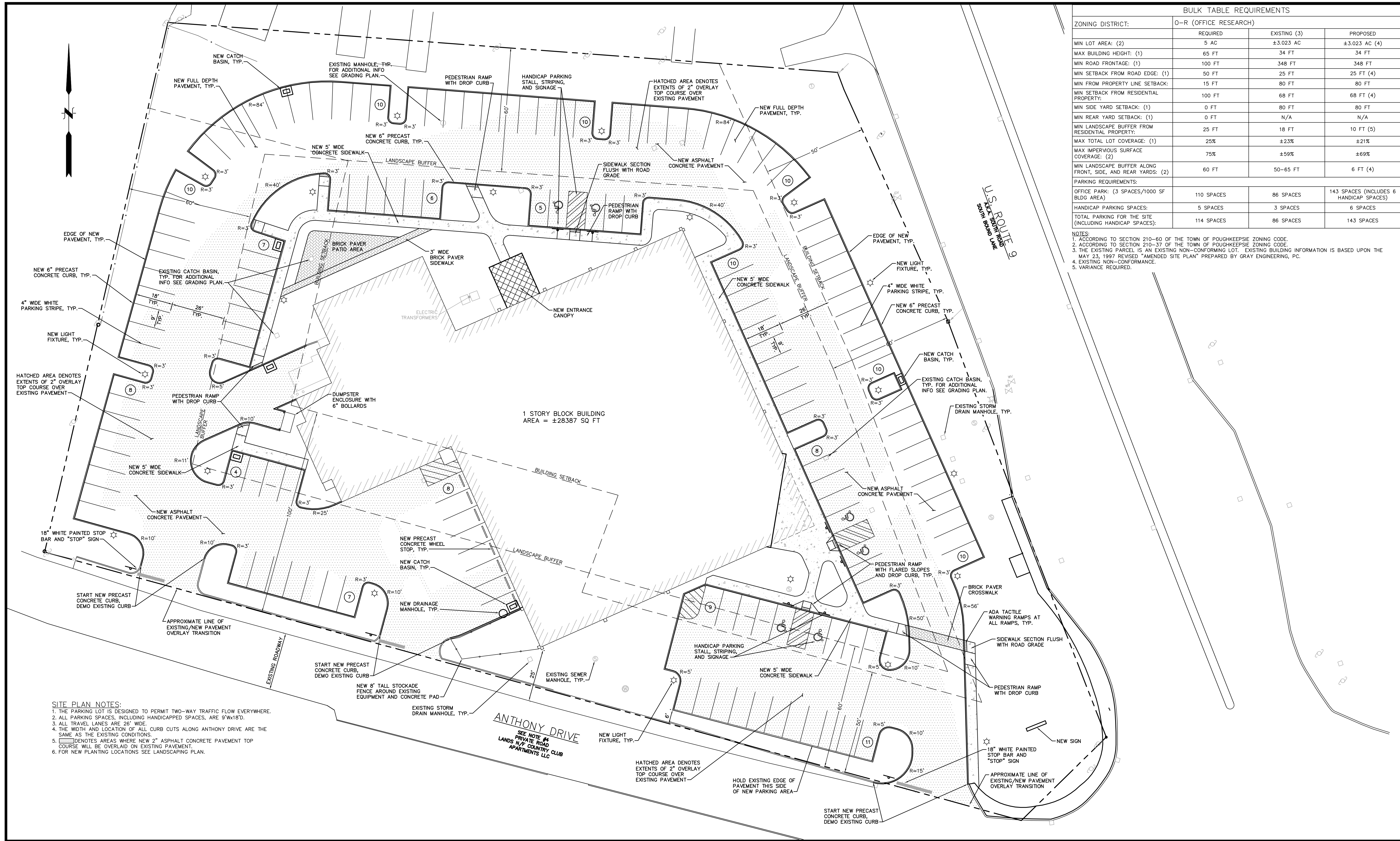


File Path: F:\P2008\0806\A\INDWG\Plan\080606A1NSTP001.dwg, Layout: C-110 SITE, Fri, Aug 22, 2008 - 4:13 PM, User: CZabzi
 LMAN: C-110 SITE
 CTB: F&O STANDARD
 LGS: WORLD
 LMS VIEW: 1:20



BULK TABLE REQUIREMENTS			
ZONING DISTRICT:	O-R (OFFICE RESEARCH)		
	REQUIRED	EXISTING (3)	PROPOSED
MIN LOT AREA: (2)	5 AC	±3.023 AC	±3.023 AC (4)
MAX BUILDING HEIGHT: (1)	65 FT	34 FT	34 FT
MIN ROAD FRONTAGE: (1)	100 FT	348 FT	348 FT
MIN SETBACK FROM ROAD EDGE: (1)	50 FT	25 FT	25 FT (4)
MIN FROM PROPERTY LINE SETBACK:	15 FT	80 FT	80 FT
MIN SETBACK FROM RESIDENTIAL PROPERTY:	100 FT	68 FT	68 FT (4)
MIN SIDE YARD SETBACK: (1)	0 FT	80 FT	80 FT
MIN REAR YARD SETBACK: (1)	0 FT	N/A	N/A
MIN LANDSCAPE BUFFER FROM RESIDENTIAL PROPERTY:	25 FT	18 FT	10 FT (5)
MAX TOTAL LOT COVERAGE: (1)	25%	±23%	±21%
MAX IMPERVIOUS SURFACE COVERAGE: (2)	75%	±59%	±69%
MIN LANDSCAPE BUFFER ALONG FRONT, SIDE, AND REAR YARDS: (2)	60 FT	50-65 FT	6 FT (4)
PARKING REQUIREMENTS:			
OFFICE PARK: (3 SPACES/1000 SF BLDG AREA)	110 SPACES	86 SPACES	143 SPACES (INCLUDES 6 HANDICAP SPACES)
HANDICAP PARKING SPACES:	5 SPACES	3 SPACES	6 SPACES
TOTAL PARKING FOR THE SITE (INCLUDING HANDICAP SPACES):	114 SPACES	86 SPACES	143 SPACES

NOTES:
 1. ACCORDING TO SECTION 210-60 OF THE TOWN OF POUGHKEEPSIE ZONING CODE.
 2. ACCORDING TO SECTION 210-37 OF THE TOWN OF POUGHKEEPSIE ZONING CODE.
 3. THE EXISTING PARCEL IS AN EXISTING NON-CONFORMING LOT. EXISTING BUILDING INFORMATION IS BASED UPON THE MAY 23, 1997 REVISED "AMENDED SITE PLAN" PREPARED BY GRAY ENGINEERING, PC.
 4. EXISTING NON-CONFORMANCE.
 5. VARIANCE REQUIRED.

SITE PLAN NOTES:
 1. THE PARKING LOT IS DESIGNED TO PERMIT TWO-WAY TRAFFIC FLOW EVERYWHERE.
 2. ALL PARKING SPACES, INCLUDING HANDICAPPED SPACES, ARE 9'Wx18'D.
 3. ALL TRAVEL LANES ARE 26' WIDE.
 4. THE WIDTH AND LOCATION OF ALL CURB CUTS ALONG ANTHONY DRIVE ARE THE SAME AS THE EXISTING CONDITIONS.
 5. [Hatched Area] DENOTES AREAS WHERE NEW 2" ASPHALT CONCRETE PAVEMENT TOP COURSE WILL BE OVERLAID ON EXISTING PAVEMENT.
 6. FOR NEW PLANTING LOCATIONS SEE LANDSCAPING PLAN.

ANTHONY DRIVE
 SEE NOTE #4
 PRIVATE ROAD
 LANDS N.Y. COUNTRY CLUB
 APARTMENTS LLC

No.	DATE	DESCRIPTION	BY
1.			
REVISIONS			

PROJ. MANAGER:	KEL	SEAL	
CHIEF DESIGNER:	CMZ	SEAL	
REVIEWED BY:	DATE		

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF THIS DOCUMENT IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE:
 HORIZ.: 1" = 20'
 VERT.:
 DATUM:
 HORIZ.:
 VERT.:
 GRAPHIC SCALE

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PAGE PARK ASSOCIATES
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 ONE PAGE PARK
 TOWN OF POUGHKEEPSIE DUTCHESS COUNTY, NEW YORK

PROJ. No.: 20080806.A1N
 DATE: AUGUST 25, 2008
C-110
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