.11" AND PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED 05/05/2021.
- 4. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW YORK STATE PLAN COORDINATE SYSTEM EAST ZONE AND ADJUSTED TO NAD 1983. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
- 5. NO FRESHWATER WETLANDS ARE KNOWN TO EXIST ON THE SITE.
- 6. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE
- 7. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS, COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES. INTERPRETATIONS. CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT OUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- 8. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A
- 9. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE
- 10. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
- II. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- 12. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
- 13. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS
- A. "TRAFFIC LETTER" PREPARED FOR G. WILLIAM GROUP, LLC AND PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED 06/17/2021.

- . BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLAN AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS. BUILDING FOUNDATION WILL BE STAKED OUT PRIOR TO CONSTRUCTION.
- 2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME, DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.
- 3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC
- 4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN THE EXISTING ON SITE DUMPSTER AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
- 6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
- 7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
- A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2018; AS
- B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS. C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND
- D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

- . EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS, THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON
- 2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
- 3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- 4. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON SITE, OWNED AND OPERATED BY THE TOWN OF NEWBURGH WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE. CLASS 52. WITH ASPHALTIC EPOXY TYPE COATING AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.5 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
- 5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON SITE, OWNED AN OPERATED BY THE TOWN OF NEWBURGH SEWER DEPARTMENT, PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
- 6. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE
- 7. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE
- 8. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES
- 9. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

Colliers

Engineering & Design

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Justin Eric Dates NEW YORK REGISTERED LANDSCAPE ARCHITECT LICENSE NUMBER: 001964-01 COLLIERS ENGINEERING & DESIGN CT, P.C.

PRELIMINARY SITE PLAN WELLNOW FACILITY G WILLIAM GROUP,

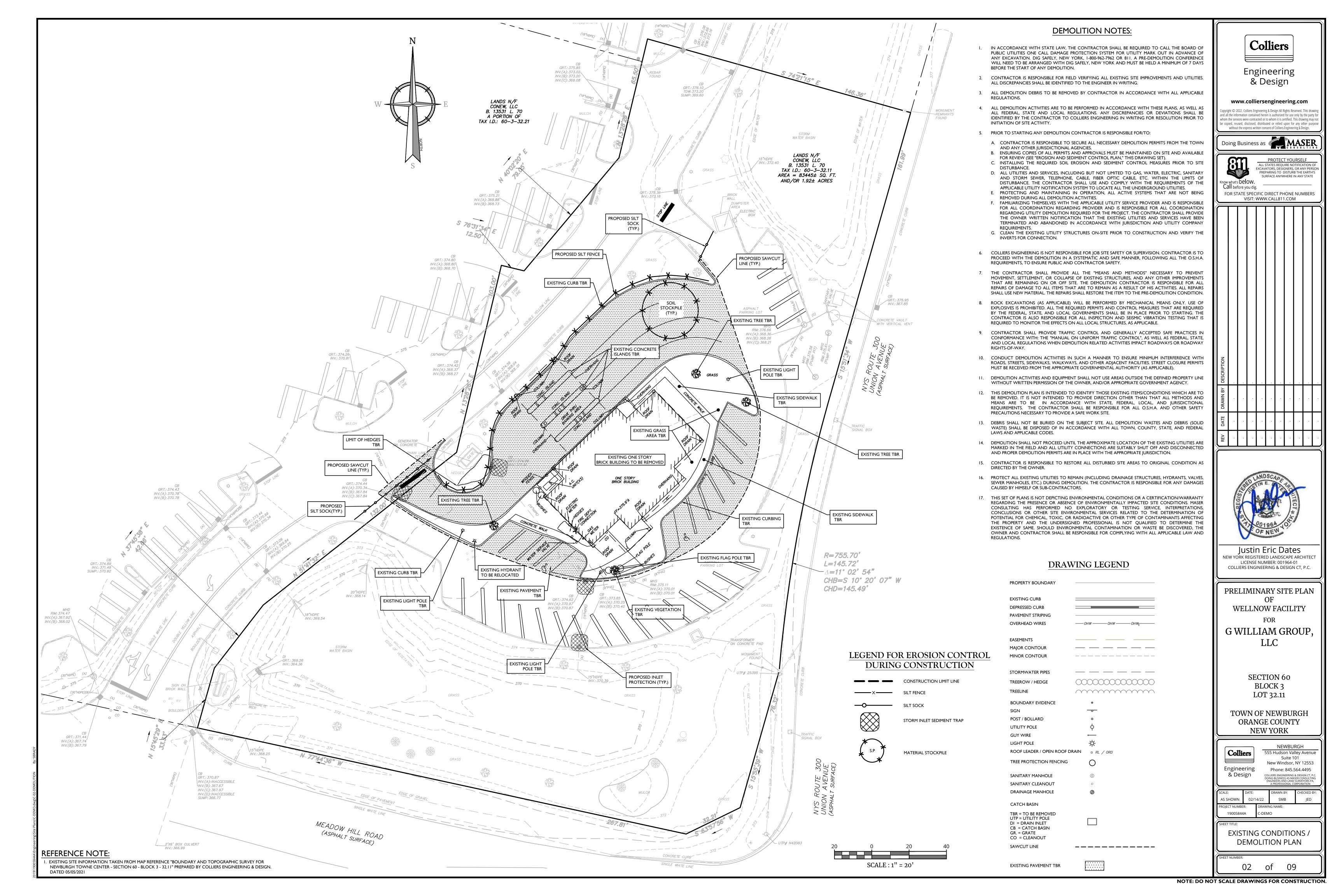
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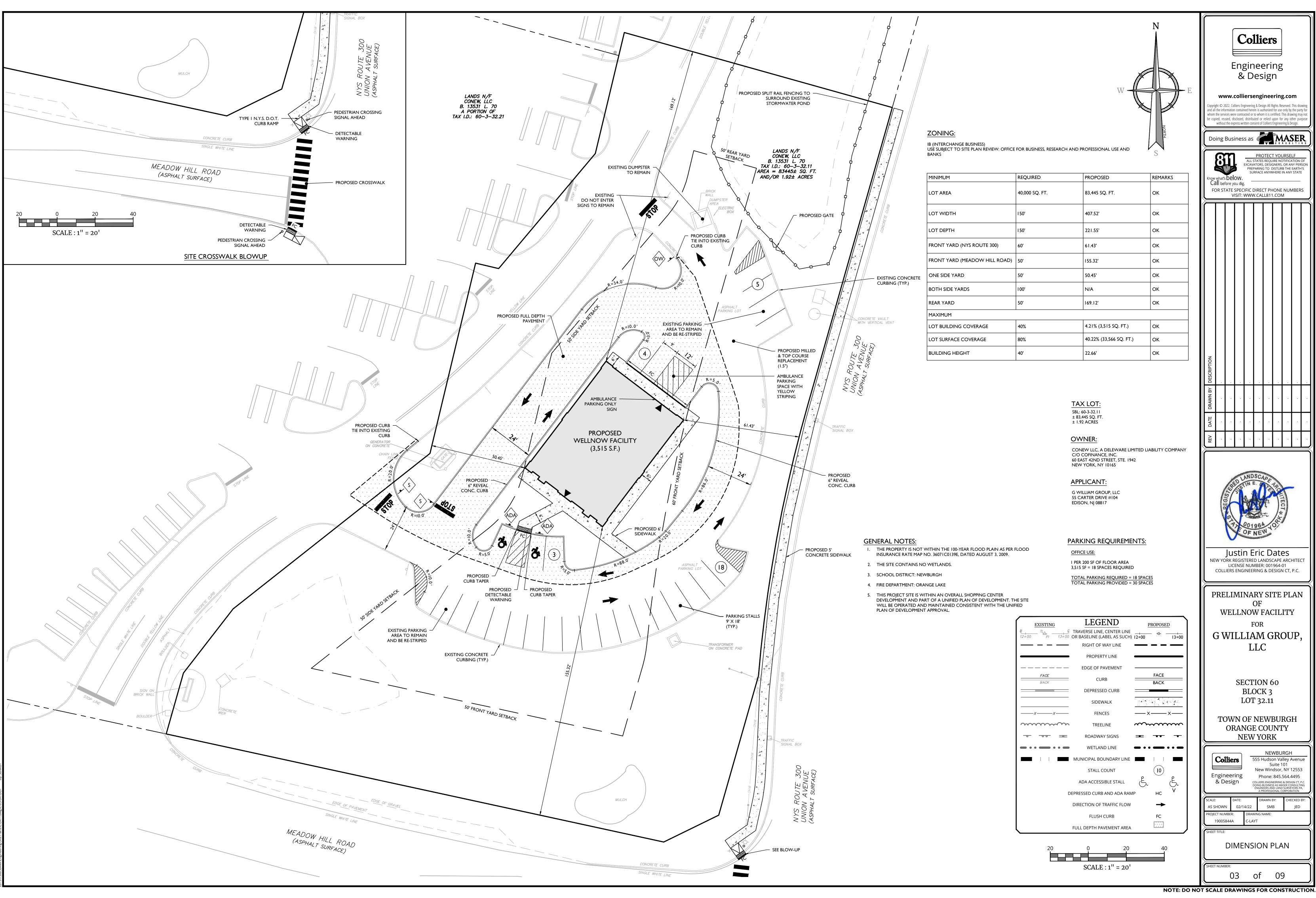
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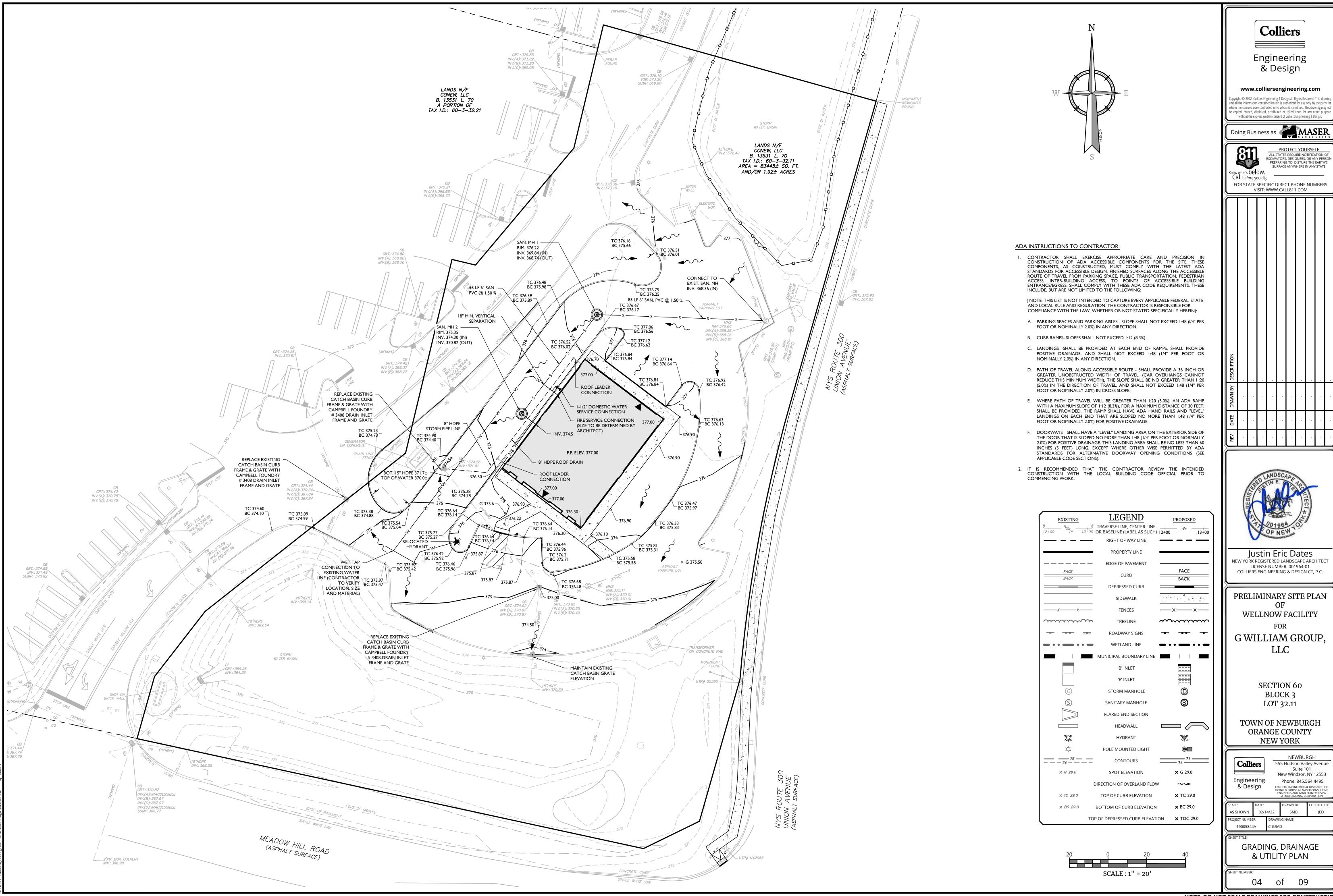
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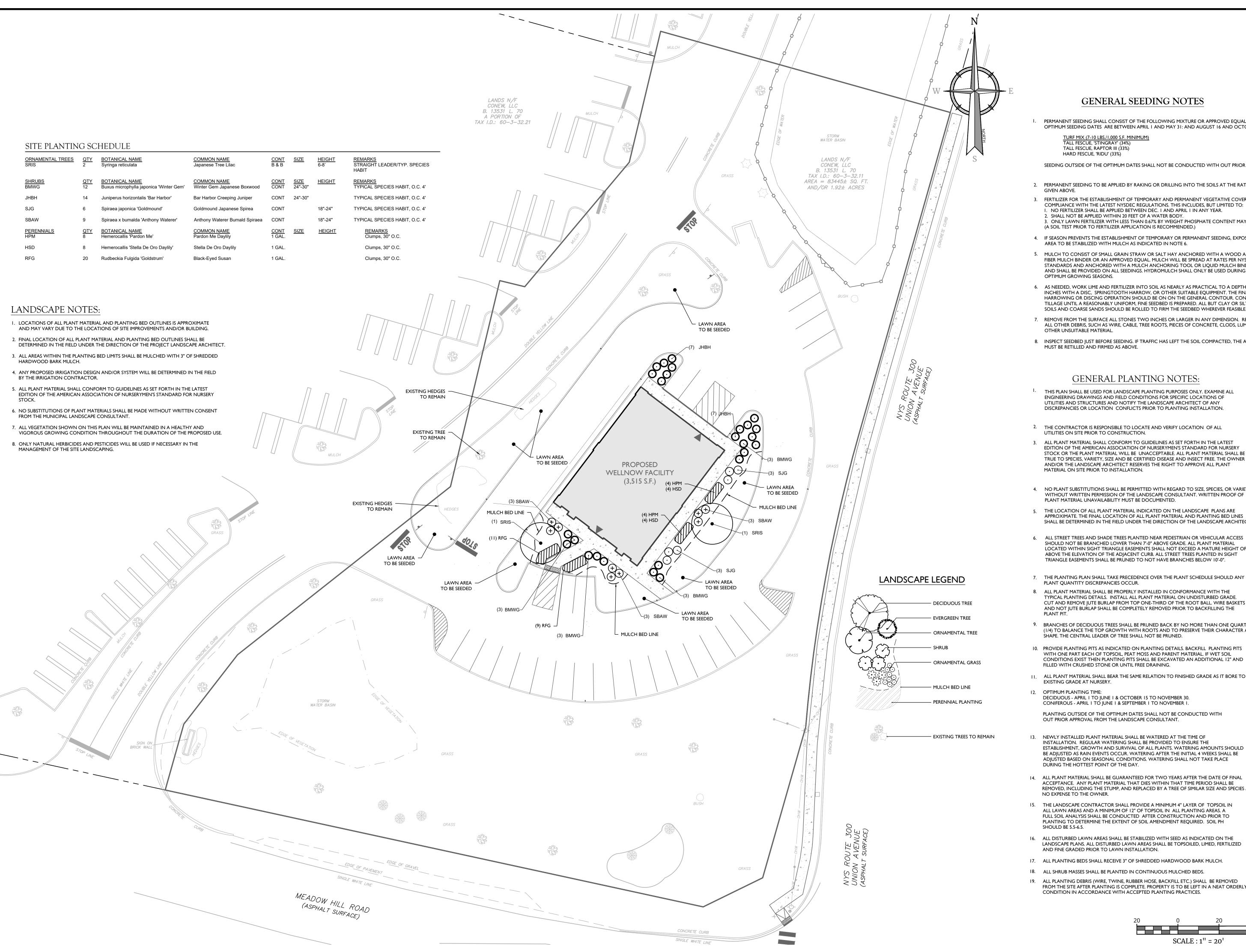
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



GENERAL SEEDING NOTES

1. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL: OPTIMUM SEEDING DATES ARE BETWEEN APRIL I AND MAY 31: AND AUGUST 16 AND OCTOBER 15.

> TALL FESCUE, 'STINGRAY' (34%) TALL FESCUE, RAPTOR III (33%) HARD FESCUE, 'RIDU' (33%)

SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL.

- 2. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
- 3. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT LIMITED TO: I. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. I AND APRIL I IN ANY YEAR. 2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
- 3. ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
- 4. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
- 5. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDEC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
- 6. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC. SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
- 7. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- 8. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

GENERAL PLANTING NOTES:

- I. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- 2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
- 3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
- 4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE. SPECIES. OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- 5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- 6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADIACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".
- 7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- 8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE
- 9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.
- 10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING.
- II. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
- 12. OPTIMUM PLANTING TIME: DECIDUOUS - APRIL I TO JUNE I & OCTOBER 15 TO NOVEMBER 30. CONIFEROUS - APRIL I TO JUNE I & SEPTEMBER I TO NOVEMBER I.
- PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH
- OUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT. 13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF
- DURING THE HOTTEST POINT OF THE DAY. 14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE
- REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER. 15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO
- 16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- 17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- 18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- 19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

20	0	20	40

SCALE: 1" = 20'

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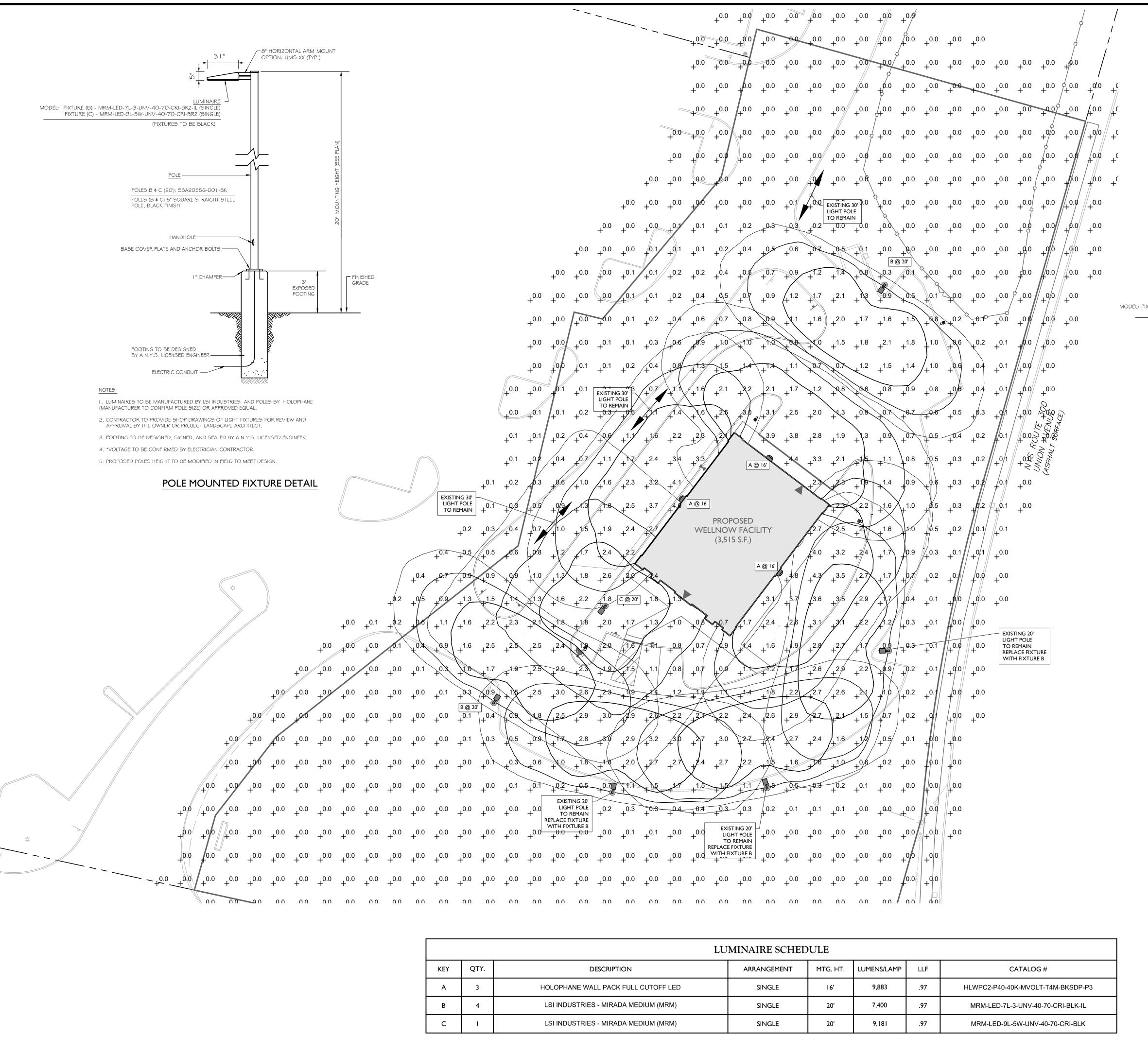
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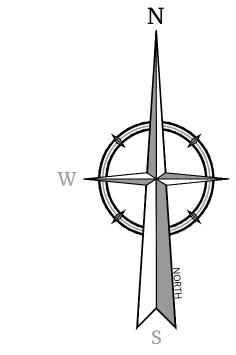
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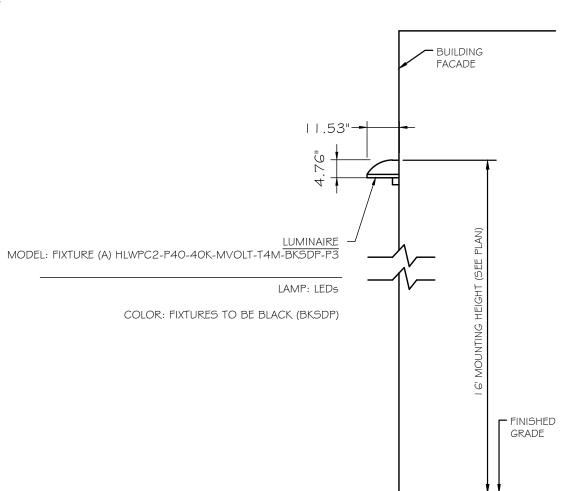
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LANDSCAPE PLAN







WALL MOUNTED FIXTURE DETAIL

NOTES:

- I. LUMINAIRES TO BE MANUFACTURED BY HOLOPHANE LIGHTING OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
- 3. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.

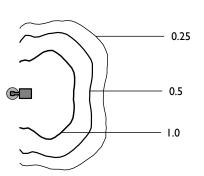
LIGHTING LEGEND:

SINGLE FIXTURE POLE LIGHT

■ WALL MOUNT FIXTURE

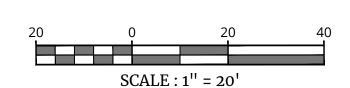
[†]0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

EXISTING DOUBLE POLE FIXTURE



LIGHTING NOTES:

- I. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
- POLES AND FIXTURES AS SUPPLIED BY: POLES - HOLOPHANE POLE FIXTURES - LSI INDUSTRIES
- 3. LAMPS ARE TO BE LEDs. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINARIES SCHEDULE.
- 4. FIXTURES AND POLES ARE TO BE BLACK.
- 5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
- 6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- 7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
- 8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
- 9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
- 10. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.



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