

POPEYES LOUISIANA CHICKEN RESTAURANT WAPPINGERS PLAZA

TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK

05/03/2021

REVISED: 06/14/2021

OWNER / APPLICANT:

THE PARIKH NETWORK
100 MENLO PARK MALL
SUITE 500
EDISON, NY 08837

TAX MAP INFORMATION:

TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK
SECTION 6157, BLOCK 02, LOT 653974
TOTAL PARCEL ACREAGE: 12.97 ACRES

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:

CHAZEN ENGINEERING, LAND SURVEYING &
LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET,
POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

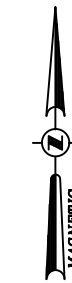
BULK TABLE:

ZONING DISTRICT: SHOPPING CENTER DISTRICT (SC)

ZONING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5 ACRES	12.97 ACRES	12.97 ACRES
MINIMUM LOT WIDTH	500 FT	1031.70 FT	1031.70 FT
MINIMUM LOT DEPTH	500 FT	388.33 FT	388.33 FT
MINIMUM STREET FRONTAGE	300 FT	1558.39 FT	1558.39 FT
MINIMUM FRONT YARD FROM COUNTY/STATE HIGHWAY	75 FT	78.68 FT	78.68 FT
MINIMUM SIDE YARD	50 FT	297.68 FT	297.68 FT
MINIMUM REAR YARD	50 FT	311.55 FT	311.55 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES/35 FT	1 STORY/25 FT	1 STORY/25 FT
MAXIMUM BUILDING COVERAGE	20%	21%	21%
MAXIMUM FLOOR AREA RATIO	0.3	0.21	0.21
MAXIMUM IMPERVIOUS SURFACE	75%	88.90%	88.72%
MINIMUM LANDSCAPED OPEN SPACE	25%	11.10%	11.28%
MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR POPEYES	28	29	28

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1	1	G001	06/14/21	TITLE SHEET
2	0	G002	05/03/21	NOTES & LEGENDS
3	0		04/29/21	RESTAURANT PARCEL LANDS OF WAPPINGER SHOPPING CENTER LLC
4	1	C120	06/14/21	SITE DEMOLITION AND REMOVALS PLAN
5	0	C130	05/03/21	SITE LAYOUT AND LANDSCAPE PLAN
6	0	C140	05/03/21	GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN
7	0	C150	05/03/21	UTILITY PLAN
8	0	C160	05/03/21	VEHICLE MANEUVERING PLAN
9	0	C170	06/14/21	PHOTOMETRIC LIGHTING PLAN
10	0	C530	05/03/21	SITE DETAILS
11	0	C531	05/03/21	SITE DETAILS & NOTES
12	0	C570	05/03/21	SANITARY SEWER DETAILS
13	0	C571	05/03/21	WATER DETAILS



LOCATION MAP
SCALE: 1"=400'

SITE DEVELOPMENT PLANS - FOR REVIEW ONLY

Dig Safely. New York

- Call Before You Dig
 - Wait The Required Time
 - Confirm Utility Response
 - Respect The Marks
 - Dig With Care
- 800-962-7962**
www.digsafelynewyork.com



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rev.	date	REVISIONS PER TOWN COMMENTS	description
1	06/14/21		

POPEYES LOUISIANA CHICKEN RESTAURANT
1490 NYS ROUTE 9

TITLE SHEET

TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK

designed	checked
LL	CPL
date	scale
05/03/21	NA
project no.	
82110.00	
sheet no.	
G001	