

TAX MAP INFORMATION:
 TOWN OF Poughkeepsie
 SECTION 6159, BLOCK 03, LOT 413250
AREA:
 TOTAL PROJECT ACREAGE : 8.8 ACRES

SITE LEGEND:

- PROPERTY LINE
- - - SETBACK LINE
- ▭ BUILDING
- ▭ PAVEMENT
- ▭ ROAD CENTER LINE
- ▭ SIDEWALK
- ▭ CURB
- ▭ WING GUTTER
- ▭ GRAVEL DRIVEWAY
- ▭ WORK LIMITS
- ▭ GUDEMAIL
- ▭ CHAIN LINK FENCE
- ▭ CONCRETE SURFACE
- ▭ ROAD LINING & STRIPING
- ▭ GRAVEL SURFACE
- ① SIGN
- ② 2 POSTED SIGN
- BOLLARD
- MAILBOX
- ②⑤ PARKING COUNT
- ▭ APPROXIMATE ACM EXTENTS

BULK TABLE:

ZONING DISTRICT: HIGHWAY BUSINESS (B-H)

ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	8.8
MINIMUM REQUIRED FRONTAGE	200 FT	145* FT
MINIMUM YARDS		
FRONT	40 FT	53 FT (DRIVE-THRU)
SIDES	40 FT	40 FT (RETAIL)
REAR	100** FT	45.5*** FT (RETAIL)
MAXIMUM LOT COVERAGE	25%	16.4%
MAXIMUM IMPERVIOUS AREA	75%	51.8%
MAXIMUM HEIGHT	45 FT	<45 FT
PARKING SPACES - FAST FOOD DRIVE-THRU	10 SPACES PER 1,000 SF	18 SPACES PROVIDED (18 REQUIRED)
PARKING SPACES - RETAIL	4 SPACED PER 1,000 SF	263 SPACES PROVIDED (249 REQUIRED)
*EXISTING NON-COMFORMANCE		

**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.
 ***VARIANCE WILL BE REQUIRED

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NOT FOR CONSTRUCTION

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COSTELLO CONSTRUCTION
 10211 WINCOPIN CIRCLE
 SUITE 100
 COLUMBIA, MD 21044

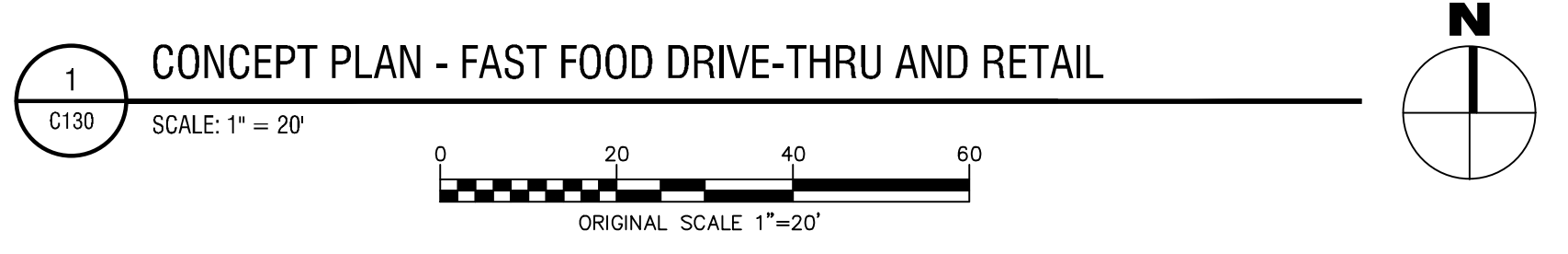
1984 SOUTH ROAD
 1984 SOUTH RD
 Poughkeepsie, NY 12601
 DUTCHESS COUNTY

NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER:	2241122	
DRAWN BY:		
REVIEWED BY:		
ISSUED FOR:	CONCEPT PLAN	
DATE:	06/24/2024	
DRAWING NAME:		

CONCEPT PLAN - FAST FOOD DRIVE-THRU AND RETAIL

DRAWING NUMBER:

C130



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