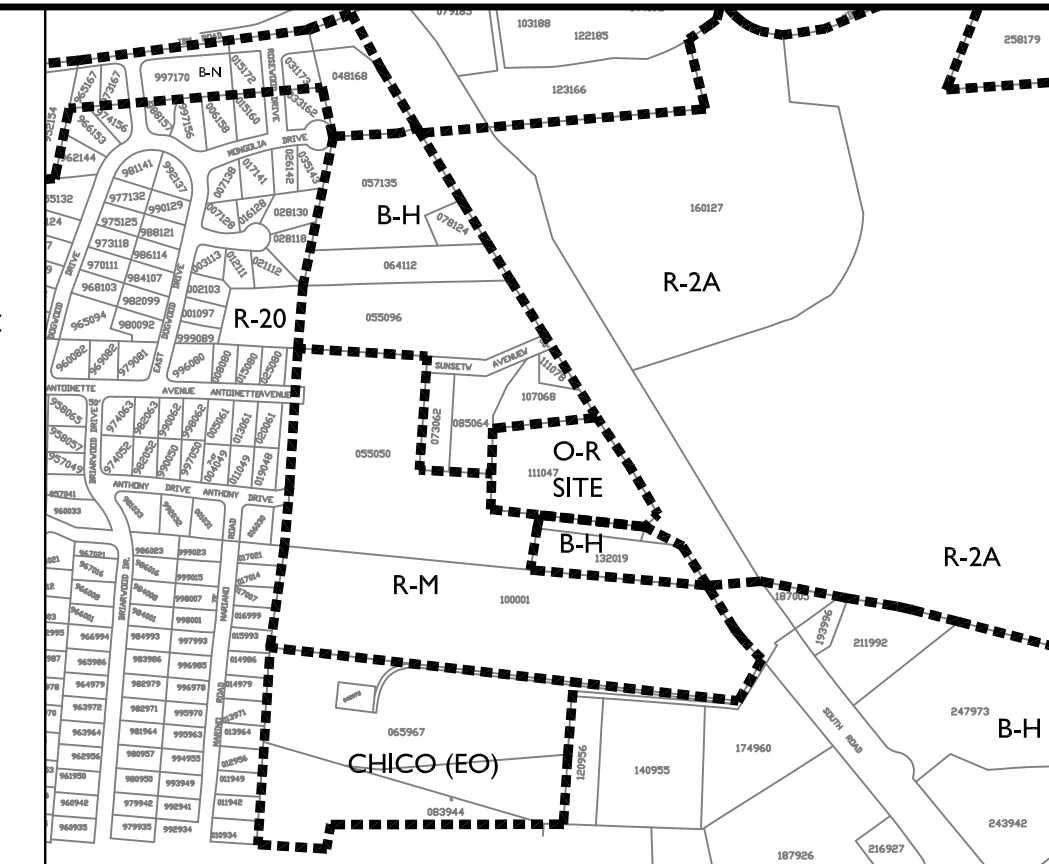




LEGEND

- PROPOSED CONCRETE CURB
- ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- SNOW STORAGE AREA
- DETECTABLE WARNING STRIP



EXISTING ZONING MAP
SCALE: 1"=500'

SUMMARY CHART			
ZONING INFORMATION			
PARCEL SIZE	3.02 ACRES		
TAX MAP IDENTIFICATION	6160-03-111047		
ZONING DISTRICT	EXISTING O-R (OFFICE RESEARCH) PROPOSED B-H ZONE (HIGHWAY BUSINESS)		
PROPOSED USE	RETAIL & RESTAURANT SPACE		
ZONING SUMMARY			
ITEM	CURRENT O-R	REQUIRED B-H	PROPOSED
MIN. LOT AREA	6 ACRES	2 ACRES	3.02 ACRES
MAX. BLDG HEIGHT	45' OR 3 STORIES	45' OR 3 STORIES	27'-6"
MIN. LOT FRONTAGE	500'	200'	235.4' (ROUTE 9)
MIN. LOT WIDTH	500'	200'	489.7' (ANTHONY DRIVE)
MIN. LOT DEPTH	600'	400'	282.91'
MIN. FRONT YARD SETBACK	200'	40'	40'
MIN. SIDE YARD SETBACK	100'	40'	N/A
MIN. REAR YARD SETBACK	100'	40'	66'
MIN. LANDSCAPE BUFFER	60'	30'	30'
MIN. LANDSCAPE BUFFER FROM RESIDENTIAL	100'	100'	100'
MAX. IMPERVIOUS SURFACE	75%	75%	66.6%
MAX. LOT COVERAGE	25%	25%	10.8%

NOTES:
 1. THE EXISTING PARCEL IS AN EXISTING NON-CONFORMING LOT. EXISTING BUILDING INFORMATION IS BASED UPON THE AUGUST 25, 2008 EXISTING CONDITIONS PLAN PREPARED BY FUSS AND O'NEILL.
 2. ADDITIONAL GREASE TRAPS MAY BE NECESSARY DEPENDENT ON TENANT USE.

PARKING SUMMARY CHART		
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RETAIL- 4 SPACES PER 1,000 SF OF FLOOR AREA	6,889 / 1000=28 SPACES	194 TOTAL SPACES PROVIDED
RESTAURANT- 10 SPACES PER 1,000 SF OF FLOOR AREA	7,163 / 1000=72 SPACES	
TOTAL REQ'D=100 SPACES		
MIN. PARKING DIMENSIONS	9ft x 18ft	9ft x 18ft
MIN. AISLE WIDTH	26 ft (TWO WAY)	26 ft (TWO WAY)

FIRE DISTRICT: ARLINGTON
 "KNOX BOX" REQUIRED PER DISTRICT SEE STANDARD FIRE DEPARTMENT NOTES ON SHEET NS-1.
 ACCESS MUST BE MAINTAINED TO THE FDC AT ALL TIMES THROUGHOUT THE YEAR INCLUDING THE WINTER MONTHS. ALL SHRUBS MUST BE TRIMMED OR MAINTAINED TO PREVENT BLOCKING ACCESS TO THE FDC.
TOWN OF PoughKEEPSIE NOTE:
 PRIOR TO THE CHAIRMAN'S SIGNATURE OF THE SITE PLAN, ALL REQUIRED EASEMENTS, AGREEMENTS, DECLARATIONS, AND OFFERS OF CESSION SHALL BE RECORDED WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK. THE FINAL FORM OF THE MAINTENANCE AGREEMENT AND ANY RELATED EASEMENT WILL BE THE SUBJECT TO THE REQUIREMENTS OF THE TOWN'S STORMWATER ORDINANCE AND MUST BE APPROVED BY THE ATTORNEY TO THE TOWN. SUCH INSTRUMENTS CONSIST OF THE FOLLOWING:
 A. STORM WATER MAINTENANCE AGREEMENT
 B. SIDEWALK MAINTENANCE AGREEMENT

SIGN LEGEND

NO.	LEGEND	QTY.
A		7
B		6
C		3
D		5
E		6
F		1
G		1
H		4

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS
 # SIGNS
 # SIGN LEGEND No.



PROPOSED PAINTED DIRECTIONAL ARROW (TYP)
 EXISTING BUS STOP AREA (TO REMAIN)
 PROPOSED MONUMENT SIGN

PROPOSED TRASH ENCLOSURE AREA
 PROPOSED BIKE RACK
 PROPOSED BENCHES
 PROPOSED YARD DRAIN (TYP)
 PROPOSED DETECTABLE WARNING (TYP)

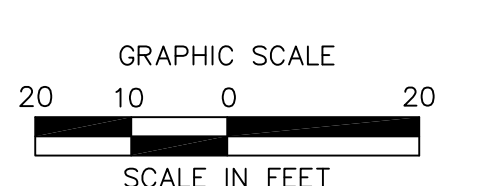
PROPOSED SNOW STORAGE AREA
 PROPOSED 5' WIDE CONCRETE SIDEWALK (TYP)
 PROPOSED 4" SOLID WHITE LINE (TYP)
 PROPOSED "STOP" SIGN 12" SOLID WHITE STOP BAR

PROPOSED TRASH ENCLOSURE AREA
 PROPOSED BIKE RACK
 PROPOSED BENCHES
 PROPOSED YARD DRAIN (TYP)
 PROPOSED DETECTABLE WARNING (TYP)

TRAFFIC DIRECTION ARROW TABLE

TRAFFIC DIRECTION (INFORMATIONAL):

TRAFFIC DIRECTION ARROW (PAINTED ON ASPHALT):



• Land Planning
 • Civil Engineering
 • Environmental Services
 • Land Surveying
 • Landscape Architecture
 85 Civic Center Plaza, Suite 103
 Poughkeepsie, NY 12601
 Tel: 845.243.2880 Fax: 845.265.8175
 160 West Street, Suite E
 Cromwell, CT 06416
 Tel: 860.635.2877 Fax: 860.635.4226
 www.lrcconsult.com
 Land Resource Consultants, Inc.
 LRC Engineering and Surveying, P.C.
 LRC Environmental Services, Inc.
 LRC Engineering and Surveying, LLC

SITE PLAN

2323 SOUTH ROAD

2323 SOUTH ROAD
 TOWN OF PoughKEEPSIE DUTCHESS COUNTY, NEW YORK

Designed	SMC	CAD File	SP12129701	Sheet No.
Drawn	SMC	Project No.	12-1297	SP-1
Checked	KFC	Date	05/26/15	
Approved	REM	Scale	1"=20'	

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