

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901

PROF
MAIL
URC
ZBA

PROPOSED
66,070 SF
2-STORY
MEDICAL OFFICE
BUILDING
FFE=358.44

STAFF
ENTRANCE

URGENT CARE
ENTRANCE

COVERED
MAIN
ENTRANCE

IMAGING
EQUIPMENT

NO
PARKING
OR
STANDING

NO
PARKING
OR
STANDING

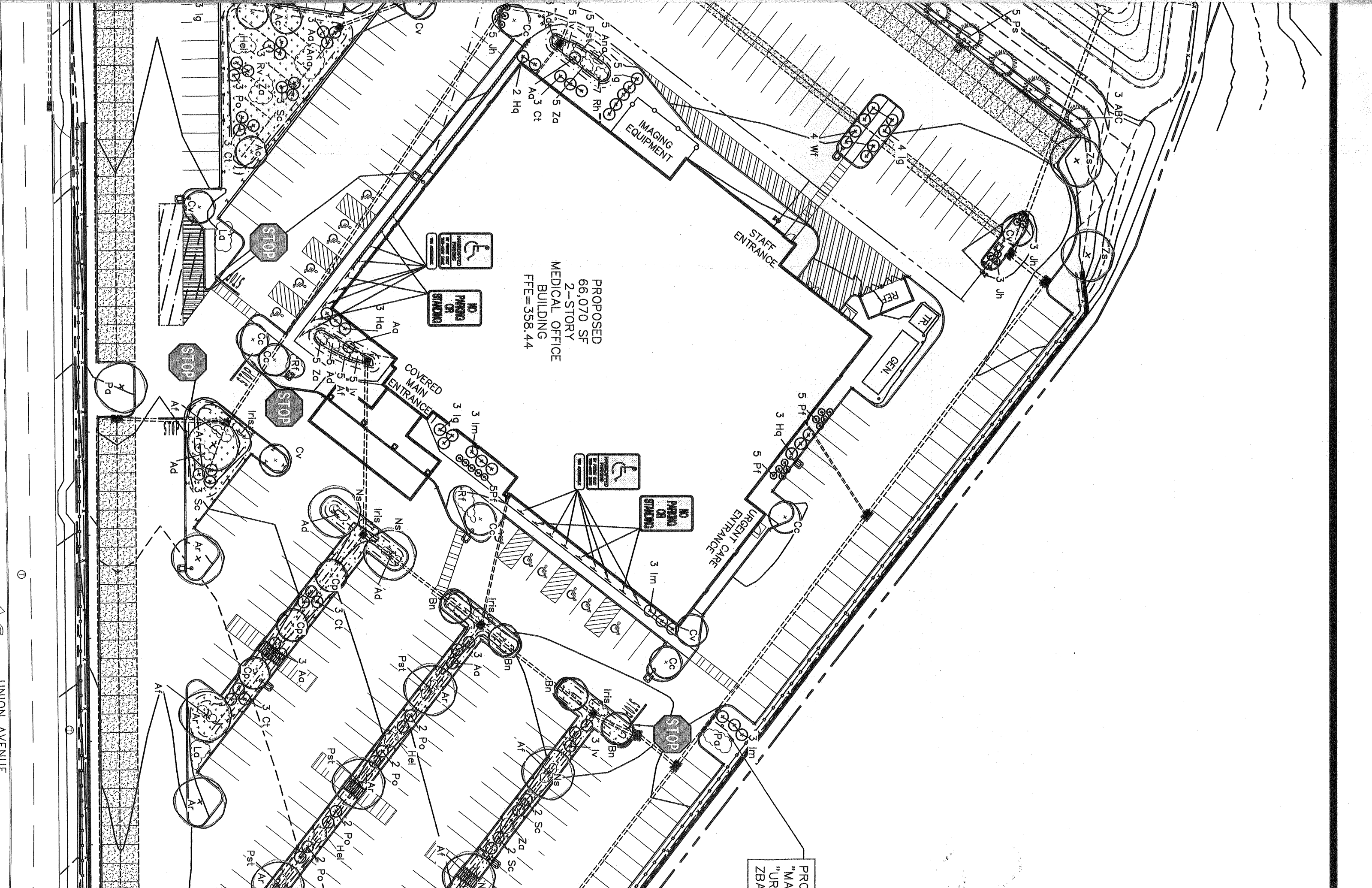
STOP

STOP

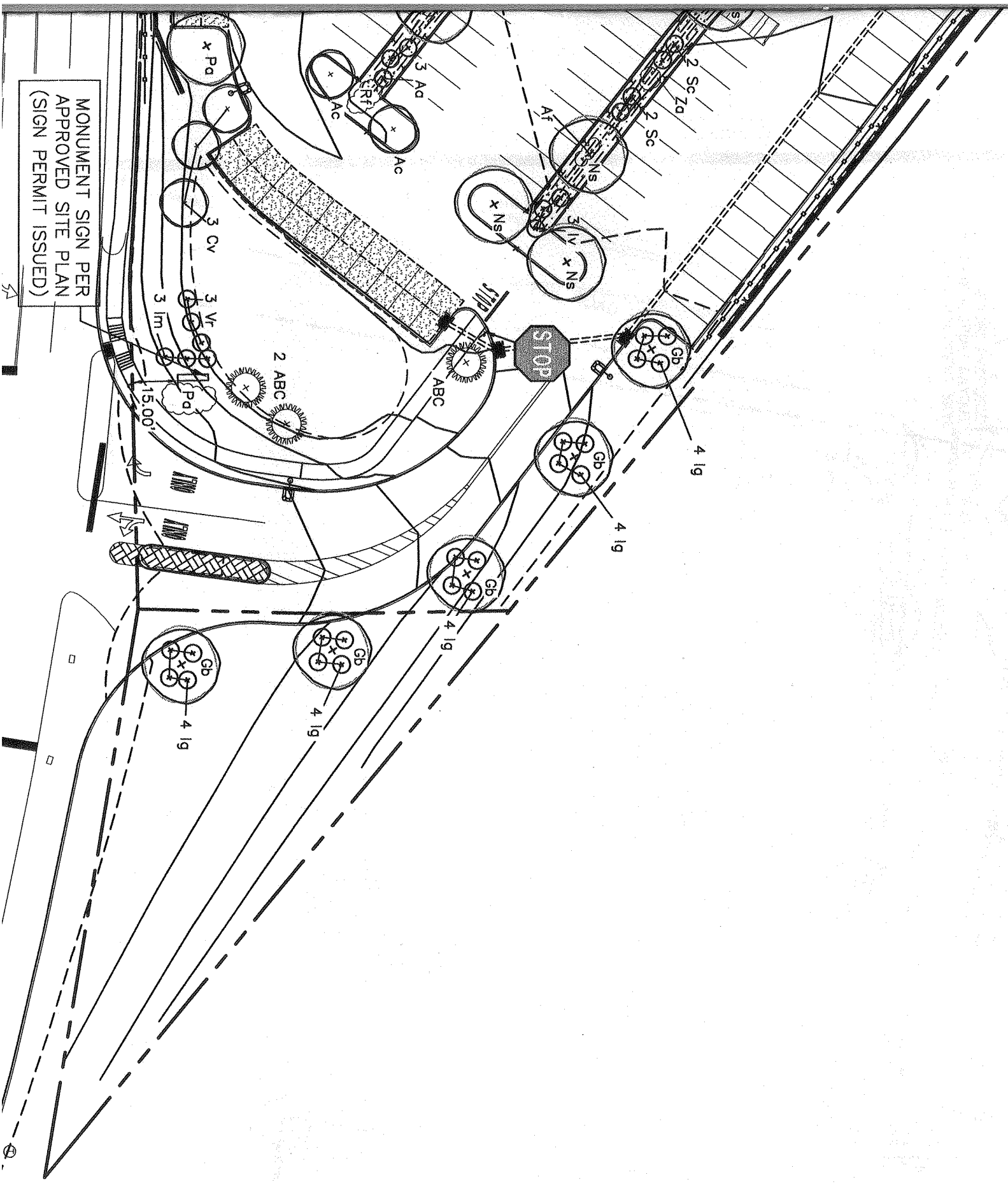
STOP

STOP

UNION AVENUE



PROPOSED DIRECTIONAL SIGN
IN ENTRANCE" AND
GENT CARE ENTRANCE"
VARIANCE REQUIRED



MONUMENT SIGN PER
APPROVED SITE PLAN
(SIGN PERMIT ISSUED)

GENERAL LANDSCAPING NOTES:

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION OR INSTALLATION.

ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS OF AMERICAN STANDARD FOR NURSERY STOCK, THE AMERICAN ASSOCIATION OF NURSERMEN, LATEST EDITION.

ALL PLANTS AND WORKMANSHIP SHALL BE UNCONDITIONALLY GUARANTEED FOR 2 CALENDAR YEARS. CONTRACTOR SHALL REMOVE STAKING AND GUYING AT END OF GUARANTEE PERIOD.

ALL LANDSCAPE INSTALLATIONS SHALL BE MAINTAINED ON A REGULAR BASIS, AND SHALL NOT BE ALLOWED TO TAKE ON AN UNSIGHTLY APPEARANCE (EXCEPT FOR NATURAL AREAS WHICH SHALL BE ALLOWED TO GROW NATURALLY WITH A MINIMUM OF MAINTENANCE).

CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.

ALL LANDSCAPING PLANT MATERIALS - TREES, SHRUBS, GROUNDCOVERS AND PERENNIALS SHALL BE PLANTED AS SHOWN IN DETAILS. BACKFILL MIX FOR PLANTING BEDS SHALL BE A MIX OF TOPSOIL, WELL-ROTTED COMPOST AND FERTILIZER. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE.

ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THAT WHICH EXISTED IN THE NURSERY.

ALL PLANTS SHALL BE ORIENTED AT THEIR PROPOSED LOCATION TO PRESENT THEIR BEST SIDE.

NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL ALL PLANTS.

ALL LAWN/GRASSED AREAS ARE TO BE TOPSOILED TO A DEPTH OF 4" AND SEEDED AS PER THE PERMANENT SEEDING RATE. A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. IF POOR SOILS OR ROCK ARE ENCOUNTERED IN AREAS OF CUT, PROPOSED TREES SHALL BE PLANTED IN A MINIMUM OF 18" TOPSOIL COMPOST MIX.

MULCH ALL PLANTING BEDS AND TREES WITH A 3 INCH MINIMUM DEPTH OF HARDWOOD BARK MULCH. NO MULCH SHALL BE PLACED AGAINST THE ROOT COLLAR OF THE PLANTINGS. ALL TREES PLANTED IN LAWN AREAS SHALL RECEIVE A 3' DIAMETER MULCH RING OR TO THE LIMIT OF THE ADJACENT LAWN AREA.

SHRUB AND PERENNIAL PLANTINGS ARE MASS PLANTING BEDS AND SHALL BE MULCHED CONTINUOUSLY.

LANDSCAPING SEEDING SCHEDULE

TEMPORARY SEEDING DISTURBED AREAS

SEASON	TYPE OF COVER & SPECIES OF MIXTURES	SEEDING RATES IN LBS. 1,000 SF	LBS. PER ACRE
SPRING/SUMMER/EARLY FALL	ANNUAL RYEGRASS	0.7	30
LATE FALL/EARLY WINTER	ARROSTOOK WINTER RYE	2.5	100

MULCH WITH HAY OR STRAW AT 2 TONS/ACRE OR 90 LBS. PER 1,000 SF

PERMANENT LAWN SEEDING RATES

PERMANENT LAWN SEEDING SHALL CONSIST OF 30% CREEPING RED FESCUE, 50% KENTUCKY BLUE GRASS, 10% ANNUAL RYEGRASS, AND 10% PERENNIAL RYEGRASS - ERNST 5311 CONSERVATION MIX (ERNST-114) OR APPROVED EQUAL - AT A RATE OF 200 POUNDS PER ACRE OR 5 POUNDS PER 1,000 SQ. FT.

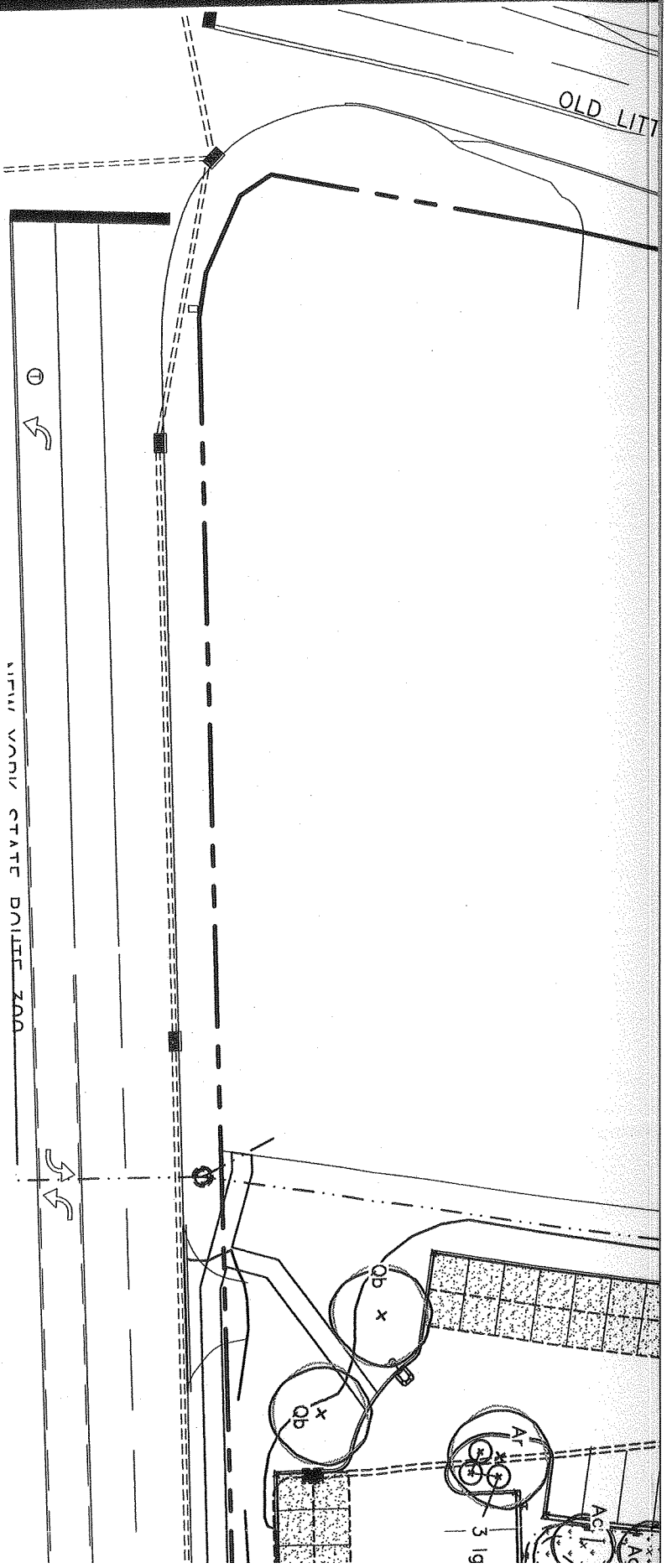
NOTES:

1. TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENEED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
2. SEEDING AREA TO BE PREPARED WITH THE APPLICATION OF LIMESTONE AT THE RATE OF 800 LBS. PER 1,000 SY AND FERTILIZED WITH 10-20-20 AT THE RATE OF 140 LBS. PER 1,000 SY AFTER SEEDING, HAY MULCH IS TO BE APPLIED AT A RATE OF 2½ TO 3 TONS PER ACRE.

STORMWATER AREA AND PERIMETER SEEDING

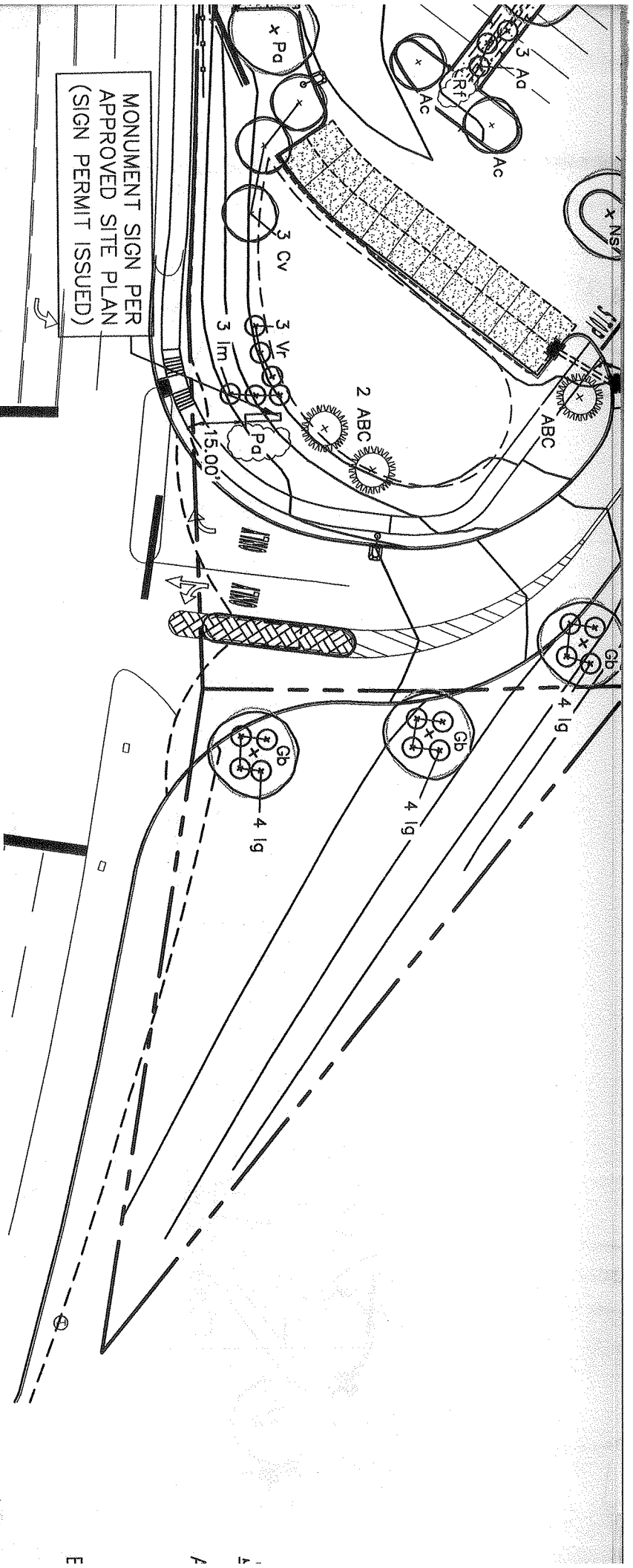
NORTHEASTERN U.S. ROADSIDE NATIVE MIX (ERNST 105 OR APPROVED EQUAL) SHALL BE BROADCAST OVER DISTURBED AREA AROUND STORMWATER PONDS AND OTHER AREAS AS NOTED ON THE PLANS AT A RATE OF 20 POUNDS PER ACRE OR 1/2 POUND PER 1,000 SQ. FT.

RAIN GARDEN MIX (ERNMX-180 OR APPROVED EQUAL) SHALL BE BROADCAST AROUND THE PERMANENT POND ELEVATION IN STORMWATER PONDS AT A RATE



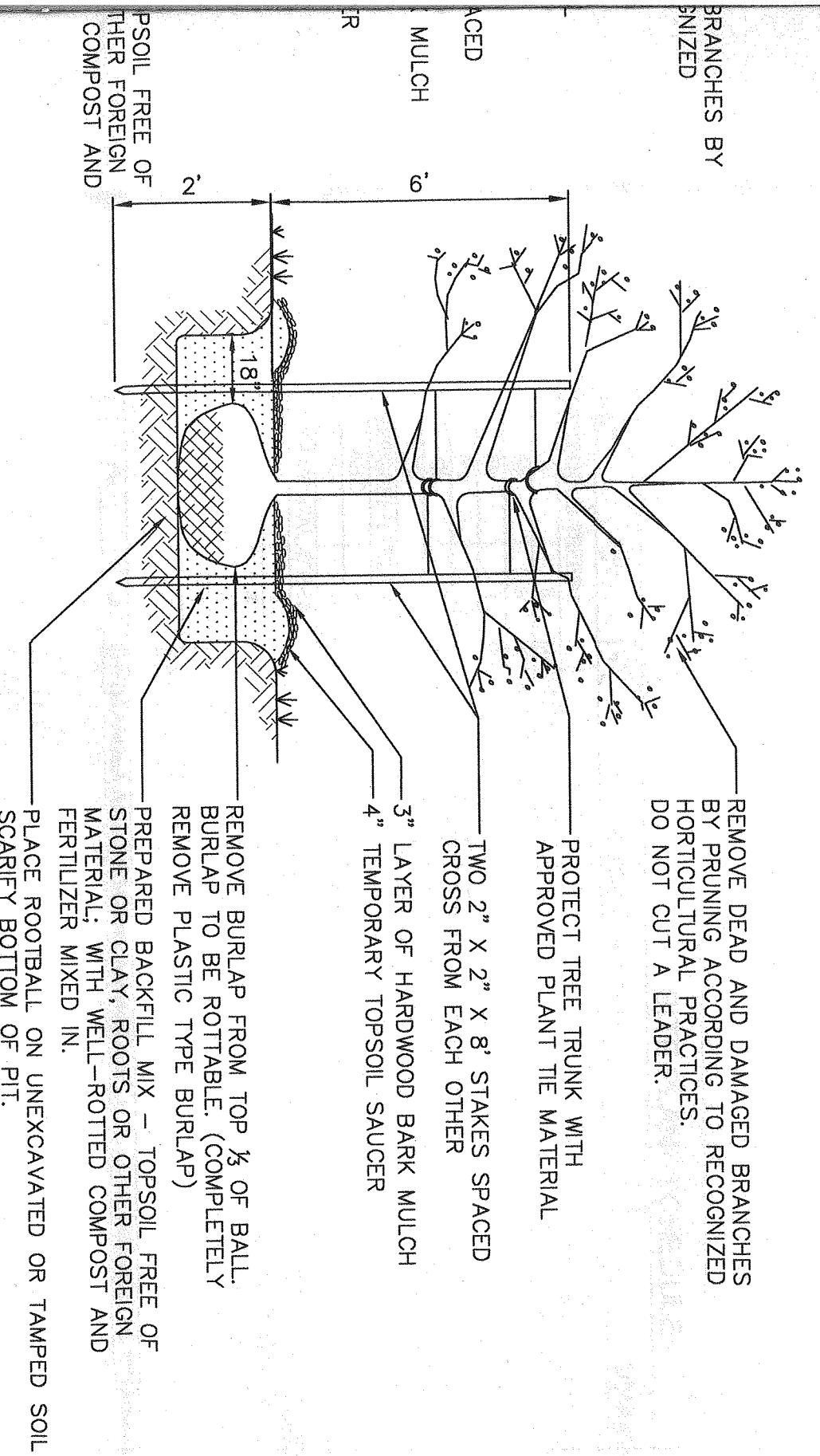
SITE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
Ar	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE
Gb	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO
Ns	7	NYSSA SYLVATICA	BLACK GUM
Pa	2	PLATANUS X ACERIFOLIA	LONDON PLANE TREE
Qb	7	QUERCUS BICOLOR	SWAMP WHITE OAK
Zs	6	ZELKOVA SERRATA	JAPANESE ZELKOVA
EVERGREEN TREES			
ABC	9	ABIES CONCOLOR	WHITE FIR
Ps	8	PINUS STROBUS	WHITE PINE
ORNAMENTAL TREES			
Ac	5	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY
Bn	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
Cc	6	CERCIS CANADENSIS	AMERICAN REDBUD
Cp	3	CRATAEGUS PRUNOSA	FROSTED HAWTHORN
Cv	9	CRATAEGUS VIRIDIS	WINTER KING HAWTHORNE
SHRUBS			
Ha	3	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA
Hq	5	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAK LEAF HYDRANGEA
Ig	49	ILEX GLABRA	INKBERRY
Im	15	ILEX MESERVA 'BLUE PRINCE'	BLUE PRINCE HOLLY
It	20	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE
Pf	15	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL
Vf	3	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM
Wf	4	WEIGELA FLORIDA RED PRINCE	RED PRINCE WEIGELA
GROUNDCOVERS			
Jh	11	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER
PERENNIALS			
La	50	LAVANDULA ANGUSTIFOLIA	LAVENDER
Pa	30	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS
SHRUBS (BIORETENTION AREA)			
Aa	14	ARONIA ARBUTIFOLIA	RED CHOKEBERRY
Ct	12	CHAMAECYPARIS THYOIDES 'TOP POINT'	ATLANTIC WHITE CEDAR
Iv	6	ILEX VERTICILLATA	WINTERBERRY
Po	11	PHYSOCARPUS OPULIFOLIUS	NINEBARK
Rv	3	RHODODENDRUM VISCOSUM	SWAMP AZALEA
Sc	14	SAMBUCUS CANADENSIS	ELDERBERRY
PERENNIALS (BIORETENTION AREA/RAIN GARDEN)			
Ana	30	ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER
Ad	38	ARUNCUS DIOICUS	GOATS BEARD
Af	55	ATHYRIUM FILIX FEMINA	LADY FERN
Hel	20	HELENIUM AUTUMNALE	COMMON SNEEZEWEED
Ihs	46	IRIS VERSICOLOR	BLUE FLAG
Pst	20	PHLOX STOLONIFERA 'BLUE RIDGE'	BLUE RIDGE CREEPING PHLOX
Rf	50	RUDEBECKIA FULGIDA	BLACK EYED SUSAN
Rh	12	RUDEBECKIA HIRTA	BLACK EYED SUSAN
Za	40	ZIZA AUREA	GOLDEN ALEXANDERS
STORMWATER POND			
Ag	25	ANDROPOGON GLOMERATUS	BUSHY BEARDGRASS
Ihs	50	IRIS VERSICOLOR	BLUE FLAG
Pv	25	PELTANDRA VIRGINICA	ARROW ARUM
Sa	50	SCRIPUS ACUTUS	HARDSTEM BULRUSH



BRANCHES BY
SIZED

REMOVE DEAD AND DAMAGED BRANCHES
BY PRUNING ACCORDING TO RECOGNIZED
HORTICULTURAL PRACTICES.
DO NOT CUT A LEADER.



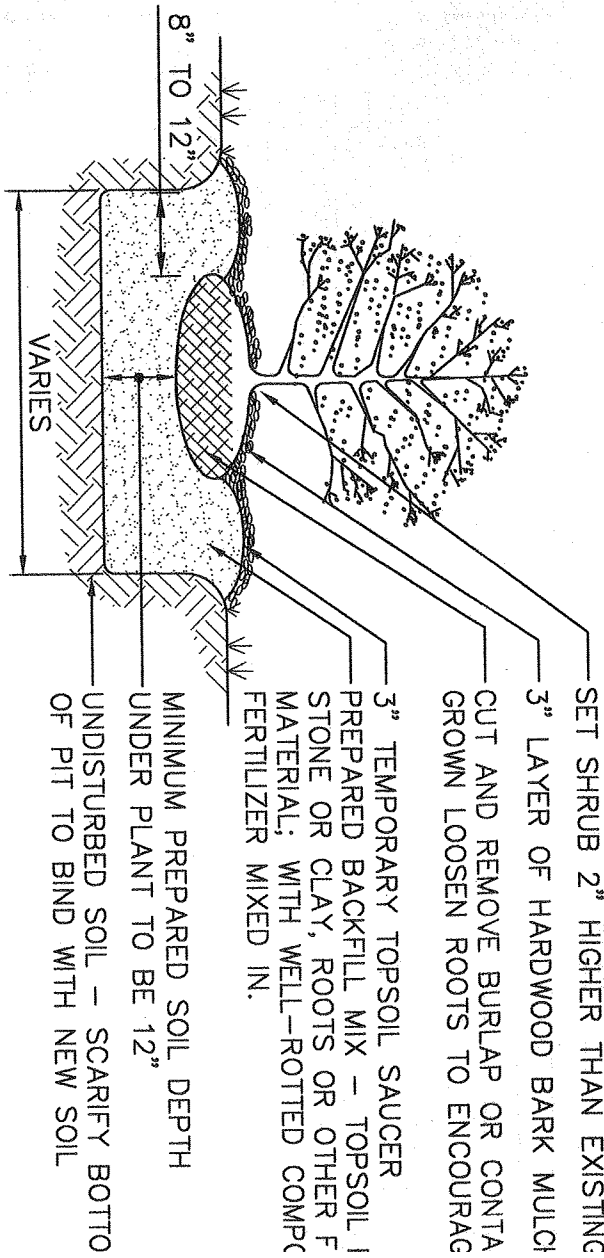
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DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

GROUNDCOVER OR PERENNIALS TO BE
PLANTED WITH TRIANGULAR SPACING.
SPACE 18" ON CENTER.

PLACE PLANT IN VERTICAL PLUMB POSITION.
1" MULCH
ROOTS WITHIN BED PREPARATION ZONE
(DEPTH 6")



SET SHRUB 2" HIGHER THAN EXISTING
3" LAYER OF HARDWOOD BARK MULCH
CUT AND REMOVE BURLAP OR CONTACT
GROWN LOOSEN ROOTS TO ENCOURAGE
3" TEMPORARY TOPSOIL SAUCER
PREPARED BACKFILL MIX - TOPSOIL, 1
STONE OR CLAY, ROOTS OR OTHER F
MATERIAL; WITH WELL-ROTTED COMPO
FERTILIZER MIXED IN.
MINIMUM PREPARED SOIL DEPTH
UNDER PLANT TO BE 12"
UNDISTURBED SOIL - SCARIFY BOTTO
OF PIT TO BIND WITH NEW SOIL

ANNUAL PLANTING DETAIL

NOT TO SCALE

SHRUB PLANTING DETAIL

NOT TO SCALE

PERMANENT LAWN SEEDING SHALL CONSIST OF 30% CREEPING RED FESCUE, 50% KENTUCKY BLUE GRASS, 10% ANNUAL RYEGRASS, AND 10% PERENNIAL RYEGRASS - ERNST 5311 CONSERVATION MIX (ERNST-114) OR APPROVED EQUAL - AT A RATE OF 200 POUNDS PER ACRE OR 5 POUNDS PER 1,000 SQ. FT.

- NOTES:
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STORMWATER AREA AND PERIMETER SEEDING

A. NORTHEASTERN U.S. ROADSIDE NATIVE MIX (ERNST 105 OR APPROVED EQUAL) SHALL BE BROADCAST OVER DISTURBED AREA AROUND STORMWATER PONDS AND OTHER AREAS AS NOTED ON THE PLANS AT A RATE OF 20 POUNDS PER ACRE OR 1/2 POUND PER 1,000 SQ. FT.

B. RAIN GARDEN MIX (ERNMX-180 OR APPROVED EQUAL) SHALL BE BROADCAST ABOVE THE PERMANENT POOL ELEVATION IN STORMWATER PONDS AT A RATE OF 15 LB PER ACRE, OR 1/2 POUND PER 1,000 SQ. FT.

PLANTING SCHEDULE

TREES AND SHRUBS:	SPRING PLANTING	FALL PLANTING
EVERGREEN	APRIL 1 - JUNE 30	SEPT. 1 - OCT. 15
DECIDUOUS	MARCH 1 - JUNE 30	OCT. 1 - DEC. 1
SEEDING:	APRIL 1 - MAY 31	SEPT. 1 - OCT. 15

PROPOSED SITE SIGNS:	SIGN TYPE:	PERMITTED	PROPOSED	VARIANCE REQUIRED	VARIANCE PERCENTAGE
	FREESTANDING	1 PER LOT	2	1	100.0%
	FREESTANDING AREA	395 SF	418.43 SF	23.43 SF	5.9%
	DIRECTIONAL AREA	3 SF	9 SF	6 SF	200.0%

* REFER TO HCP ARCHITECTS DRAWINGS FOR PROPOSED SIGNS DETAILS

APPLICATION TO THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS SHALL BE MADE REQUESTING THE FOLLOWING VARIANCES:

1. §185-14-B-1-c: MAXIMUM OF 1 FREESTANDING SIGN PER LOT
2. §185-14-B-1-c: TOTAL AREA (SF) SHALL NOT EXCEED 1/2 OF THE STREET FRONTAGE
3. §185-14-B-2-b: DIRECTIONAL SIGNS SHALL NOT BE GREATER THAN 3 SF

GRADE

NER - IF CONTAINER
OUTWARD GROWTH

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DREIGN
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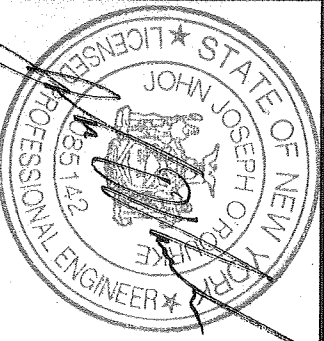
LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

LANDSCAPING AND SIGNAGE/STRIPING

CRH REALTY VIII, LLC

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK



Drawn By: dmik
Checked By:
Scale: AS NOTED
Tax Map No.: 97-3-6, 7, 8 & 26
4-1-72.2 NW

Date: DECEMBER 10, 2013

Revisions:
DECEMBER 13, 2013
MARCH 6, 2014
MARCH 26, 2014
MAY 21, 2014
JUNE 10, 2014
JULY 18, 2014
DECEMBER 17, 2014
(ADDL MON. SIGN)
MAY 12, 2015
(ZBA SIGNAGE)

CAD File: 120100-landscapebase
Layout: landscape
Sheet No.: 4 OF 10

Drawing No.: C3D
A - 12 - 0100 - 01