

SITE DATA

1. EXISTING ZONING: I-H (HEAVY INDUSTRY DISTRICT) TOWN OF POUGHKEEPSIE

2. BULK REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT AREA	4 ACRES	5.136 ACRES
MAX LOT COVERAGE	30%	18%
MIN. LOT WIDTH (FT)	200	NA
MIN. LOT DEPTH (FT)	400	NA
MAX. BUILDING HEIGHT (FT)	40 OR 3.5 STORIES	37' 8"
MIN. FRONT YARD SETBACK (FT)	50	113.6'
MIN. SIDE YARD SETBACK (FT)	50	51.0'
MIN. REAR YARD SETBACK (FT)	50	57.4'
MAXIMUM IMPERVIOUS AREA	90%	29.9%
PARKING SPACES	180	25
PARKING SPACES - ACCESSIBLE	2	2

*210-40 F(1) A LANDSCAPED BUFFER OF NOT LESS THAN 100 FEET IN DEPTH SHALL BE PROVIDED ALONG THE FRONT YARD, SIDE YARD, AND REAR YARD OF ANY LOT, EXCEPT WHERE THE NON RESIDENTIAL DEVELOPMENT ADJUTS A PROPERTY IN RESIDENTIAL USE, IN WHICH CASE THE SETBACKS AND LANDSCAPING FOR NONRESIDENTIAL AND MIXED-USE DEVELOPMENTS SHALL BE SUBJECT TO THE REQUIREMENTS OF 210-152A(2) OF THIS CHAPTER. ROADS, PATHWAYS, AND SIDEWALKS PROVIDING ACCESS THROUGH THE BUFFER ARE PERMITTED.

*210-40 F(3) NO STRUCTURE SHALL BE ERRECTED WITHIN 150 FEET OF A RESIDENTIAL DISTRICT BOUNDARY.

210-152. PLANNING BOARD STANDARDS FOR SITE PLAN APPROVAL.

A.(2) RELATIONSHIP OF NON RESIDENTIAL USES TO RESIDENTIAL DISTRICTS.

(a) SITE PLANS PROPOSED FOR NON RESIDENTIAL USES ADJACENT TO A RESIDENTIAL DISTRICT SHALL BE REVIEWED WITH REGARD TO THE IMPACT OF THE DEVELOPMENT ON THAT DISTRICT. THE PLANNING BOARD IS HEREBY EXPRESSLY AUTHORIZED TO REQUIRE SUCH ADDITIONAL FRONT, SIDE, AND REAR YARD SETBACKS AS MAY BE REQUIRED TO ENSURE THAT THE NON RESIDENTIAL USE DOES NOT INTERFERE WITH THE QUIET ENJOYMENT OF NEIGHBORING RESIDENTIAL PROPERTY LOCATED WITHIN A RESIDENTIAL DISTRICT.

(3) IF THE PROPERTY PROPOSED FOR DEVELOPMENT IS LOCATED IN A CENTER, A HAMLET, A BUSINESS, OR A COMMERCIAL DISTRICT, AND IS GREATER THAN TWO ACRES IN SIZE, AND ADJOINS PROPERTY LOCATED IN A RESIDENTIAL DISTRICT, ALL SITE IMPROVEMENTS SHALL BE SET BACK NOT LESS THAN 100 FEET FROM THE ADJACENT RESIDENTIAL LOT LINE.

DRIVEWAY	STOPPED SIGHT DISTANCE POSTED SPEED 25 MPH / DESIGN SPEED 40 MPH		ISD PROVIDED	
	LEFT	RIGHT	LEFT	RIGHT
COMMERCIAL DRIVE	390	390	>700'	>700'

*SSD FOR 45 MPH = 305'

PARKING NOTES

- LONG TERM VEHICLE PARKING IS NOT PERMITTED ON SITE

OUTDOOR STORAGE

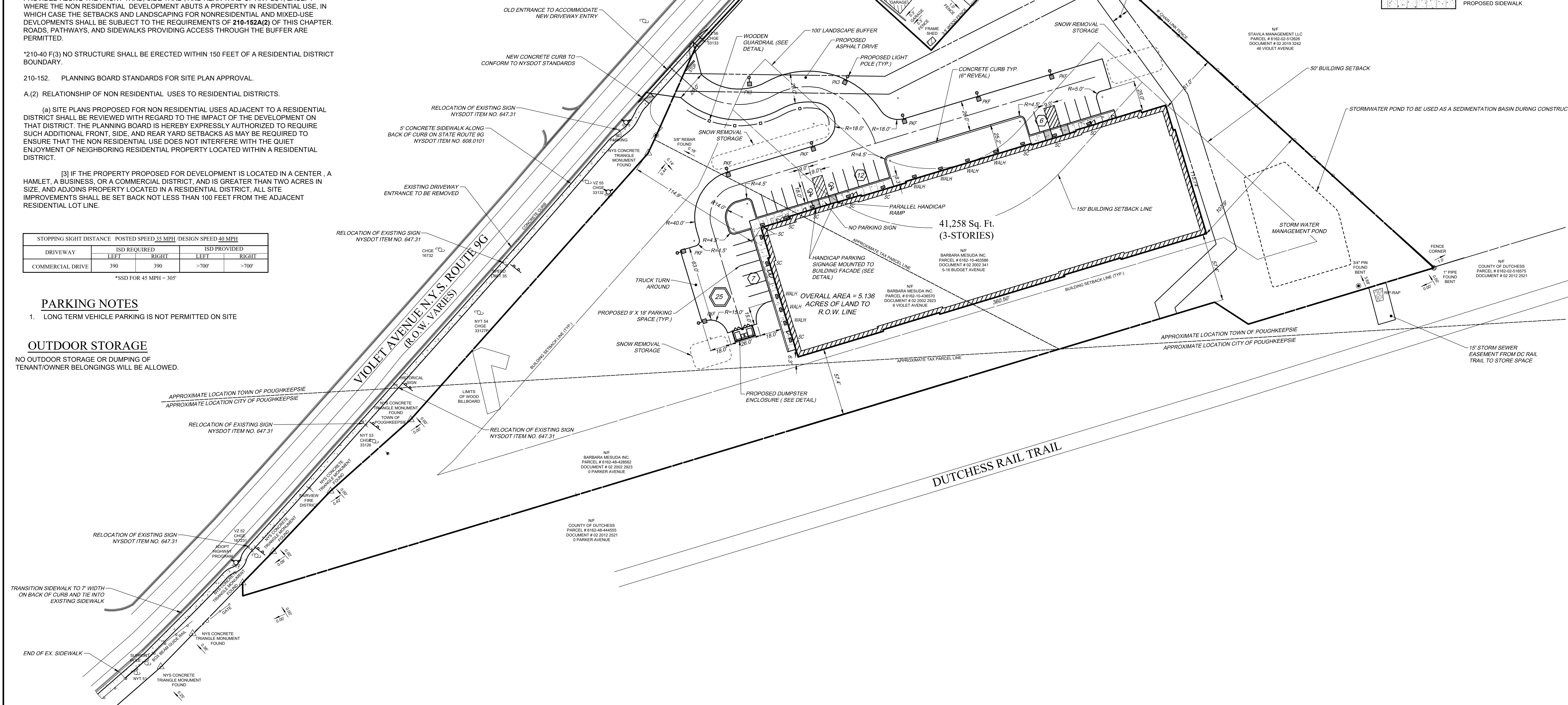
NO OUTDOOR STORAGE OR DUMPING OF TENANT/OWNER BELONGINGS WILL BE ALLOWED.

SIGN LEGEND

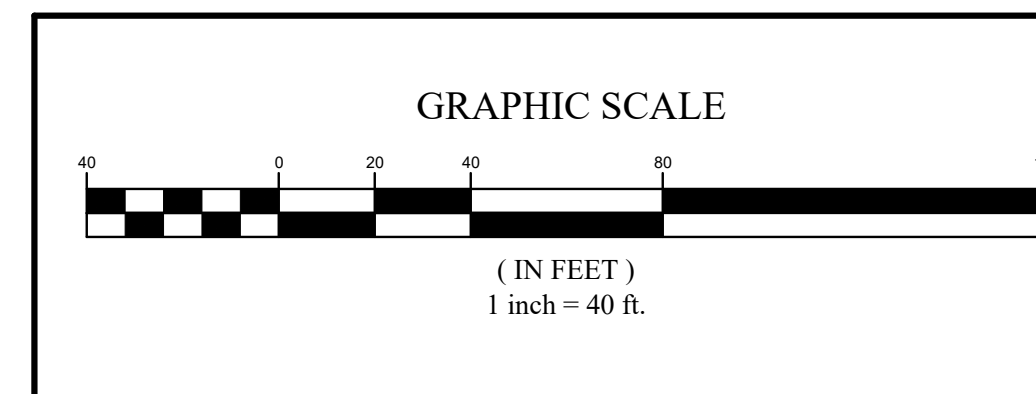
SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT	QNT.
RESERVED PARKING	NY R7-8	-MOD	12"x18" BLUE AND GREEN ON WHITE	"C"	60" MIN.	2
NO PARKING ANY TIME	R7-1		12"x18" RED ON WHITE	"C"	60" MIN.	1

SITE LINE LEGEND

	PARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY LINE
	EXISTING ADJACENT PROPERTY LINE
	MIN. BUILDING SETBACK
	CENTER LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING
	EXISTING CONCRETE CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING CONC. PAD/ CONC. SIDEWALK
	EXISTING GUARD RAIL
	EXISTING TREES, HEDGE, EDGE OF WOODS
	EXISTING STOCKADE & CHAIN LINK FENCE
	EXISTING UTILITY POLE, GUY ANCHOR & UTILITY POLE WITH LIGHT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CONCRETE CURB
	PROPOSED BUILDING
	PROPOSED SIDEWALK



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



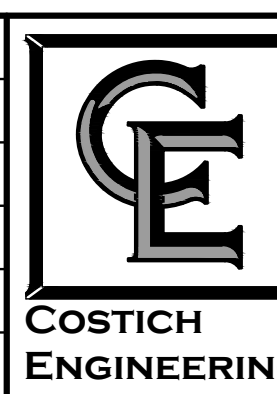
NO.	DATE	REVISION	BY	CHKD.	APPLS.
2	3/24/2022	REVISIONS PER TOWN COMMENTS	SCM	ERG	
1	2/18/2022	REVISIONS PER TOWN COMMENTS	WTA	ERG	

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PROJECT ENGINEER
E.R.G.
DRAWN BY
R.C.C.
BOUNDARY
D.T.H.
TOPOGRAPE
D.T.H.
DATE
12/22/2021
SCALE
1"=40'



- CIVIL ENGINEERING
 - LAND SURVEYING
 - LANDSCAPE ARCHITECTURE
- 217 LAKE AVENUE
ROCHESTER, NY 14609
(585) 458-3020

TITLE OF PROJECT STORE SPACE VIOLETTE AVENUE N.Y.S. ROUTE 9G	TITLE OF DRAWING SITE PLAN
LOCATION OF PROJECT TAX PARCEL NO.'S 6162-10-436570, 6162-10-463586 & 6162-48-428562 CITY AND TOWN OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK	CLIENT STORE SPACE 330 E. CROWN POINT ROAD WINTER GARDEN, FLORIDA 34787
DWG. # 8156 CA110 SHEET 3 OF 12	