



March 27, 2020

### **Project Narrative-Sketch Plan Review Request**

Project: wellNOW Urgent Care Clinic  
State Route 222  
Cortlandville, NY

Caliber Commercial Brokerage is requesting a Sketch Plan Review for the proposed wellNOW Urgent Care Clinic to be located on the south side of Route 222 and immediately east of the existing Burger King located at 1096 State Route 222. The tax parcel ID is Crtv-86.13-01-58.100 and the existing zoning is B-3 (Planned Commercial Business District). The developer is requesting the Town Planning Board provide preliminary comments on the enclosed plans to address any major issues with the proposed development so plans can be revised accordingly prior to official submittal of the project for review & approval.

The project will include a +/- 3,500 square foot urgent care facility on an outparcel of the existing development. The proposed lot will be created via a subdivision plat. The required parking for the proposed facility will be contained entirely within the proposed new lot (29 stalls required by wellNOW); the existing Burger King stalls along the east side of their site will remain in their current orientation. The existing Burger King stalls located west of the proposed wellNOW parcel will be re-graded as necessary during grading of the wellNOW site. A cross access easement/agreement will be required to allow for access to these existing Burger King parking stalls via the common drive aisle to be located on the wellNOW parcel. wellNOW parking stalls along the east side of the proposed wellNOW site will back into the existing drive aisle and will function like the existing parking stalls in the parking lot south of the proposed wellNOW development; a cross access easement/agreement will also be required for these parking stalls.

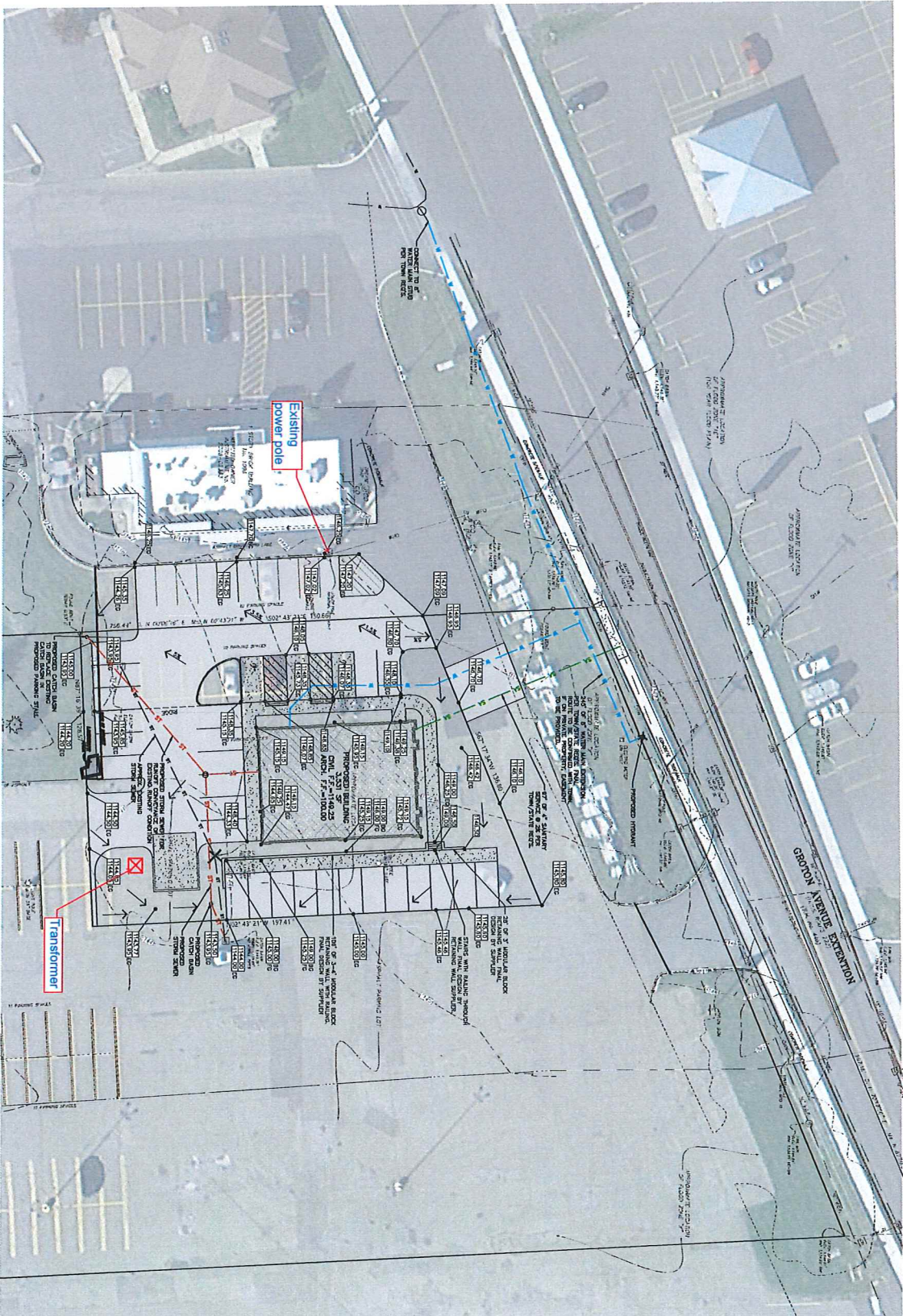
The proposed lot is 0.51 acres (approximately 129' x 173'). The site is currently 100% impervious; the proposed redevelopment will result in a +/- 25% reduction in impervious area as the result will be +/- 75% impervious area. The dumpster enclosure is proposed to be in the southeast corner of the site and not in the front yard of the development. The building finished floor is proposed to be set at 1149.25 feet which will be above the floodplain elevation of approximately 1149 based on Flood Insurance Rate Map panel number 36023CO227D published by FEMA with an effective date of March 2, 2010; the proposed wellNOW finish floor elevation will be above the finished floor elevation of Burger King's which is approximately 1148.80 feet.

Utilities will connect to the existing systems around the site. Per the request of the Town's Utility Department, the water main is proposed to be extended. Based on the final route of the water main and the required separation between it and the sanitary sewer, the water main will likely be located outside of the proposed wellNOW parcel in an easement. Sanitary service for the proposed clinic will connect to the existing 10-inch sanitary sewer main along the north side of the overall development. Runoff drainage patterns will generally remain the same. Existing catch basins on site are proposed to be relocated slightly as needed for site grading. The general route of the existing storm sewer will remain as currently exists. The proposed storm sewer and inlets would not be part of site stormwater BMP's. As noted earlier, the proposed redevelopment will reduce impervious surface coverage, thereby resulting in a decrease in the existing site stormwater runoff volume. The proposed project will not disturb more than 1 acre.









SECTIONAL NOTE: PLAN SPECIFICATIONS AND REQUIREMENTS

PROPOSED WELLNOW URGENT CARE SHELL FOR: CALIBER COMMERCIAL BROKERAGE GROTON AVENUE EXTENSION • TOWN OF CORTLANDVILLE, NY



PROJECT INFORMATION  
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# PROPOSED wellNOW URGENT CARE SHELL FOR: **CALIBER COMMERCIAL BROKERAGE** GROTON AVENUE EXTENSION • TOWN OF CORTLANDVILLE, NY

PRELIMINARY DATE: MAR 25, 2020  
JOB NUMBER: 1949300  
**NOT FOR CONSTRUCTION**

CIVIL PRELIMINARY GRADING AND UTILITY PLAN



SHEET NUMBER: **C1.2**