ILLUSTRATIVE SITE PLAN
NEPTUNE COMMERCE CENTER
U.S. ROUTE 9 @ NEPTUNE ROAD
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, STATE OF NEW YORK
LRC GROUP
Land Planning
Civil Engineering
Environmental Services
Land Surveying
Landscape Architecture
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LRC Environmental Services, Inc.
Design/Calcs
Drawn
Checked
Approved
CAD File Neptune_Base.dwg
Project No. 09-987
Date 07-28-2020
Scale 1"=40'
Sheet No.
ZONING DISTRICTS: B-H & CHCO
Lands Now or Formerly of JAMES R. MULCAHY DOC# 02-2000-8937 6159-01-140955 Filed Map# 10071
Lands Now or Formerly of HARRIET KIRSCHENBAUM DOC. #02-2007-4432 14-6159-01-123903
PARCEL I AREA=2.532 ACRES
S02°31'24"W
N02°31'24"E
6 NEPTUNE RD: MIXED USE
TENANTS: THE GRAVITY VAULT; ICR INC.
35,408 SF
2 NEPTUNE RD: MIXED USE
TENANTS: BOUNCE; CRUNCH FITNESS
49,733 SF
RESTAURANT
3,602 SF
67 SEATS
DRIVE THRU ONLY
DUNKIN DONUTS
4,960 SF
76 SEATS
SOUTHBOUND LANES ROUTE 9
NORTHBOUND LANES ROUTE 9
PYLON SIGN
PYLON SIGN
PYLON SIGN
TRAFFIC SIGNAL
NEPTUNE ROAD
(50' WIDE)
STOP