



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: NEWBURGH SELF STORAGE-1420 ROUTE 300
PROJECT NO.: 24-6
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 22.222/1420 Route 300
REVIEW DATE: 28 AUGUST 2024
MEETING DATE: 5 SEPTEMBER 2024
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING/JUSTIN DATES, RLA

1. Coverage under the NYSDEC Construction Stormwater Permit is required. Coverage must be obtained prior to stamping the plans.
2. Security and inspection fees for Stormwater Management and Landscaping are required to be posted.
3. Orange County Health Department approval of main extension with hydrants is required. Security and inspection fees for Stormwater Management and Landscaping are required to be posted.
4. Advisory comments from County Planning were received on 26 July 2024.
5. The Planning Board issued a Negative Declaration and waived the public hearing at the 1 August 2024 meeting.
6. Plans have been revised pursuant to Orange Lake Fire District comments received including providing access control boxes at each entrance and revising the gate location to allow access to the hydrant from the facility.
7. The project is before the Planning Board for Architectural review.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kmm

NEW YORK OFFICE

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July 18, 2024

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

Newburgh Self-Storage - 1420 Route 300

PB #24-06

Tax Lot: 60-3-22.222

Colliers Engineering & Design Project No. 24000891A

Dear Chairman Ewasutyn,

Below please find our responses to comments received from MHE Engineering dated June 14, 2024. The comments have been repeated here for clarity:

MHE Engineering:

Comment 1: The project received a variance from the Zoning Board of Appeals regarding maximum building height for a storage facility.

Response 1: Comment noted. No further response is required.

Comment 2: The Planning Board should declare its intent for Lead Agency and circulate to all involved and interested agencies. NYSDOT will be an involved agency as the project accesses two state highways, NYS Route 300 and NYS Route 52.

Response 2: The Board declared intent to be SEQRA Lead Agency at the 6/20/24 meeting.

Comment 3: Comments from the Jurisdictional Fire Department should be received.

Response 3: Within our 6/6/24 submission to the Board we responded to a 6/5/24 email from James Campbell, Code Compliance, which identified comments from the Chief of the Orange Lake Fire District. A follow-up response from the Fire District is pending.

Comment 4: Impervious surfaces on the site have been reduced by 1.26 acres.

Response 4: Comment noted. This is the correct area of impervious reduction.

Comment 5: The layout of the conventional self-storage buildings has been modified to move the structures away from the bulk setback areas.

Response 5: Comment noted. No further response is required.

Comment 6: The northerly most structure on the site, a 6,600 square foot storage building continues to be located 1 foot off the side yard setback. Note requiring stakeout of that structure in the field prior to construction should be placed on the plans.

Response 6: As requested, the above note requiring stakeout has been added to the bulk table on the Overall Dimension Plan on Sheet C-3.0.

Comment 7: The project is subject to architectural review by the Planning Board. Future architectural submissions are identified as to provided.

Response 7: Attached with this submission, please find rendered, Architectural Elevations for the project & an updated Architectural Review Form. The applicant will present these items to the Board at the next meeting.

Comment 8: All sections of 185-35 Self Storage Centers A thru G should be specifically addressed.

Response 8: As requested, a table identifying the Self-Storage Center requirements from §185-35 has been added to the Overall Dimension Plan on Sheet C-3.0.

Comment 9: Dimensions between buildings should be labeled to assure 25 foot separation between buildings exists.

Response 9: Additional dimensions between buildings have been added to the Dimension Plans to confirm compliance with the 25-foot minimum separation, see Sheets C-3.0 & C-3.1.

Comment 10: Dominic Cordisco's comments regarding the need to forward the project to County Planning as a Change of Use should be received.

Response 10: At the 6/20/24 meeting, the Planning Board Attorney confirmed the need to refer the project to OC Planning and the Board authorized the referral at the same meeting. A response is still pending as of the date of this letter.

Comment 11: The project has evaluated stormwater management in accordance with the NYSDEC requirements for re-development sites. The applicants have documented a reduction in impervious area exceeding the 25% threshold, eliminating the requirements for water quality and water quantity control. New Stormwater Management Facilities on the site connect to existing stormwater piping which conveys flow from the site. Security for the installation of the new stormwater conveyance system is required. A Stormwater Facilities Maintenance Agreement is required to assure operation and maintenance of the closed pipe drainage system proposed on the site.

Response 11: Comment noted. We request that this be a condition of approval for the project.

Comment 12: Information pertaining to the easement from NYS Route 52 has been provided for the Planning Board Attorney's review.

Response 12: The Planning Board Attorney reviewed the easement information provided within the prior submission of 6/6/24 and had no further comments.

Comment 13: The sprinkler/potable water line to the self-storage structure should be installed pursuant to Town of Newburgh requirements. A sprinkler/potable water detail has been provided. (See attached)

Response 13: The water service to the existing building has been modified per the above comment, refer to Sheet C-5.0.

Comment 14: The provision for additional hydrants on the site requires Health Department approval.

Response 14: Comment noted. The Applicant will seek DOH approval for the modifications to water service. We request that this be a condition of approval for the project.

If you have any questions regarding the above, please do not hesitate to contact me at 845.564.4495. We look forward to discussing the project with the Board at the next meeting.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.



Justin E. Dates, R.L.A.
Geographic Discipline Leader

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 7/18/2024

NAME OF PROJECT: Newburgh Self-Storage (PB#24-6)

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Metal siding, cementitious siding, masonry wainscot & CMU (existing building)

COLOR OF THE EXTERIOR OF BUILDING:

Gray, beige, and light blue

ACCENT TRIM:

Location:	<u>Coping / Cornice on storage bldgs.</u>	<u>Trim on office bldg.</u>
Color:	<u>Beige</u>	<u>Cream</u>
Type (material):	<u>Metal</u>	<u>Cementitious</u>

PARAPET (all roof top mechanicals are to be screened on all four sides):

None. Existing roof top units on the existing building.

ROOF:

Type (gabled, flat, etc.): Existing: Flat / New: Sloped

Material (shingles, metal, tar & sand, etc.): Metal

Color: Galvalume

WINDOWS/SHUTTERS:

Color (also trim if different): No shutters / Burgundy frame & Cream Trim (office bldg.)

Type: Vinyl, fixed windows; Low-E

DOORS:

Color: Burgundy (on office bldg. & storage bldgs.)

Type (if different than standard door entrée): Overhead, coiling

SIGN:

Color: TBD

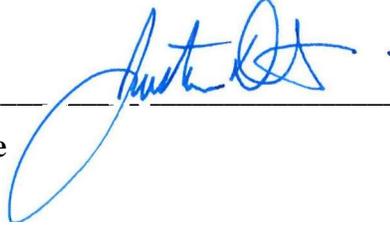
Material: Acrylic

Square footage of signage of site: TBD

Justin E. Dates, RLA; Colliers Engineering & Design
Geographic Discipline Leader

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Signature



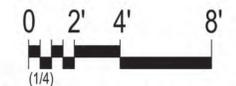
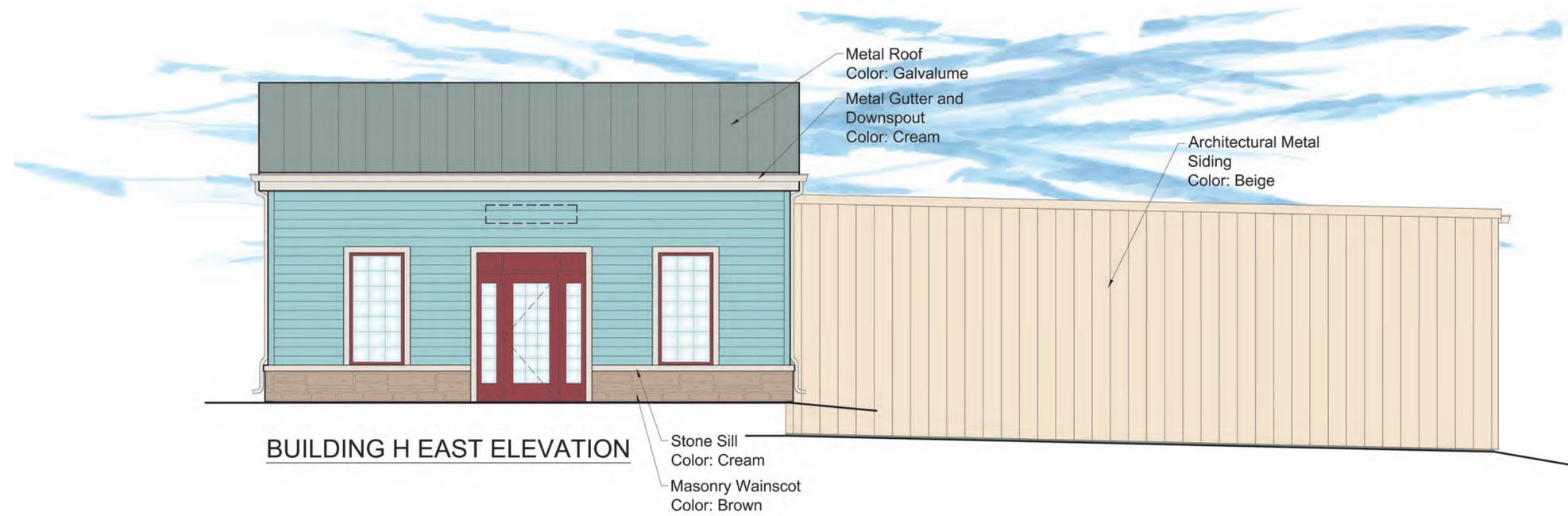
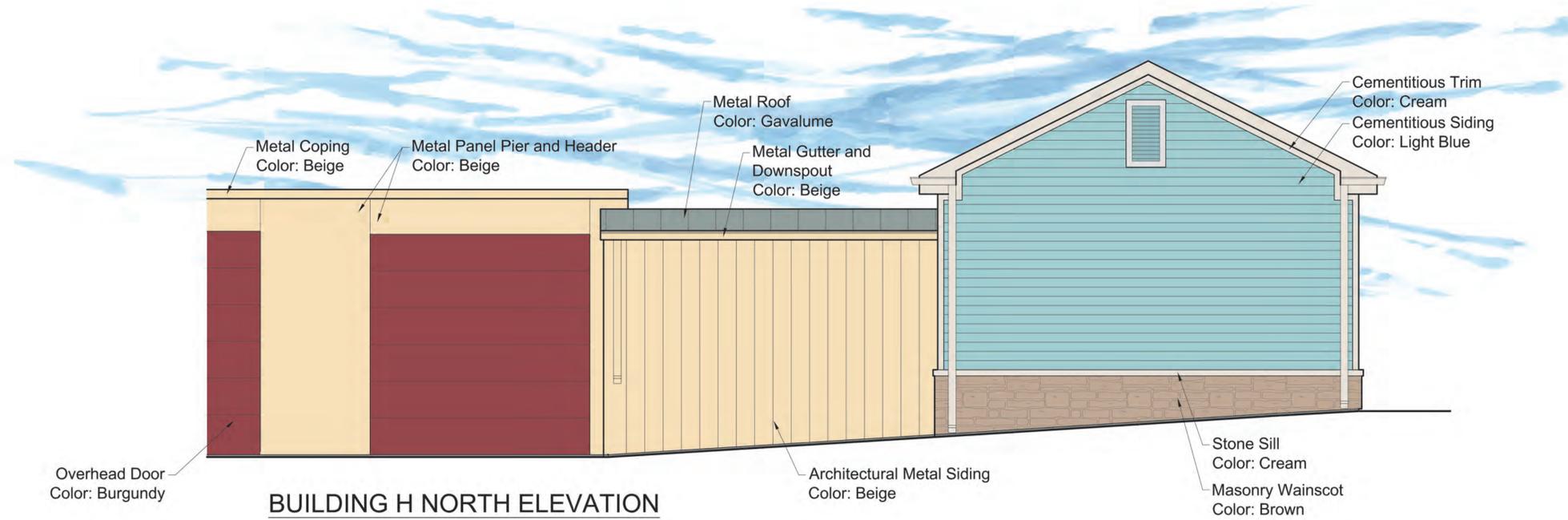
BUILDING ELEVATIONS

SELF-STORAGE FACILITY

1420 NY-300

NEWBURGH, NY

JULY 16, 2024



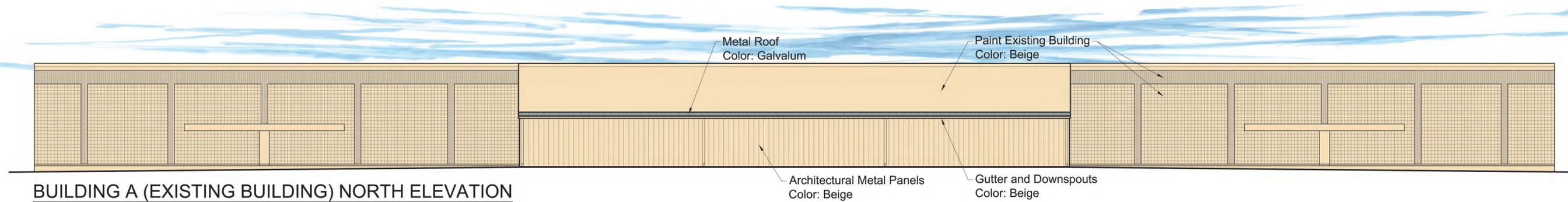
BUILDING ELEVATIONS

SELF-STORAGE FACILITY

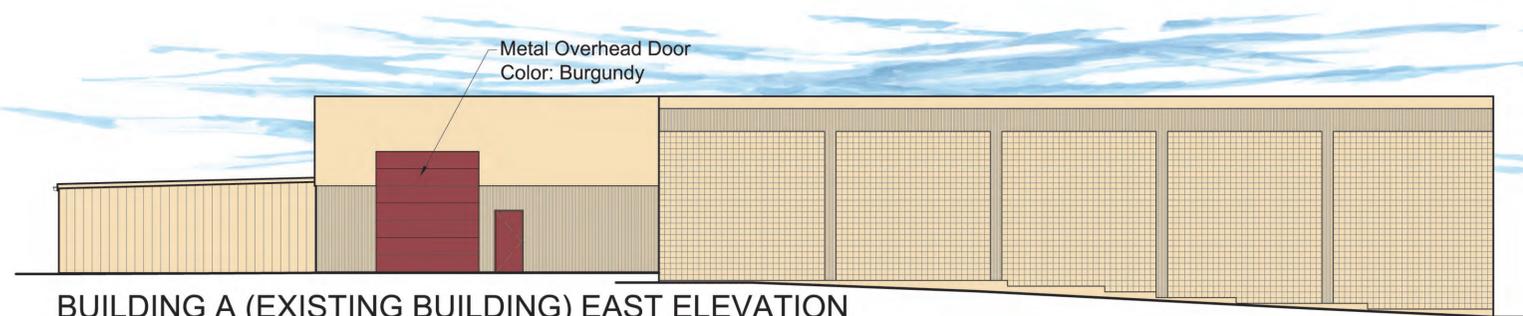
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NEWBURGH, NY

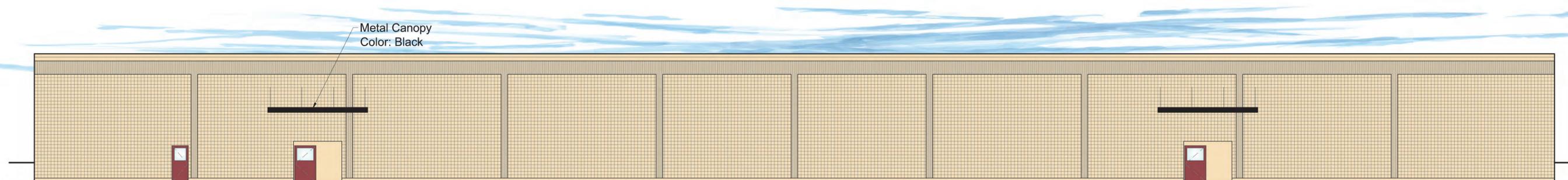
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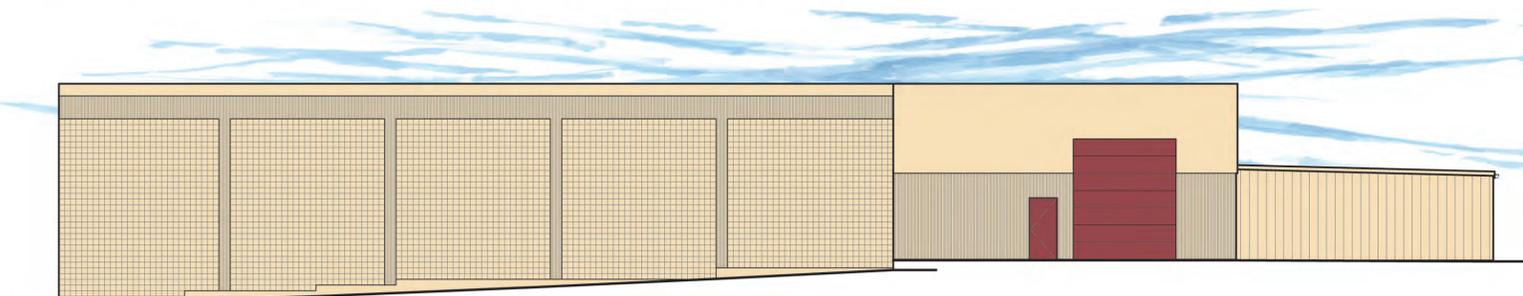
BUILDING A (EXISTING BUILDING) NORTH ELEVATION



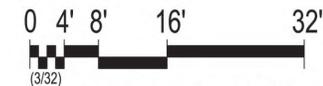
BUILDING A (EXISTING BUILDING) EAST ELEVATION



BUILDING A (EXISTING BUILDING) SOUTH ELEVATION



BUILDING A (EXISTING BUILDING) WEST ELEVATION



BUILDING ELEVATIONS

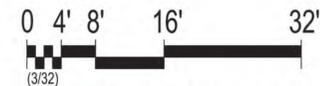
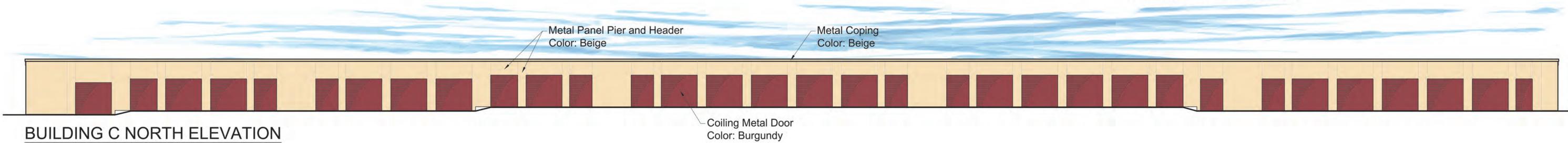
SELF-STORAGE FACILITY

1420 NY-300

NEWBURGH, NY

JULY 16, 2024

Finishes and colors are typical for Buildings B, C, D, E, F, and G.



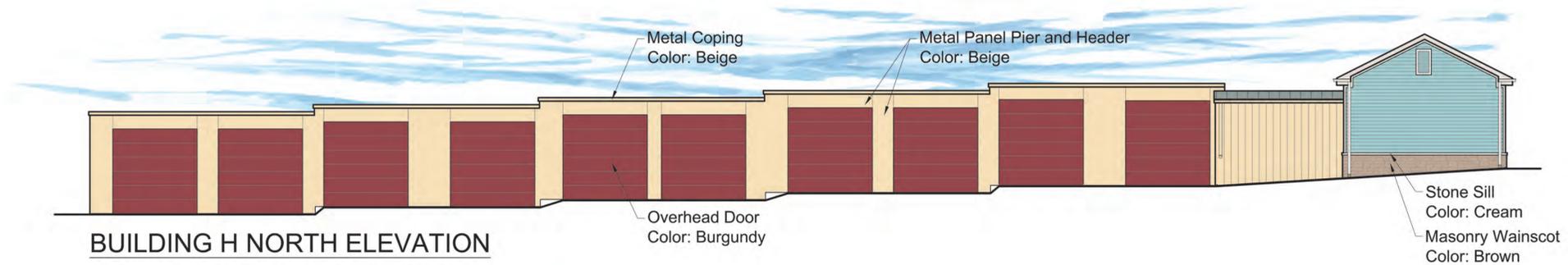
BUILDING ELEVATIONS

SELF-STORAGE FACILITY

1420 NY-300

NEWBURGH, NY

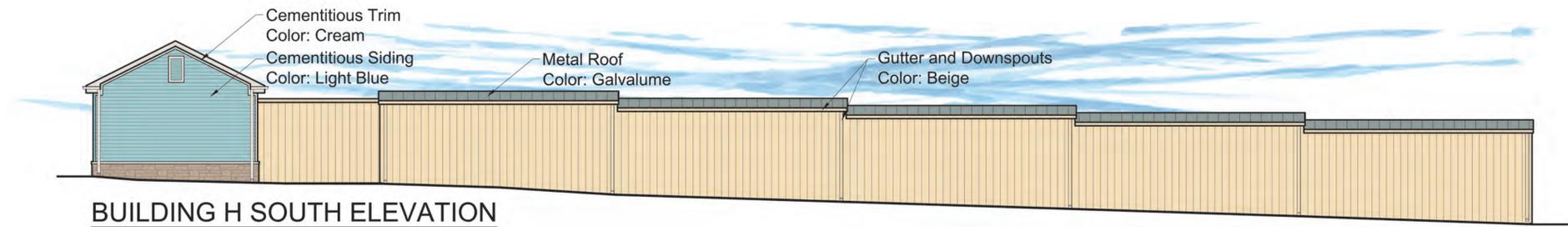
JULY 16, 2024



BUILDING H NORTH ELEVATION



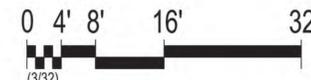
BUILDING H EAST ELEVATION



BUILDING H SOUTH ELEVATION



BUILDING H WEST ELEVATION



SELF-STORAGE CENTER REQUIREMENTS (PER §185-35)			
SUBSECTION	EXISTING	PROVIDED	REMARKS
A	PERMITTED ACTIVITIES ONLY DEAD STORAGE ACTIVITIES SHALL BE PERMITTED. FOR THE PURPOSES OF THIS SECTION, "DEAD STORAGE" SHALL MEAN THE KEEPING OF GOODS NOT IN USE AND NOT ASSOCIATED WITH ANY OFFICE, RETAIL, OR OTHER BUSINESS ACTIVITY CONDUCTED ON THE PREMISES. CONDUCTING AN OFFICE, RETAIL, OR OTHER BUSINESS USE OR SALES FROM A STORAGE UNIT SHALL BE PROHIBITED. ONE OFFICE FACILITY AND ONE ACCESSORY DWELLING UNIT FOR A RESIDENT MANAGER SHALL BE PERMITTED WITHIN THE SITE IN APPROPRIATELY DESIGNED STRUCTURES. IF INCLUDED, ANY DWELLING UNIT MUST BE AN INTEGRAL PART OF A PRINCIPAL BUILDING AND SHALL NOT BE A MOBILE HOME OR OTHER FREESTANDING STRUCTURE.	SHALL COMPLY	OK
B	INSIDE STORAGE REQUIRED. OUTSIDE STORAGE SHALL BE PROHIBITED EXCEPT FOR BOATS AND CAMPER, WHICH MAY BE STORED IN A SPECIAL PARKING AREA NOT IN A REQUIRED FRONT YARD. STORAGE OF ALL OTHER PROPERTY SHALL BE INSIDE A BUILDING. VEHICLE PARKING SHALL BE PROVIDED FOR TENANTS AND EMPLOYEES ONLY WHILE THEY ARE ON THE PREMISES. EXCEPT FOR STORAGE OF BOATS AND CAMPER, MOTOR VEHICLES SHALL NOT BE PARKED OVERNIGHT OR OTHERWISE STORED OUTDOORS ON THE SITE.	SHALL COMPLY	OK
C	BUILDING LOCATIONS AND MATERIALS. WHEREVER POSSIBLE, ANY NEW BUILDINGS SHALL BE LOCATED SO THAT THEIR LONG DIMENSION IS PERPENDICULAR TO THE FRONTING STREET. BUILDING FACADES FACING THE FRONTING STREET SHALL BE OF MASONRY CONSTRUCTION. MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 25 FEET.	BUILDING LOCATIONS ≥ 25 FT. BUILDING SEPARATION PROVIDED	OK
D	DRIVES. MINIMUM WIDTH OF DRIVES SHALL BE 20 FEET. DRIVES SHALL BE SET BACK FROM THE ENDS OF BUILDINGS BY A MINIMUM OF FIVE FEET. DRIVES SHALL BE SURFACED WITH ASPHALT OR OIL AND CHIP. TRAFFIC DIRECTION AND PARKING SHALL BE INDICATED BY SIGNS, EITHER FREESTANDING OR PAINTED ON THE PAVEMENT.	2 25 FEET (DRIVE WIDTH) 5 FEET (DRIVE SETBACK)	OK
E	HAZARDOUS MATERIALS PROHIBITED. STORAGE OF GASOLINE OR OTHER VOLATILE PETROLEUM PRODUCTS, RADIOACTIVE MATERIALS, EXPLOSIVES AND FLAMMABLE OR HAZARDOUS CHEMICALS SHALL BE PROHIBITED, AND THE OPERATOR OF THE SELF-STORAGE CENTER SHALL INCLUDE A PROVISION TO THAT EFFECT IN ANY LEASE USED TO RENT THE STORAGE UNITS.	SHALL COMPLY	OK
F	LANDSCAPING AND SECURITY. PLANTINGS SHALL BE PROVIDED IN ALL YARDS FACING PUBLIC ROADWAYS. THESE AND OTHER PLANTINGS SHALL BOTH SCREEN AND VISUALLY INTERRUPT THE LINEAR EXTENT OF THE BUILDINGS SO AS TO REDUCE THE APPEARANCE OF MASSIVE STRUCTURES. WHEN UTILIZED, AN EFFECTIVE LIVING SCREEN OF EVERGREEN TYPE SHALL CONSIST OF NURSERY STOCK A MINIMUM OF EIGHT FEET IN HEIGHT AT THE TIME OF INSTALLATION. THE ENTIRE SITE SHALL BE FENCED TO PREVENT VANDALISM OR CRIMINAL ACTIVITY. ANY FENCING FOR SECURITY OR AESTHETIC PURPOSES SHALL BE APPROVED BY THE PLANNING BOARD AS TO MATERIAL, HEIGHT AND COLOR. SITE LIGHTING SHALL BE PROVIDED AND SHALL BE DIRECTED OR SHIELDED TO PREVENT GLARE ON ADJACENT PROPERTIES OR ROADWAYS. ALL SCREENING SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS CONTAINED IN §185-21.	COMPLIES (REFER TO SHEET C-7.0)	OK
G	DRAINAGE. ALL AREAS BETWEEN BUILDINGS SHALL BE DRAINED BY STORM SEWERS. ANY SUCH STORM SEWER DISCHARGING TO A SURFACE SWALE OR DRAINAGEWAY SHALL DISCHARGE INTO A DETENTION BASIN WITH A MINIMUM STORAGE CAPACITY OF 14 ACRE FEET PER ACRE OF IMPERVIOUS SITE COVER.	COMPLIES (NOTE: PROJECT SITE COMPLIES WITH NYSDEC REDEVELOPMENT REQUIREMENTS. NO WATER QUALITY OR QUANTITY CONTROL REQUIRED)	OK

BULK TABLE:
ZONING DISTRICT: B (INTERCHANGE BUSINESS)
USE SUBJECT TO SITE PLAN REVIEW BY PLANNING BOARD: SELF-STORAGE CENTERS

TABLE OF BULK REQUIREMENTS			
MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	3.0 ACRES	8.35 ACRES	OK
LOT WIDTH	100 FEET	100.3 FEET	OK
LOT DEPTH	125 FEET	1,032 FEET	OK
FRONT YARD	80 FEET	217.2 FEET	OK
REAR YARD	40 FEET	50.5 FEET	OK
1 SIDE YARD	30 FEET	31.0 FEET (1)	OK
BOTH SIDE YARDS	40 FEET	74.0 FEET	OK
DISTANCE BETWEEN BUILDINGS (1)	25 FEET	25 FEET	OK
DRIVE WIDTH (2)	20 FEET	25 FEET	OK
MAXIMUM			
LOT BUILDING COVERAGE	30%	36.5%	OK
LOT SURFACE COVERAGE	60%	59.6% (EXISTING = 68.0%)	OK
BUILDING HEIGHT			
STORAGE BUILDINGS	15 FEET	15 FEET (PROPOSED STRUCTURES)	VARIANCE GRANTED (1)
OFFICE	40 FEET	18 FEET (PROPOSED STRUCTURE)	OK

1. STAKEOUT OF BUILDING (G) REQUIRED IN THE FIELD PRIOR TO CONSTRUCTION.
2. PER ZONING CODE 185-35, FOR SELF-STORAGE CENTERS.
3. VARIANCE WAS GRANTED AT ZONING BOARD OF APPEALS MEETING ON MAY 23, 2024.

PARKING REQUIREMENTS:

OFFICE (774 S.F.)
1 SPACE PER 200 S.F. OF FLOOR AREA
774 / 200 = 4 SPACES REQUIRED

TOTAL PARKING
TOTAL PARKING REQUIRED = 4 SPACES
TOTAL PARKING PROVIDED = 8 SPACES

SITE BUILDINGS:

EXISTING STRUCTURE (RENOVATED): 43,400 S.F. OF GFA
PROPOSED STORAGE BUILDINGS: 61,310 S.F. OF GFA
PROPOSED OFFICE BUILDING: 774 S.F. OF GFA

OWNER:

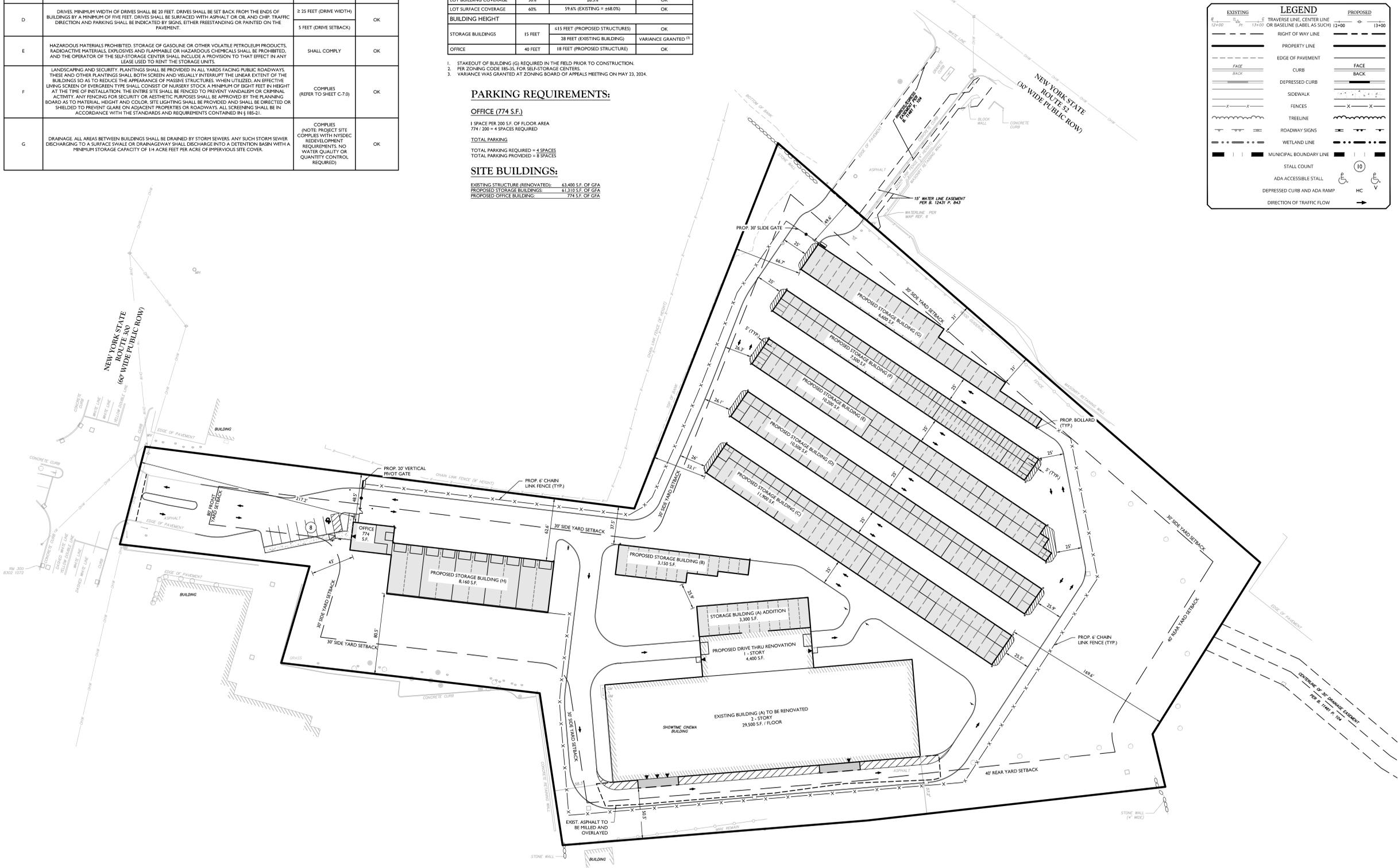
SAM NEWBURGH, LLC
157 DOVE HILL DRIVE
MANHASSET, NY 11030

APPLICANT:

MICHAEL MOYER
1090 MACARTHUR ROAD
WHITEHALL, PA 15062

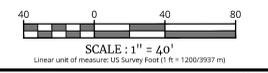
TAX LOT:

SBL: 60-3-22-222
48.35 ACRES



EXISTING	LEGEND	PROPOSED
12+00	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
13+00	RIGHT OF WAY LINE	13+00
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	DIRECTION OF TRAFFIC FLOW	---

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Doing Business as **MASER**

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REV	DATE	DESCRIPTION
1	07/24/24	ISSUE FOR PERMITTING

REV	DATE	DESCRIPTION
1	07/24/24	ISSUE FOR PERMITTING

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

SITE PLAN
FOR
BUDGET STORE & LOCK SELF STORAGE
SECTION 60
BLOCK 3
LOT 22.222
TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

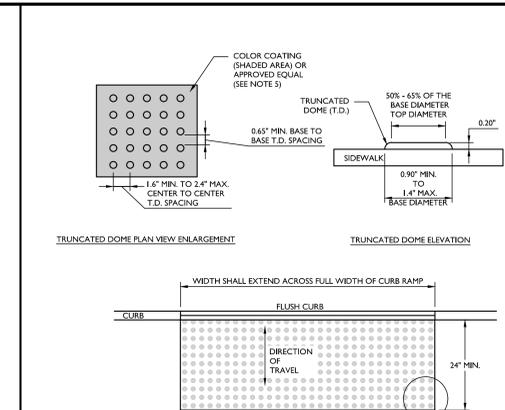
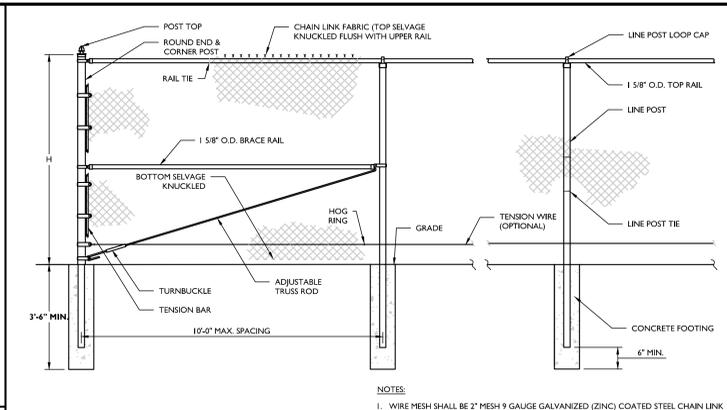
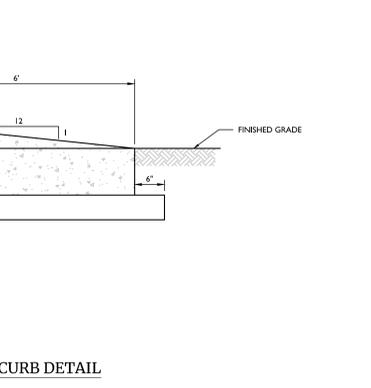
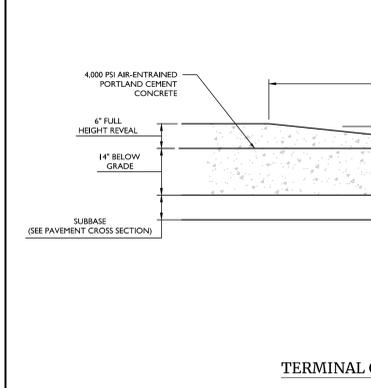
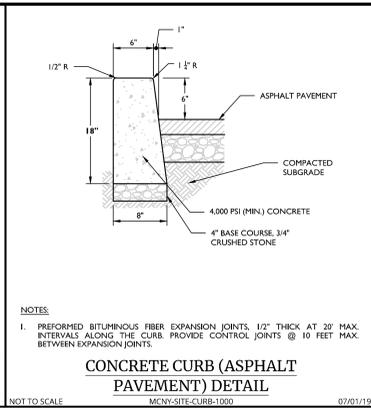
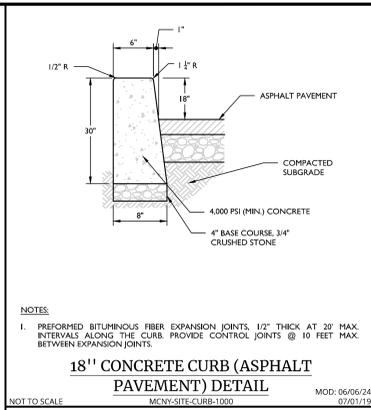
Colliers Engineering & Design
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/06/2024	KAS	CPM

PROJECT NUMBER: 24000891A
DRAWING NAME: C-LAY1
SHEET TITLE: OVERALL LAYOUT PLAN

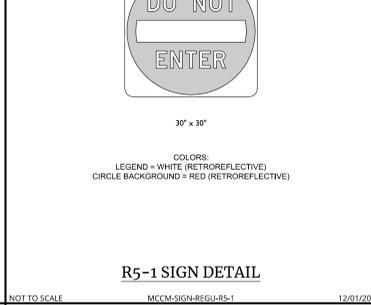
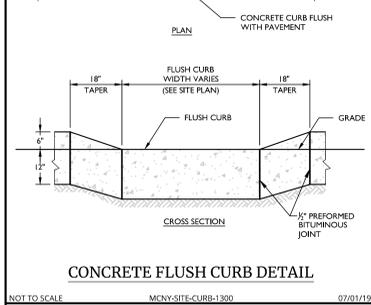
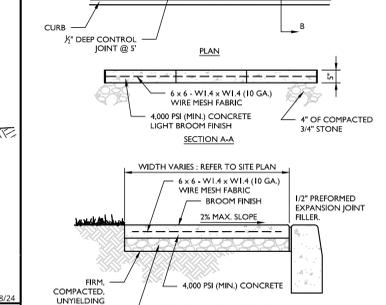
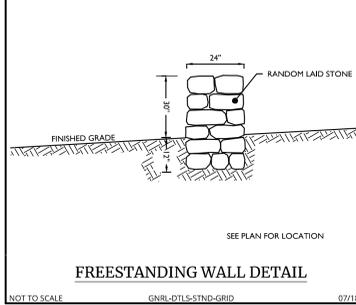
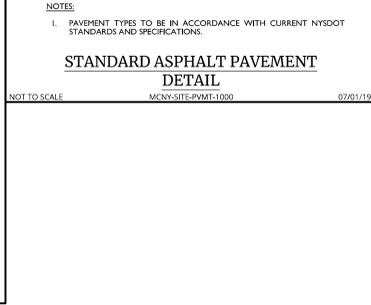
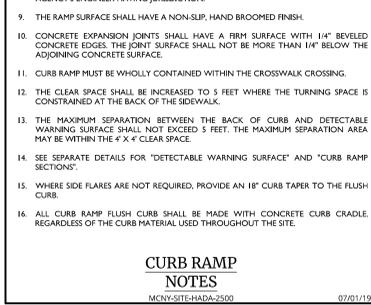
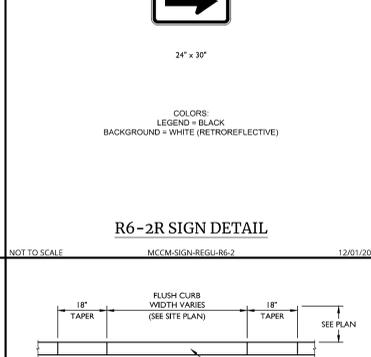
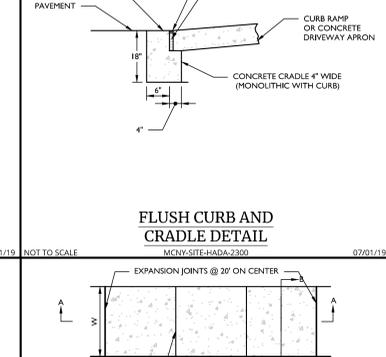
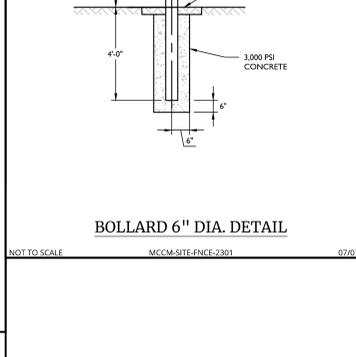
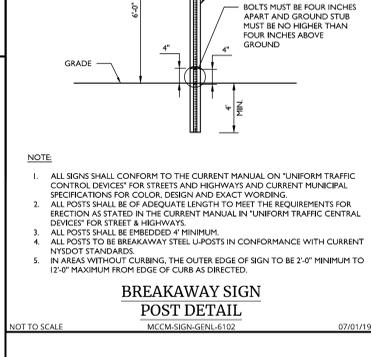
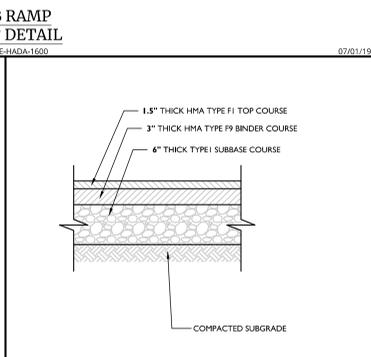
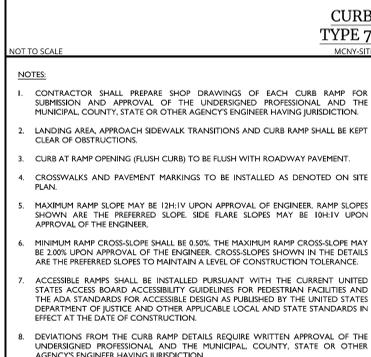
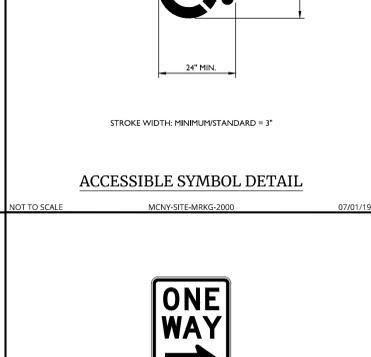
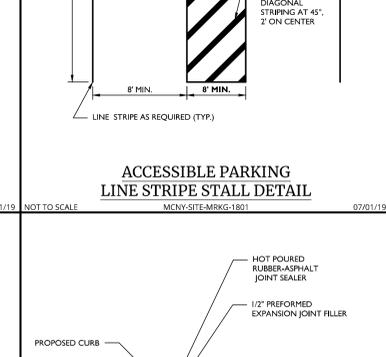
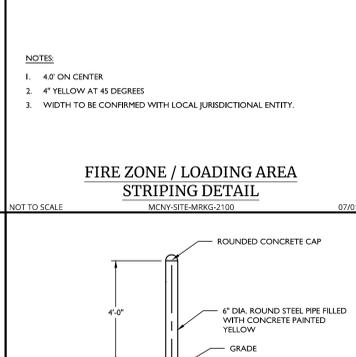
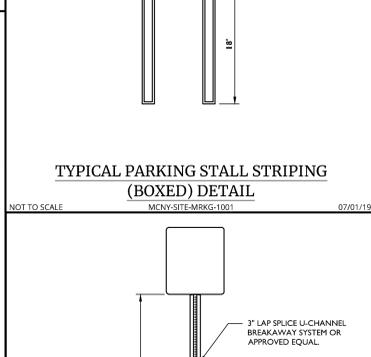
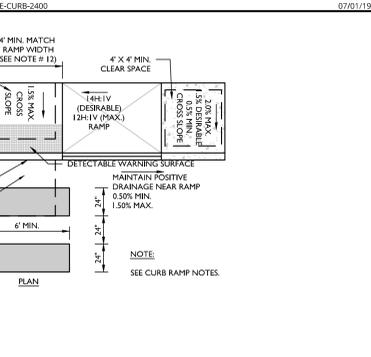
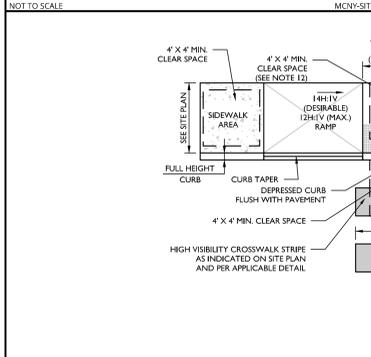
SHEET NUMBER: C-3.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



NOTES:

- THE DETECTABLE WARNING SURFACE SHALL BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.
- IN LIEU OF A CAST IN PLACE DETECTABLE WARNING SURFACE, THE CONTRACTOR MAY UTILIZE A SURFACE APPLIED DETECTABLE WARNING SURFACE WITH PRIOR APPROVAL OF THE UNDERSIGNED ENGINEER AND PRIOR TO POURING OF THE CONCRETE RAMP.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION FOR APPROVAL.
- THE CONTRACTOR SHALL PROVIDE A MANUFACTURER CERTIFICATION THAT THE DETECTABLE WARNING SURFACE COMPLIES WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE AND THE ADA STANDARDS AS SUPPORTED BY THE UNITED STATES ACCESS BOARD, AND THE STATE AND/OR LOCAL ADA STANDARDS.
- SAFETY RED** SHALL BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO INSTALLATION. DETECTABLE SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT OR DARK, OR DARK ON LIGHT. ALTERNATIVE COLOR MAY BE USED PROVIDED SUCH COLOR COMPLIES WITH CURRENT ADA STANDARDS.
- DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES.
- TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 89 INCH (23 mm) MINIMUM AND 1 1/4 INCH (36 mm) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 45 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 mm).
- TRUNCATED DOMES IN DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1 1/4 INCHES (41 mm) MINIMUM AND 2 1/4 INCHES (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
- SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. WHERE REQUIRED BY THE MANUFACTURER, THE CONCRETE BORDER SHALL NOT EXCEED 2 INCHES (51 mm).
- DETECTABLE WARNING SURFACES SHOULD NOT BE PLACED ON PAVING OR EXPANSION JOINTS AT CURB RAMPS. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET SO PEDESTRIANS WHO USE WHEELCHAIRS CAN "TRACK" BETWEEN THE DOMES.
- ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED AS FOLLOWS:
 - WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5.0 FT OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.
 - WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 5.0 FT, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE LOWER LANDING AT THE BACK OF CURB.
- ON PARALLEL CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALKS.
- ON BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.



CURB RAMP NOTES
MCNY-SITE-HADA-2500

NOTES:
1. CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
2. LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
3. CURB AT RAMP OPENING (FLUSH CURB) TO BE FLUSH WITH ROADWAY PAVEMENT.
4. CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS DENOTED ON SITE PLAN.
5. MAXIMUM RAMP SLOPE MAY BE 12H:1V UPON APPROVAL OF ENGINEER. RAMP SLOPES SHOWN ARE THE PREFERRED SLOPE. SIDE FLARE SLOPES MAY BE 10H:1V UPON APPROVAL OF THE ENGINEER.
6. MINIMUM RAMP CROSS-SLOPE SHALL BE 0.50%. THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.00% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPES TO MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE.
7. ACCESSIBLE RAMPS SHALL BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND OTHER APPLICABLE LOCAL AND STATE STANDARDS IN EFFECT AT THE DATE OF CONSTRUCTION.
8. DEVIATIONS FROM THE CURB RAMP DETAILS REQUIRE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
9. THE RAMP SURFACE SHALL HAVE A NON-SLIP, HAND BROOMED FINISH.
10. CONCRETE EXPANSION JOINTS SHALL HAVE A FIRM SURFACE WITH 1/4" BEVELED CONCRETE EDGES. THE JOINT SURFACE SHALL NOT BE MORE THAN 1/4" BELOW THE ADJOINING CONCRETE SURFACE.
11. CURB RAMP MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.
12. THE CLEAR SPACE SHALL BE INCREASED TO 3 FEET WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK.
13. THE MAXIMUM SEPARATION BETWEEN THE BACK OF CURB AND DETECTABLE WARNING SURFACE SHALL NOT EXCEED 5 FEET. THE MAXIMUM SEPARATION AREA MAY BE WITHIN THE 4' X 4' CLEAR SPACE.
14. SEE SEPARATE DETAILS FOR "DETECTABLE WARNING SURFACE" AND "CURB RAMP SECTIONS".
15. WHERE SIDE FLARES ARE NOT REQUIRED, PROVIDE AN 18" CURB TAPER TO THE FLUSH CURB.
16. ALL CURB RAMP FLUSH CURB SHALL BE MADE WITH CONCRETE CURB CRADLE, REGARDLESS OF THE CURB MATERIAL USED THROUGHOUT THE SITE.

NOTES:
1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYS DOT STANDARDS AND SPECIFICATIONS.

NOTES:
1. ALL SIGNS SHALL CONFORM TO THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORKING.
2. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR SECTION AS STATED IN THE CURRENT MANUAL IN "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREET & HIGHWAYS.
3. ALL POSTS SHALL BE EMBEDDED 4" MINIMUM.
4. ALL POSTS TO BE BREAKAWAY STEEL U-POSTS IN CONFORMANCE WITH CURRENT NYS DOT STANDARDS.
5. IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 2'-0" MINIMUM TO 12'-0" MAXIMUM FROM EDGE OF CURB AS DIRECTED.

NOTES:
1. A PREFORMED BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE SIDEWALK (UNBROKEN) SHALL BE INSTALLED.
2. 1/2" DEEP CONTROL JOINTS INSTALLED AT AN INTERVAL OF FIFTY (5)'.
3. JOINT FILLER SHALL CONFORM TO ASTM D133. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH 1/4" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

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1	07/01/24	FILE PLANNING/ENGINEERING COMMENTS	KAS	CPM

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

SITE PLAN FOR BUDGET STORE & LOCK SELF STORAGE

SECTION 60
BLOCK 3
LOT 22.222

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

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PROJECT NUMBER: 24000891A DRAWING NAME: C-0115

SHEET TITLE: CONSTRUCTION DETAILS
SHEET NUMBER: C-9.1

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