

2890 Route 9D
POUGHKEEPSIE, NY | DUTCHESS COUNTY



4.39 COMMERCIAL ACRES

LOCATED IN RETAIL CORRIDOR



Property Highlights

- Level 4.39 acre commercial parcel in excellent location, sited near the heart of the Poughkeepsie Route 9 Retail Corridor near the intersections of Route 9, 9D and Vassar Road, and across from the South Hills Mall side access
- Zoned Highway Business with traffic light access
- High visibility with a traffic count of 12,805 AADT (2010) on NY RT 9D and 40,738 AADT (2002) on US RT 9 at the intersection with NY RT 9D
- Municipal water, sewer, gas



LEVEL 4.39 ACRE PARCEL

For more information, please contact:

RANALD M. MEAGHER
Real Estate Salesperson
+1 845 702 0761
rmeagher@pyramidbrokerage.com

PYRAMID BROKERAGE COMPANY
356 Meadow Avenue, 2nd Floor
Newburgh, NY 12550
845 522 5900 • Fax: 845 522 5970
pyramidbrokerage.com

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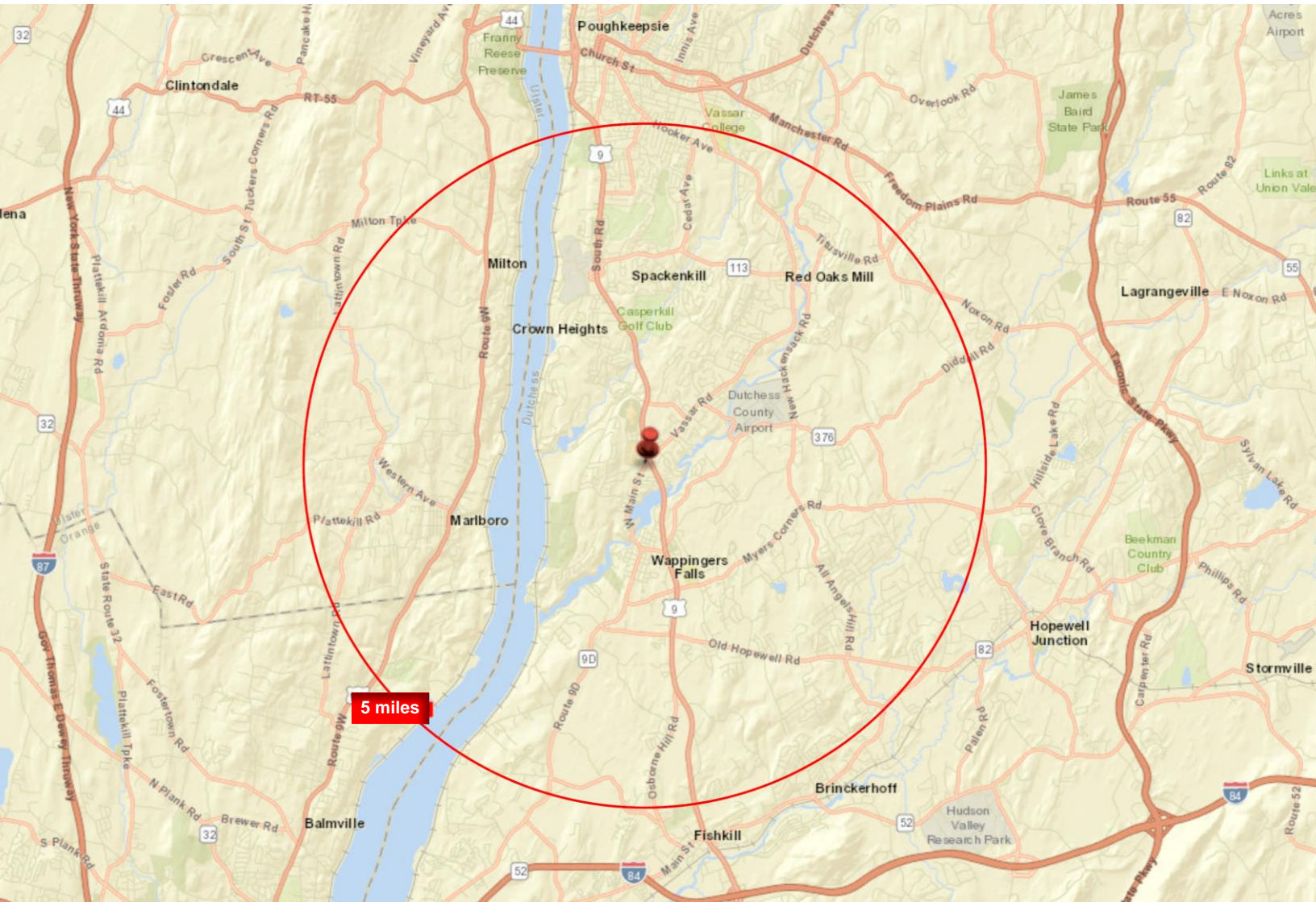
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5 MILE RADIUS

MAP & DEMOGRAPHICS



DEMOGRAPIC SUMMARY	5 MILES
Population	72,909
Households	27,461
Average HH Income	\$104,6598
Source: US Census Bureau, Census 2010 Summary File 1; Esri forecasts for 2018	

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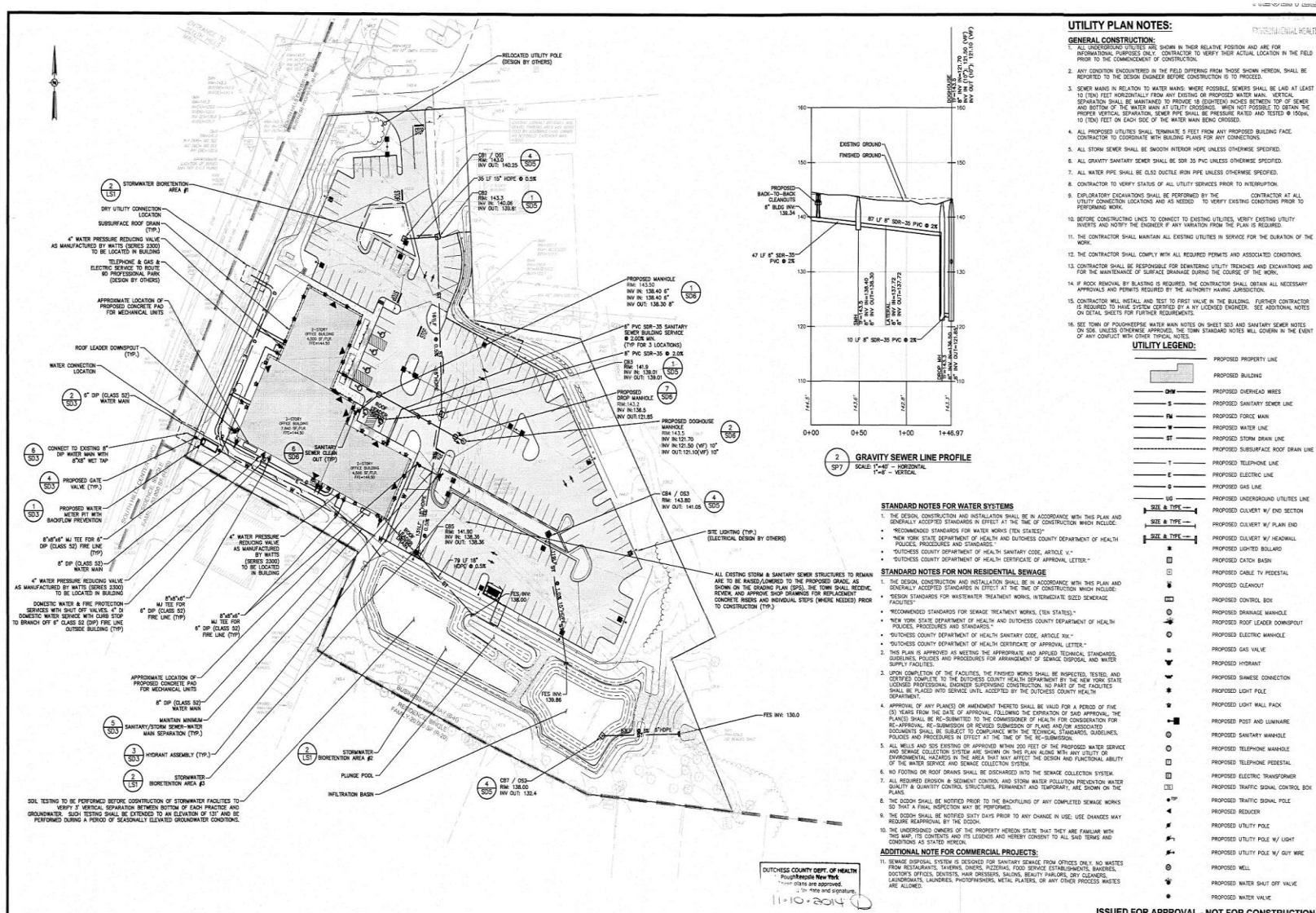
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ORIGINAL SITE PLAN



UTILITY PLAN NOTES:

- GENERAL CONSTRUCTION:
 1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 2. ANY CONDITIONS ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS PROCEEDED.
 3. SEWER MAINS IN RELATION TO WATER MAINS WHERE POSSIBLE, SEWERS SHALL BE Laid AT LEAST 10 FEET VERTICAL SEPARATION FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150 PSI, 10 FEET FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
 4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FOOTPRINT. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
 5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE SPECIFIED.
 6. ALL GRAVITY SANITARY SEWER SHALL BE 300-36 PVC UNLESS OTHERWISE SPECIFIED.
 7. ALL WATER PIPE SHALL BE CLASS DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
 8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITIES SERVICES PRIOR TO INTERFERING.
 9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
 10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY DEPTHS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
 11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
 12. THE CONTRACTOR SHALL COMPLY WITH ALL UTILITIES PERMITS AND ASSOCIATED CONDITIONS.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR REINVESTING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
 14. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
 15. CONTRACTOR WILL INSTALL AND TEST TO FIRST VALVE IN THE BUILDING. FURTHER CONSTRUCTION IS REQUIRED TO HAVE SYSTEM OPERATED BY A LICENSED ENGINEER. SEE ADDITIONAL NOTES ON SPECIAL SHEETS FOR FURTHER REQUIREMENTS.
 16. SEE TOWN OF POUGHKEEPSIE WATER MAIN NOTES ON SHEET S01 AND SANITARY SEWER NOTES ON SHEET S02 FOR APPROVED, THE TOWN STANDARD NOTES WILL GOVERN IN THE EVENT OF ANY CONFLICT WITH OTHER TYPICAL NOTES.

UTILITY LEGEND:

- | | |
|--|-------------------------------------|
| | PROPOSED PROPERTY LINE |
| | PROPOSED BUILDING |
| | PROPOSED OVERHEAD WIRES |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED FORCE MAIN |
| | PROPOSED WATER LINE |
| | PROPOSED STORM DRAIN LINE |
| | PROPOSED SUBSURFACE ROOF DRAIN LINE |
| | PROPOSED TELEPHONE LINE |
| | PROPOSED ELECTRIC LINE |
| | PROPOSED GAS LINE |
| | PROPOSED UNDERGROUND UTILITIES LINE |
| | PROPOSED CURBSIDE W/ END SECTION |
| | PROPOSED CULVERT W/ PLAIN END |
| | PROPOSED CULVERT W/ ARCH END |
| | PROPOSED LIGHTED BOLLARD |
| | PROPOSED CATCH BASIN |
| | PROPOSED CABLE TV PEDESTAL |
| | PROPOSED CLEATOUT |
| | PROPOSED UNDERGROUND UTILITY BOX |
| | PROPOSED DRAINAGE MANHOLE |
| | PROPOSED ROOF LEADER DOWNSPOUT |
| | PROPOSED ELECTRIC MANHOLE |
| | PROPOSED GAS VALVE |
| | PROPOSED HYDRANT |
| | PROPOSED SEWER CONNECTION |
| | PROPOSED LIGHT POLE |
| | PROPOSED LIGHT WALL PACK |
| | PROPOSED POST AND LUNcheon |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED TRAFFIC SIGNAL POLE |
| | PROPOSED RECEPTOR |
| | PROPOSED UTILITY POLE |
| | PROPOSED UTILITY POLE W/ LIGHT |
| | PROPOSED UTILITY POLE W/ OUT WIRE |
| | PROPOSED WELL |
| | PROPOSED WATER SHUT OFF VALVE |
| | PROPOSED WATER VALVE |

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION

10/27/14 REVISED PER TOWN COMMENTS
8/7/14 REVISED PER TOWN COMMENTS
7/12/14 REVISED PER TOWN COMMENTS
6/12/14 REVISED PER TOWN COMMENTS
5/29/14 REVISED PER TOWN COMMENTS
5/29/14 REVISED PER TOWN COMMENTS
5/29/14 REVISED PER TOWN COMMENTS
5/22/14 GENERAL REVISIONS

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

THE CHAZEN COMPANIES
Engineering/Design
Planners
Environmental Scientists
Landscape Architects

RT.90 PROFESSIONAL PARK
UTILITY PLAN
TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

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checked by [signature]
date 8/22/14
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