

USE AND BULK REQUIREMENTS IN SC DISTRICT

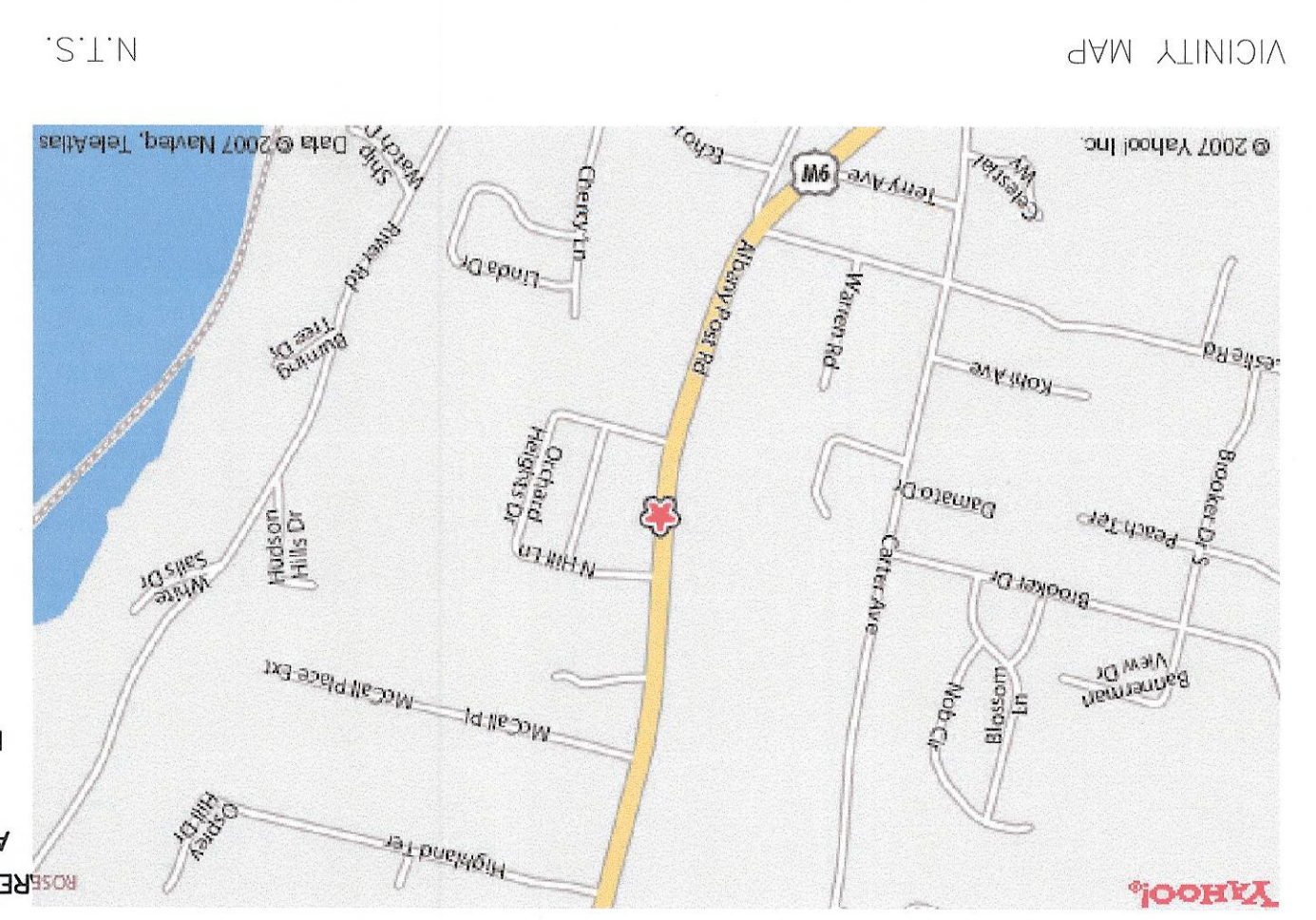
USERS SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD	LOT AREA (SQ FT)	LOT WIDTH (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	REAR YARD (FEET)	1 SIDE YARD (FEET)	BOTH SIDE YARDS (FEET)	LOT BUILDING HEIGHT (FEET)	LOT SURFACE COVERAGE (PERCENT)	MINIMUM REQUIRED				MAXIMUM PERMITTED	
										30'	40'	30'	20'		
SELF-STORAGE CENTERS IN ACCORDANCE WITH 185-35	3 ACRES	100'	125'	60'	60'	40'	30'	60'	30%	35'	60'	219'-6"	16.9%	13'	36.8%
PROPOSED DEVELOPMENT	4.8 ACRES	469'	616'	60'	60'	153'-9"	79'-10"	188'	30.0%	35'	79'-10"	219'-6"	16.9%	13'	36.8%
EXISTING BUILDING	4.8 ACRES	469'	222'	38'-10"	27'-4"	20'	20'	219'-6"	16.9%	13'	13'	219'-6"	16.9%	13'	36.8%

5 SITE INFORMATION

PROVIDED	REQUIRED	PARKING
21 CUSTOMER SPACES	15 SPACES	CUSTOMER PARKING = 15 SPACES
3 EMPLOYEE SPACES	3 SPACES	EMPLOYEE PARKING = 3 SPACES
20 TRUCK / 20 TRAILER MAX. SPACES	-	SPACES
PER RESOLUTION DATED FEB. 22, 2001	-	
NOTE: BUILDING CODE PROVIDED 1 ACCESSIBLE SPACE	RETAIL 1 PER 150 S.F.	
NOTE: PER SECT. 1106 / TABLE 1106.1 2006 NY STATE	SPACES	
PER SECT. 1106 / TABLE 1106.1 2006 NY STATE	21 CUSTOMER SPACES	
PER SECT. 1106 / TABLE 1106.1 2006 NY STATE	3 EMPLOYEE SPACES	
PER SECT. 1106 / TABLE 1106.1 2006 NY STATE	20 TRUCK / 20 TRAILER MAX. SPACES	
PER RESOLUTION DATED FEB. 22, 2001	-	
LOT BUILDING COVERAGE - 30% MAXIMUM	16.9%	EXISTING BUILDING COVERAGE
EXISTING BUILDING COVERAGE	12.9%	PROPOSED BUILDING COVERAGE
TOTAL BUILDING COVERAGE	30.0%	TOTAL BUILDING COVERAGE
LOT FLOOR AREA COVERAGE	16.9%	EXISTING BUILDING FLOOR AREA
EXISTING BUILDING FLOOR AREA	35,785 S.F.	EXISTING BUILDING FLOOR AREA
PROPOSED BUILDING FLOOR AREA	74,468 S.F.	PROPOSED BUILDING FLOOR AREA
TOTAL BUILDINGS FLOOR AREA	110,253 S.F.	TOTAL BUILDINGS FLOOR AREA
52.1%	-	
PARCEL LOT 1	0.541 AC.	PARCEL LOT 1
PARCEL LOT 2	4.316 AC.	PARCEL LOT 2
TOTAL LOT SIZE	4.8 AC.	TOTAL LOT SIZE

5 SITE MATERIAL KEY

EXISTING PAVEMENT	42,069 S.F.	=	20%
NEW CONCRETE PAVEMENT	14,660 S.F.	=	7%
NEW ASPHALT PAVEMENT	34,436 S.F.	=	16%
LANDSCAPE / N.A.O.S.	56,872 S.F.	=	27%

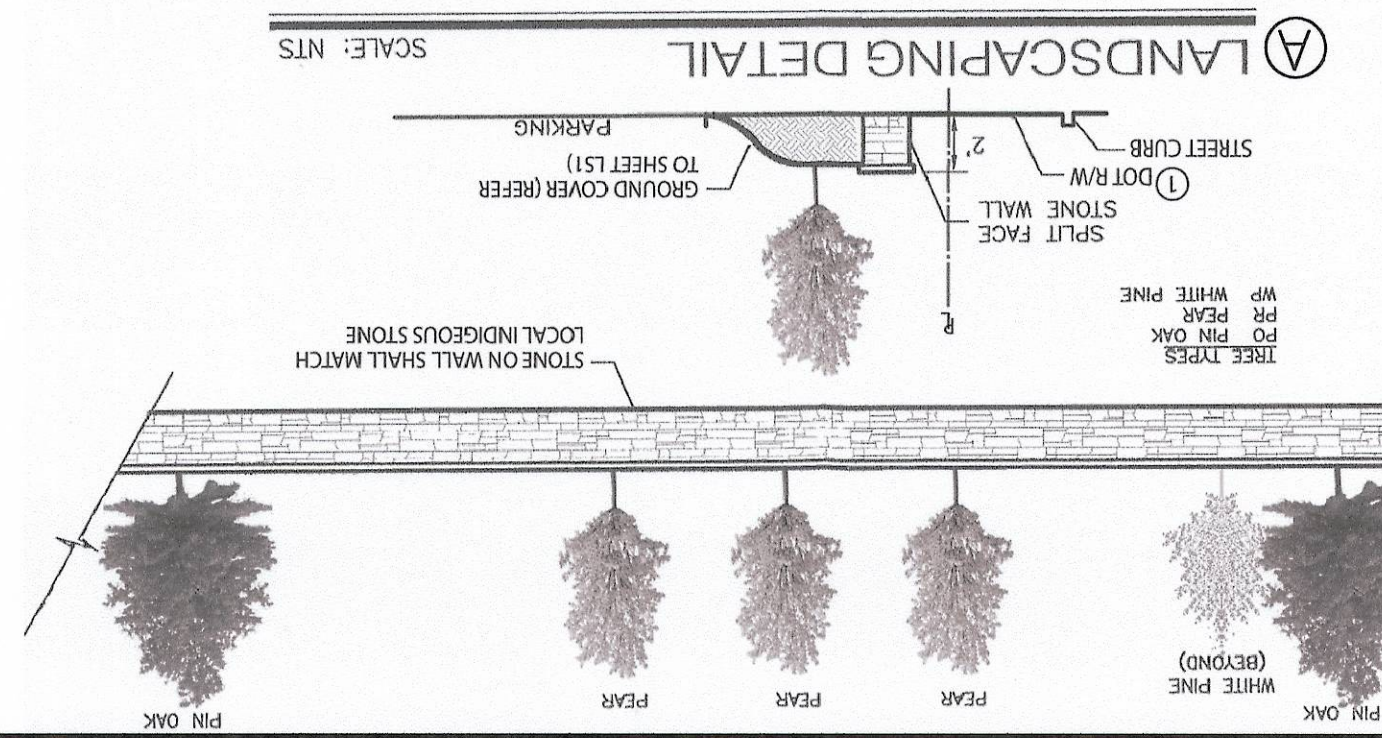
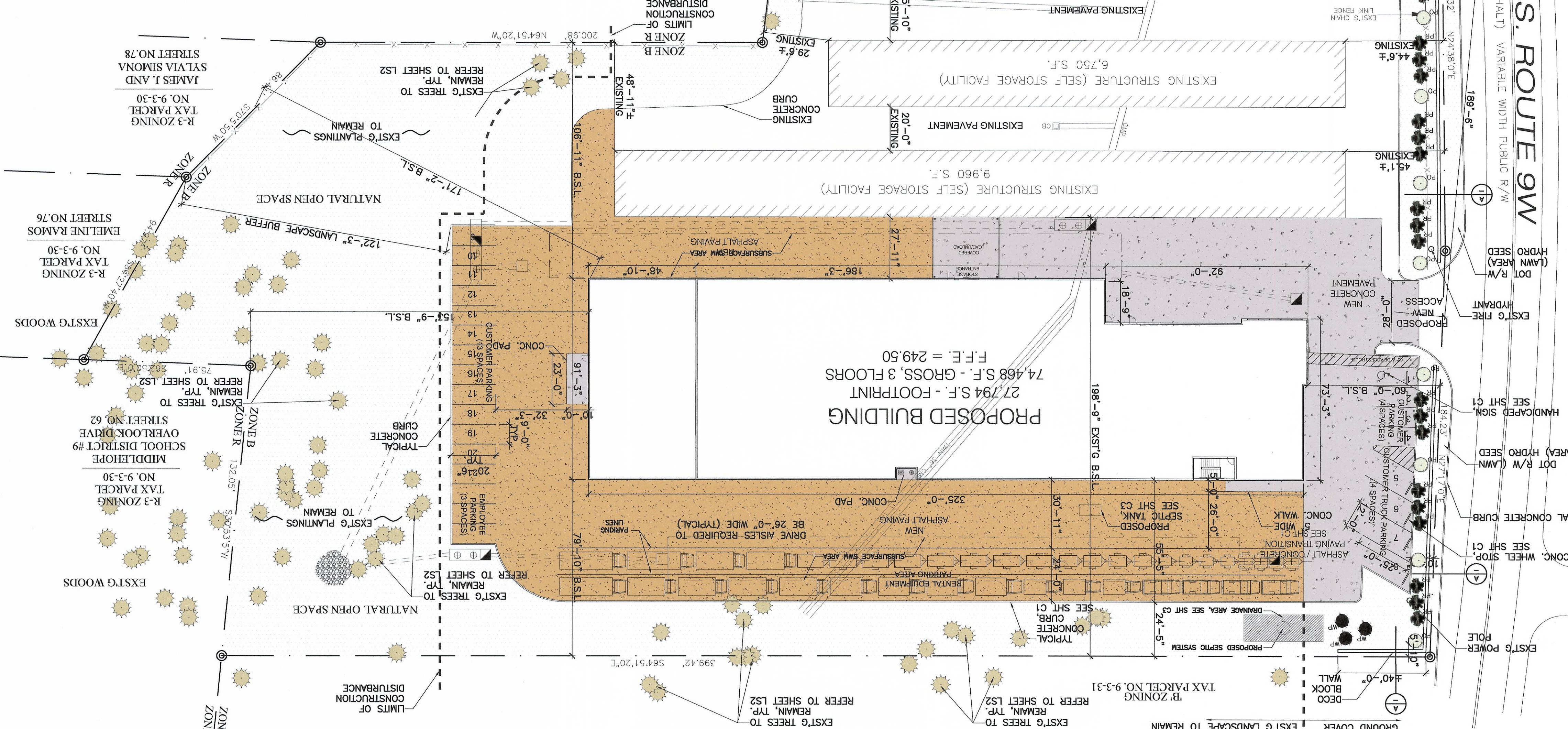


5 INDEX OF DRAWINGS

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C2	WATER SERVICE PLAN AND DETAIL
C3	SEPTIC SYSTEM PLAN AND DETAIL
C4	DRAINAGE PLAN AND DETAIL
C5	STORM MANAGEMENT PLAN AND DETAIL
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A6.1	SIGNAGE PLAN & BUILDING IMAGING
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LS1	ENLARGED LANDSCAPE PLAN ALONG 9W
LS2	EXISTING TREE PLAN

TOWN OF NEWBURGH, NY 12550
5336 ROUTE 9W
U-HAUL INTERNATIONAL
SITE DEVELOPMENT PLAN

2 U-HAUL PROPOSED SITE DEVELOPMENT PLAN



- 3 TREE PROTECTION NOTES**
- INSTALL ORANGE SAFETY FENCING ALONG THE DISTURBANCE LIMIT LINE.
 - WHEREVER INDIVIDUAL SPECIMEN TREES SHALL BE PRESERVED, INSTALL SAFETY FENCING ALONG OR OUTSIDE OF THE DRIP LINE OF THE TREE CANOPY OR ALONG THE EDGE OF GRADING LIMITS.
 - THEIR SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS BEYOND THE DISTURBANCE LIMITS. NO EQUIPMENT IS PERMITTED BEYOND DISTURBANCE LIMITS.
 - PROTECTION FENCING SHOULD REMAIN IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION PERIOD.
 - TREES SHALL BE FILLED WITHIN CLEARING LIMITS. TREES SHALL NOT BE FILLED INTO EXISTING WOODED AREAS OR TREES TO REMAIN.
 - TREE REPLACEMENT IS REQUIRED WHEREVER THERE ARE CLEARED BEYOND CLEARING LIMITS WITHOUT WRITTEN AUTHORIZATION FROM THE TOWN OF NEWBURGH. TREE REPLACEMENT SHALL BE EQUAL TO THE BASAL AREA OF ALL STUMPS THAT REMAIN. IF STUMPS DO NOT REMAIN, TREE REPLACEMENT SHALL BE EQUIVALENT TO NEARBY AREAS OF EXISTING FOREST COVER, AS DETERMINED BY THE LANDSCAPE ARCHITECTURAL CONSULTANT FOR THE TOWN OF NEWBURGH.
 - ELECTRIC & GAS SERVICE LOCATION AND DETAIL SHALL BE COORD W/ CENTRAL HUDSON GAS & ELECTRIC.

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
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4 PLEASANTVIEW AVE
NEWBURGH, NY 12550
TEL: 845-565-4447
FAX: 845-565-4428

ARCHITECT LOGO:
VALDINA CONSULTING ENGINEERS

PROFESSIONAL SEAL:
NO. 1 DATE 09/08 DP ORIGINAL PLANNING BOARD SUBMITTAL
2 07/15/10 DP REVISIONS TO INCL. OVERLAY DISTRICT & BLDG LAYOUT
3 10/05/10 DP REVISIONS PER CITY COMMENTS
4 10/25/10 DP PLANNING BOARD SUBMITTAL/REVISIONS
5 01/31/11 DP PLANNING BOARD RE-SUBMITTAL

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SITE ADDRESS:
U-Haul Storage Middlehope
5336 Route 9W
Newburgh, NY 12550

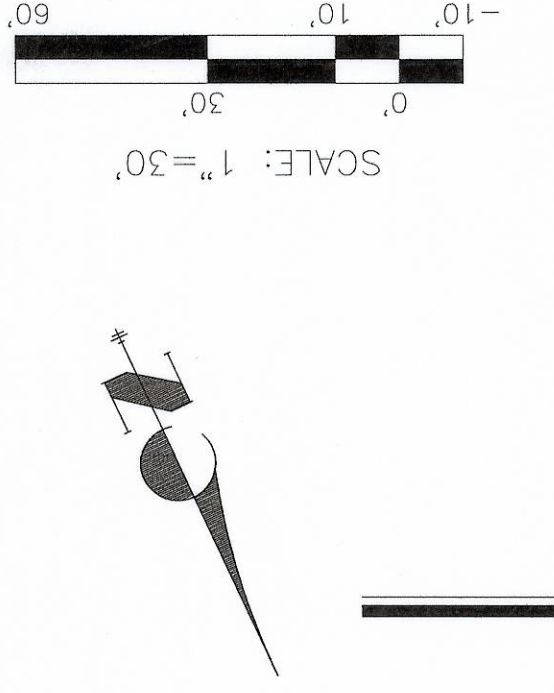
SHEET CONTENTS:
Architectural
Siteplan
with
Building Layout

884090

CHECKED: DP
DATE: 02/01/11

DRAWN: ASp1

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