



LOT REQUIREMENTS:

AREA	REQUIRED	EXISTING	PROPOSED
FRONT YARD	75'	58.5'	31.82'
SIDE YARD	50'	>50'	>50'
REAR YARD	50'	N/A	>50'
HEIGHT	35' MAX	35'	20'
PERMEABILITY	25% MIN	11.0%	11.6%
FAR	.300	.224	.221
TOTAL BUILDING FOOTPRINT	20% MAX	126,842 S.F. / 565,409 S.F. = 22.4%	125,063 S.F. / 565,409 S.F. = 22.1%
PARKING SPACES	4.5 SPACES PER 1000 S.F. GFLA = 571	618	614
PARKING TO BUILDING RATIO	1 SPACE PER 222.14 BUILDING GFLA	1 SPACE PER 205.25 BUILDING GFLA	1 SPACE PER 206.58 BUILDING GFLA



H. SCALE: 1" = 50'



COAR 017476
EXPIRES: 06/30/2026

JOHN W KELLY PE ENGINEERING D.P.C.
1070 W. SYCAMORE ST
SPRINGFIELD, MO 65810
Ph: 417-888-0645 Fax: 417-888-0657



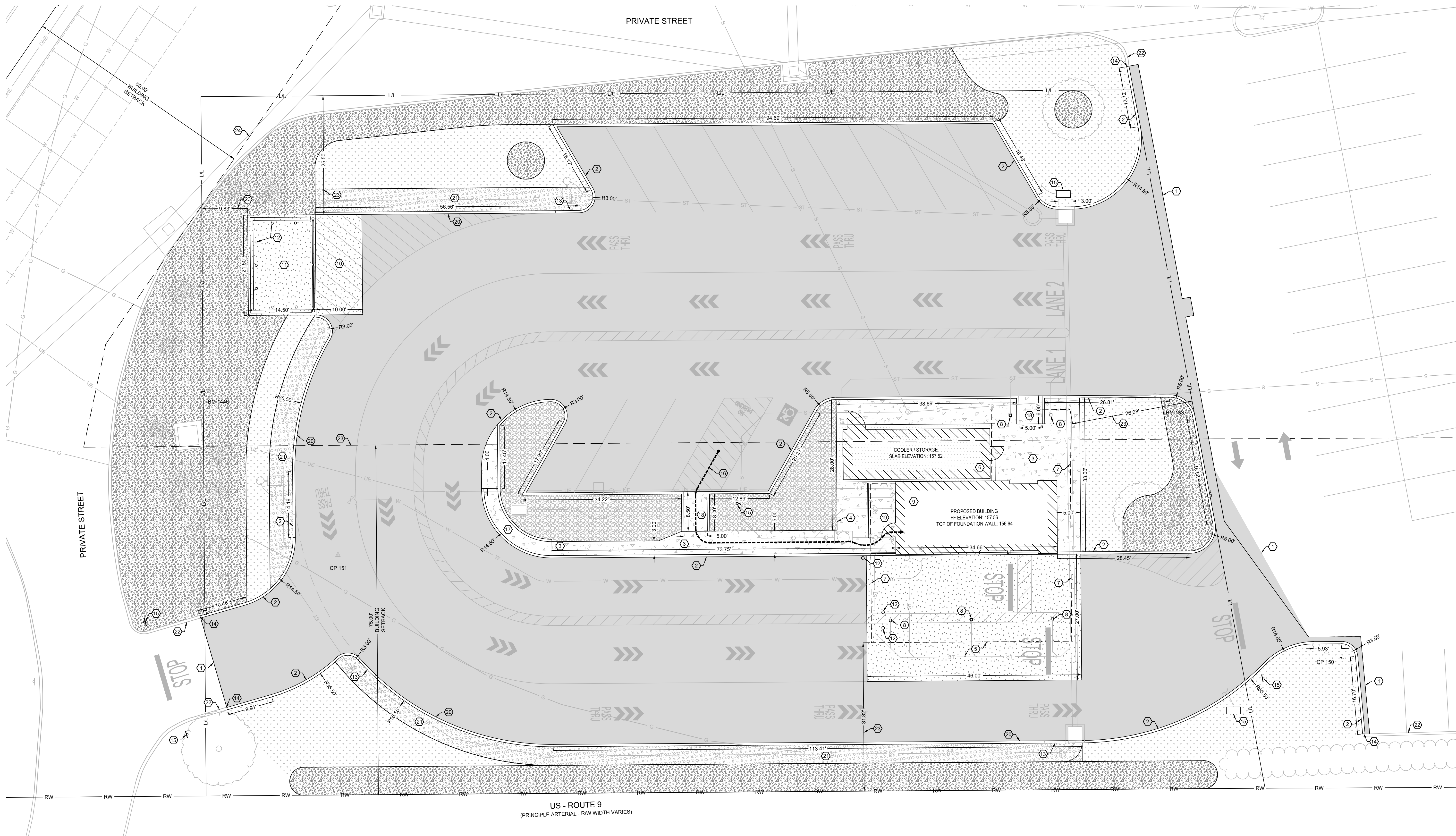
ENGINEER OF RECORD:
NAME: JOHN W. KELLY III
LICENSE NO. 084736

PROJECT NUMBER: 91.202
REVISION:

7 BREW COFFEE
WAPPINGERS FALLS, NY
1506 US-9
WAPPINGERS FALLS, NY 12590

C0.2
AREA PLAN

DATE: NOVEMBER 20, 2025



HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- COOLER/STORAGE PAD PER STRUCTURAL PLANS.
- TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK. PLACE 3" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.
- SNOW STACK AREA. PLACE 12" OF #2 ROUND STONE OVER COMMERCIAL GRADE WEED FABRIC PER DETAIL 4.05, SHEET C7.1.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB PER DETAIL 2.01, SHEET C7.1.
- SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
- BUILDING CANOPY OUTLINE.
- CANOPY COLUMNS LOCATIONS, TYPICAL.
- BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07, SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.08, SHEET C7.1.
- INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
- CONNECT TO EXISTING CURB.
- SIGN, SEE SHEET C6.1.
- ACCESSIBLE PATH FROM PARKING TO BUILDING.
- TYPE 3 ADA CURB RAMP PER DETAIL 2.13, SHEET C7.2.
- TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
- FROST PROOF SLAB PER DETAIL 9 SHEET S2.1.
- FLUSH CURB PER DETAIL 4.05 SHEET C7.2.
- SNOW STACK AREA PER DETAIL 4.05 SHEET C7.2.
- EXISTING CURB, DO NOT DISTURB.
- 75 FOOT BUILDING SETBACK LINE.
- 50 FOOT BUILDING SETBACK LINE.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: SC - SHOPPING CENTER.

PARKING REQUIREMENTS:

1 SPACE PER 100 S.F. GFA @ 848 S.F. = 9 STALLS.
PROVIDED = 13 STALLS, 12 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 26,495 S.F.
PRE-PROJECT PERVIOUS AREA = 5,532 S.F.
TOTAL = 32,027 S.F.
POST-PROJECT IMPERVIOUS AREA = 22,839 S.F.
POST-PROJECT PERVIOUS AREA = 9,188 S.F.
TOTAL = 32,027 S.F.

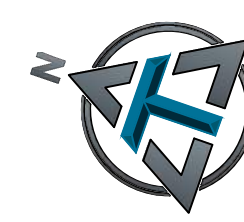
NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE LOT LEASE LINES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 32,027 S.F. = 0.74 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 338 S.F.
CANOPY = 1,193 S.F.
TOTAL BUILDING AREA = 2,041 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB: 1,000 L.F.
ASPHALT PAVEMENT: 18,635 S.F.
8" CONCRETE PAVEMENT: 1,770 S.F.
4" CONCRETE SIDEWALK: 1,170 S.F.
COOLER/STORAGE SLAB: 420 S.F.
TURF GRASS SOD: 3,740 S.F.
LANDSCAPING ROCK: 930 S.F.
LANDSCAPE MULCH: 5,580 S.F.
SNOW STACK ROCK: 1,230 S.F.



0 5 10
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