

SITE DEVELOPMENT PLANS FOR

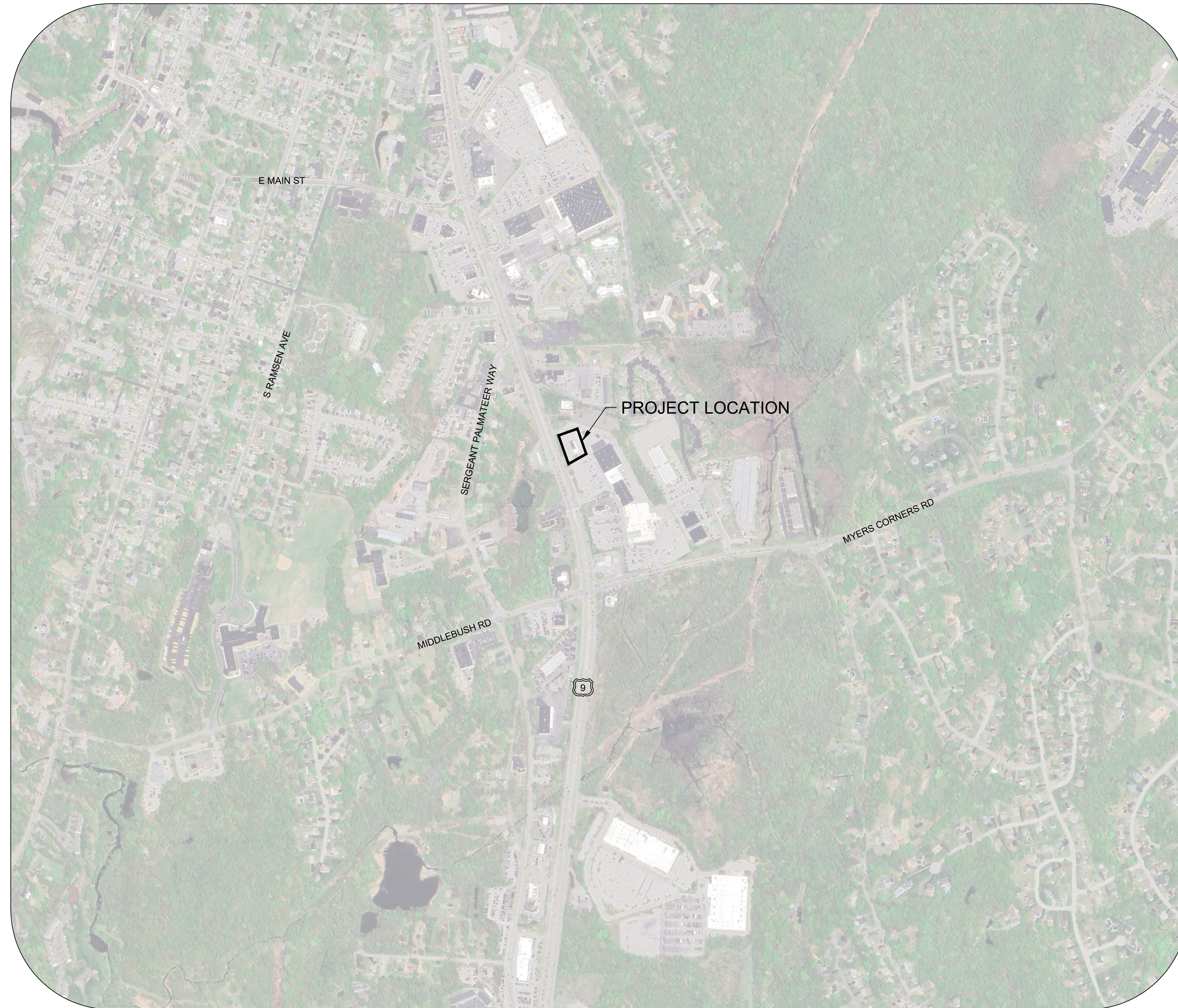


WAPPINGERS FALLS, NY

1506 US-9
WAPPINGERS FALLS, NY 12590

PROJECT NUMBER:
91.202

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KNOWN EXISTING UTILITIES		
UTILITY	PROVIDER	PHONE NUMBER
ELECTRIC	CENTRAL HUDSON GAS & ELECTRIC	845-452-2000
WATER	TOWN OF WAPPINGER WATER	845-297-1850
SANITARY SEWER	TOWN OF WAPPINGER SEWER	845-297-1850



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

PROJECT NUMBER: 91.202
REVISION:
04-10-2026 TOWN REVIEW

7 BREW COFFEE
WAPPINGERS FALLS, NY
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NYS DOT APPROVAL:
THESE PLANS DO NOT PROPOSE ANY IMPROVEMENTS WITHIN THE NYS DOT ROW. NO WORK WITHIN THE ROW SHALL BE PERMITTED WITHOUT RECEIVING PRIOR NYS DOT APPROVAL.

TOTH & ASSOCIATES IS RESPONSIBLE FOR THE DESIGN OF THIS PROJECT. JOHN KELLY IS THE DESIGNER AND IS FAMILIAR WITH NYS DOT STANDARDS AND REQUIREMENTS AND SHALL BE CONTACTED AT (417) 888-0645 TO RESOLVE ANY ISSUES OR PROBLEMS DURING CONSTRUCTION. ALL REVISIONS, INCLUDING REVISIONS NECESSARY DUE TO FIELD CONDITIONS, SHALL BE APPROVED BY NYS DOT.

APPROVED: PLANNING BOARD CHAIRPERSON	DATE
APPROVED: TOWN ENGINEER	DATE
APPROVED: HIGHWAY/SEWER SUPERINTENDENT	DATE
APPROVED: FIRE MARSHAL	DATE



NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES
H. SCALE: 1" = 500'

ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, Symbol. Includes BC (Back of Curb), CC (Standard Catch Curb), CL (Center Line), etc.

CIVIL LEGENDS

SYMBOLS

Table with 3 columns: Symbol, Description, Symbol. Includes Marker Stone, Right of Way Marker, Iron Pin Found, etc.

LINETYPES

Table with 3 columns: Linetype, Description, Linetype. Includes PL (Property Line), LL (Lease Line), RW (Right of Way Line), etc.

PROJECT CONTROL

BENCHMARKS

NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD '83 FOR HORIZONTAL VALUES AND NAVD'88 FOR VERTICAL VALUES.

SURVEY NOTES:

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED NOVEMBER 3, 2025 BY JOSEPH G. MALINOWSKI, NY STATE LICENSED LAND SURVEYOR NO. 050314 AND IS NOT A PRODUCT OF TOTH & ASSOCIATES.

SURVEY NORTH ORIENTATION:

SURVEY NORTH IS ORIENTED TO DEED REFERENCE NO. 1, NOT TO GRID NORTH GPS OBSERVATION.

CONTROL POINT TABLE

Table with 5 columns: Point Number, Northing, Easting, Elevation, Description. Lists control points CP 8 through CP 1568.

FLOOD PLAIN INFORMATION:

FEMA PANEL #: 36027C0458E - EFFECTIVE DATE: 5/2/2012
FEMA ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

DEVELOPER:

BREW TEAM NY, LLC
ATTN: MR. LARRY WILSON
3108 VESTAL PARKWAY EAST, SUITE 1
VESTAL, NY 13850
607-427-3221

OWNER:

WAPPINGER SHOPPING CENTER LLC
500 FIFTH AVE, 39 FL
NEW YORK, NY 10110



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GENERAL CIVIL NOTES

- 1. THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS...
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS...
3. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)...

DEMOLITION NOTES

JOB CONDITIONS

- 1. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
2. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER...

DEMOLITION

- 1. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR...
2. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS...

DISPOSAL OF DEMOLISHED MATERIALS

- 1. REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
2. BURNINGS OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

- 1. CONTRACTOR SHALL INSTALL 6" STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND, AT 10' ON CENTER AT TREE DRIP LINES AND INSTALL 4" TEXAS ORANGE WARNING BARRIER, OR EQUAL, ATTACHED AS RECOMMENDED BY THE MANUFACTURER...

SEDIMENT & EROSION CONTROL NOTES

- 1. THE EROSION CONTROL PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY EROSION CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION...
2. INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.

UTILITY CONSTRUCTION NOTES

- 1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES...
2. ALL TRENCHES CROSSING PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED BEDDING MATERIAL IN CONFORMANCE WITH PROJECT DETAILS AND SPECIFICATIONS.

SITE GRADING NOTES

- 1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES...
2. CONTRACTOR SHALL STRIP THE TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE IT IN A LOCATION CHOSEN BY THE OWNER PRIOR TO BEGINNING SITE GRADING...
3. SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH THE EROSION CONTROL PLAN AND THE APPLICABLE SPECIFICATIONS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.

SAFETY NOTICE TO CONTRACTOR

- 1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK...
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES...

UTILITY DISCLAIMER

- 1. INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

USE OF CONSTRUCTION DOCUMENTS

- 1. DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS A SERVICE. DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED FOR USE ON OTHER PROJECTS AT THIS SITE OR OTHER SITES WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
2. DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.

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SPRINGFIELD, MO 65810
Ph: 417-888-0645 Fax: 417-888-0657

CO# 0117478
EXPIRES: 06/30/2026

C0.1
GENERAL NOTES

DATE: NOVEMBER 20, 2025



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 = 671	618	610
PARKING TO BUILDING RATIO	1 SPACE PER 222.14 BUILDING GFLA	1 SPACE PER 205.25 BUILDING GFLA	1 SPACE PER 205.02 BUILDING GFLA



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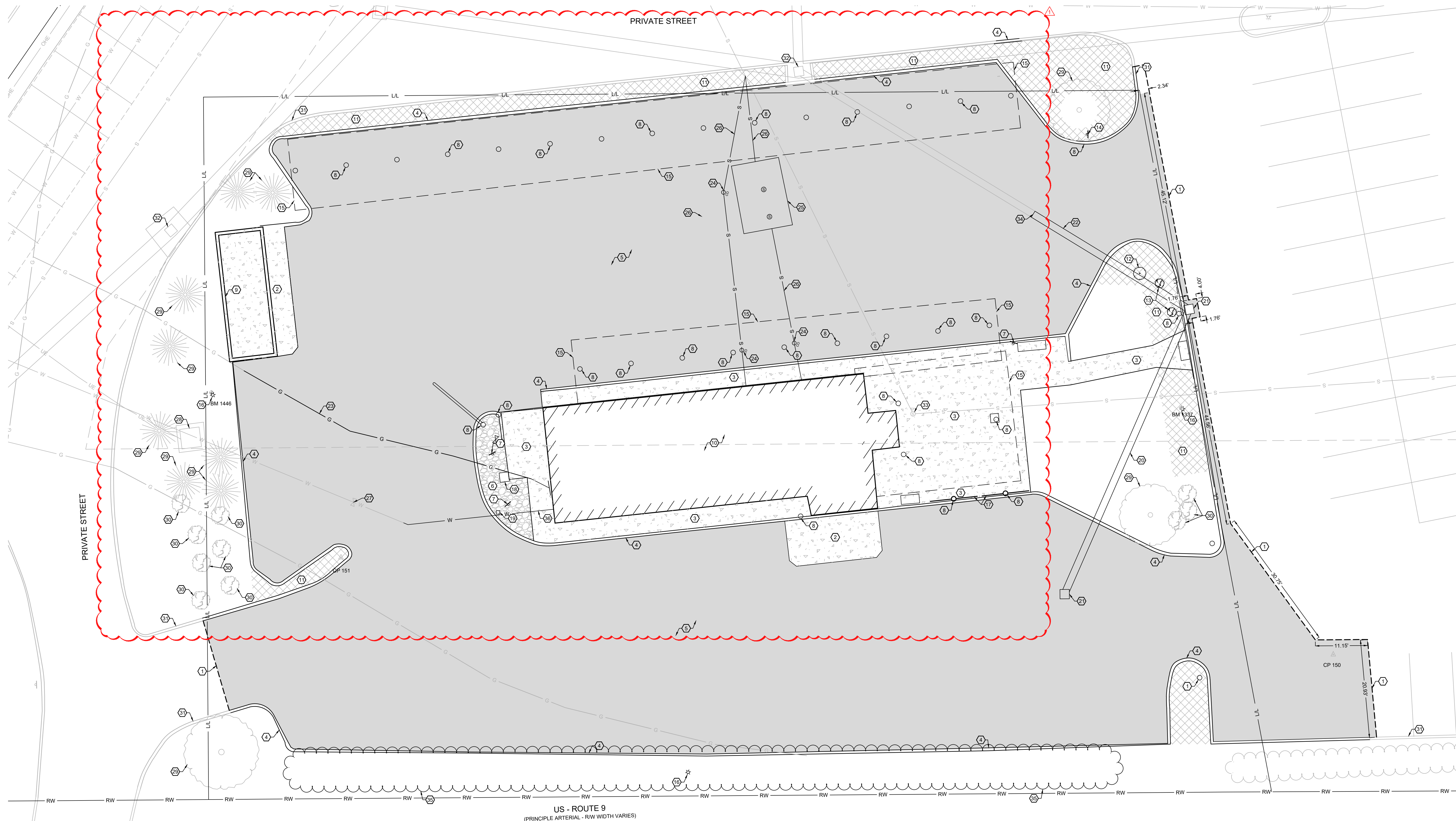
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C0.2
AREA PLAN

DATE: NOVEMBER 20, 2025



HATCH LEGEND:

	= ASPHALT AREA TO BE REMOVED.
	= CONCRETE AREA TO BE REMOVED.
	= LANDSCAPE ROCK TO BE REMOVED.
	= LANDSCAPE SHRUBS & TREES AND GROUND COVER TO BE REMOVED.

KEY NOTES:

- 1 SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
- 2 REMOVE 600 S.F. ± OF CONCRETE PAVEMENT.
- 3 REMOVE 1,940 S.F. ± OF CONCRETE SIDEWALKS.
- 4 REMOVE 1,060 L.F. ± OF CONCRETE CURB.
- 5 REMOVE 22,375 S.F. ± OF ASPHALT PAVEMENT.
- 6 REMOVE 175 S.F. ± LANDSCAPING ROCK.
- 7 REMOVE MENU BOARD SIGNS.
- 8 REMOVE METAL POSTS.
- 9 REMOVE TRASH ENCLOSURE, BOLLARD & FOUNDATION.
- 10 REMOVE BUILDING, BUILDING FOUNDATION, UTILITIES ASSOCIATED WITH THE BUILDING AND ANY UNSUITABLE MATERIALS UNDER THE BUILDING STRUCTURE. CONTRACTOR TO REMOVE EXISTING MATERIALS AND REPLACE WITH COMPACTED SUITABLE MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 11 REMOVE EXISTING LANDSCAPING.
- 12 REMOVE TREE.
- 13 REMOVE SHRUB.
- 14 REMOVE SIGN POST AND FOUNDATION.
- 15 REMOVE METAL CANOPY.
- 16 REMOVE LIGHT POLE WITH CONCRETE BASE.
- 17 REMOVE METAL HAND RAIL.
- 18 REMOVE COMMUNICATIONS VAULT.
- 19 REMOVE ORDER KIOSK.
- 20 REMOVE 65 L.F. ± HDPE STORM LINE.
- 21 REMOVE AREA INLET.
- 22 REMOVE 40 L.F. ± HDPE STORM LINE.
- 23 REMOVE GAS LINE, COORDINATE WITH GAS UTILITY PROVIDER.
- 24 REMOVE SANITARY SEWER CLEAN OUT.
- 25 REMOVE EXISTING GREASE TRAP IN CONFORMANCE WITH NEW YORK STATE AND DUTCHESS COUNTY HEALTH DEPARTMENT STANDARDS & SPECIFICATIONS.
- 26 REMOVE SANITARY SERVICE LINE.
- 27 EXISTING WATER VALVE, DO NOT DISTURB.
- 28 EXISTING ELECTRIC TRANSFORMER, DO NOT DISTURB.
- 29 EXISTING TREE, DO NOT DISTURB.

- 30 EXISTING SHRUB, DO NOT DISTURB.
- 31 EXISTING CURB, DO NOT DISTURB.
- 32 EXISTING STORM STRUCTURE, DO NOT DISTURB.
- 33 EXISTING SANITARY SEWER STRUCTURE. ADJUST RIM ELEVATION. SEE SHEET C4.1 UTILITY PLAN.
- 34 CUT EXISTING 18-INCH HDPE STORM LINE AND CONNECT TO PROPOSED MANHOLE STRUCTURE. SEE SHEET C4.1 UTILITY PLAN FOR MORE INFORMATION.
- 35 REMOVE CONTINUOUS HEDGE.
- 36 REMOVE 35 L.F. ± 1 1/4" WATER LINE. PROTECT REMAINING LINE FOR PROPOSED WATER SERVICE LINE.

0 5 10
H. SCALE: 1" = 10'

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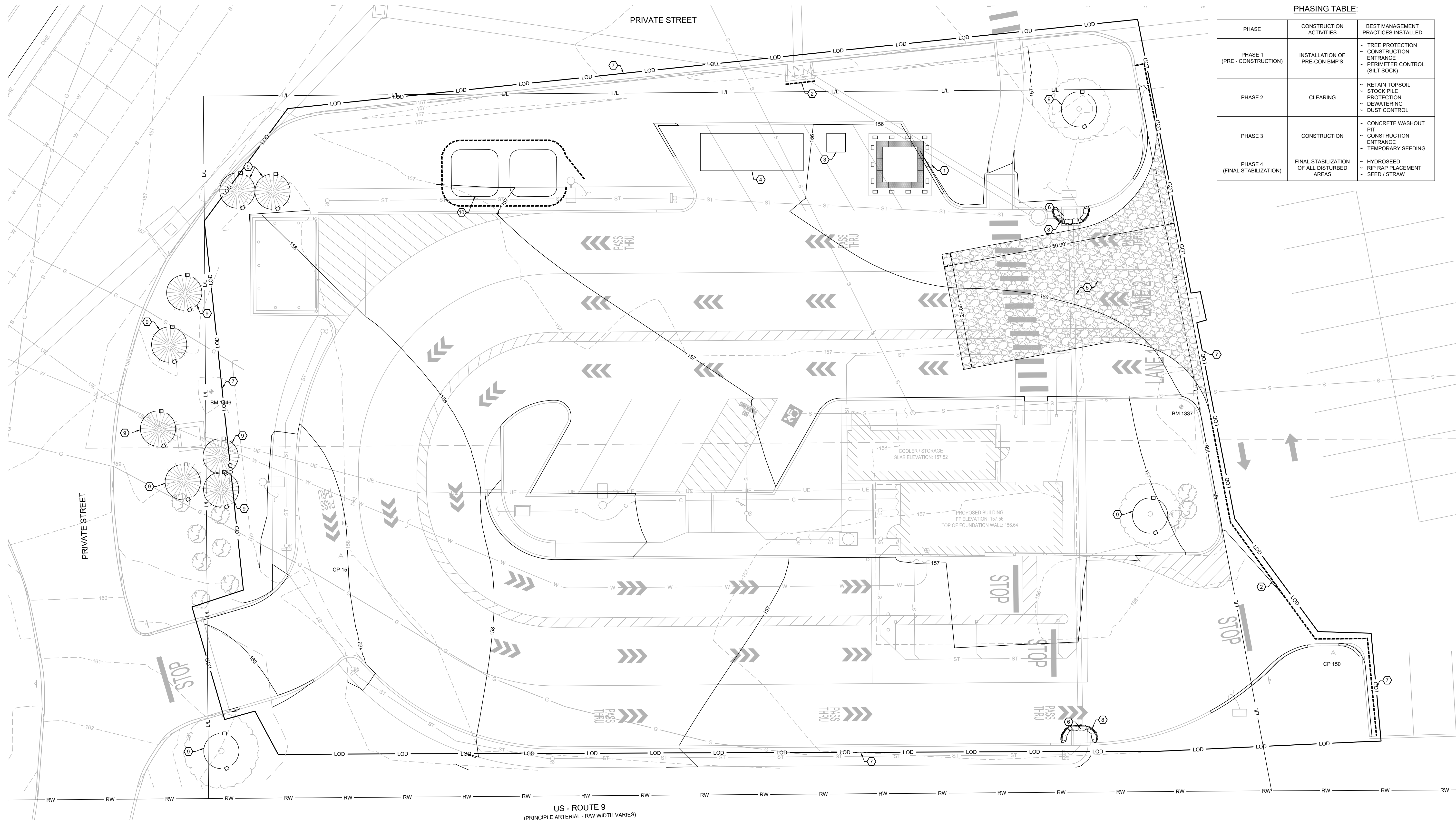


STATE OF NEW YORK
JOHN W. KELLY III
LICENSED PROFESSIONAL ENGINEER
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C1.1
DEMOLITION PLAN
DATE: NOVEMBER 20, 2025



PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMP'S	- TREE PROTECTION - CONSTRUCTION ENTRANCE - PERIMETER CONTROL (SILT SOCK)
PHASE 2	CLEARING	- RETAIN TOPSOIL - STOCK PILE PROTECTION - DEWATERING - DUST CONTROL
PHASE 3	CONSTRUCTION	- CONCRETE WASHOUT PIT - CONSTRUCTION ENTRANCE - TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	- HYDROSEED - RIP RAP PLACEMENT - SEED / STRAW



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- KEY NOTES:**
- APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL 1.03 SHEET C7.1.
 - INSTALL 105 L.F. ± OF COMPOST FILTER SOCK PER DETAIL 1.02 SHEET C7.1.
 - APPROXIMATE LOCATION OF PORTABLE RESTROOM.
 - APPROXIMATE LOCATION OF TEMPORARY ROLL-OFF DUMPSTER.
 - INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01 SHEET C7.1.
 - PROPOSED OUTFALL.
 - LIMITS OF DISTURBANCE = 0.72 ACRES.
 - CURB INLET SEDIMENT BARRIER PROTECTION PER DETAIL 1.04 SHEET C7.1.
 - EXISTING TREE TO REMAIN, PROTECT PER DETAIL 1.06 SHEET C7.3.
 - APPROXIMATE LOCATION OF SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK.

- EROSION & SEDIMENT CONTROL MEASURES**
- UNLESS OTHERWISE INDICATED, ALL STRUCTURAL AND VEGETATIVE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NYS DEC BLUE BOOK.
- STRUCTURAL PRACTICES**
- COMPOST FILTER SOCKS:** COMPOST FILTER SOCKS WILL BE PLACED AS NEEDED ALONG THE DOWN GRADIENT SIDE OF THE DISTURBED AREA TO REDUCE MIGRATION OF SEDIMENT FROM THE SITE. COMPOST FILTER SOCKS WILL ALSO BE PLACED AROUND STOCKPILED TOPSOIL ON THE SITE. COMPOST FILTER SOCKS SHALL BE REPLACED AS DETERMINED BY REGULAR FIELD INSPECTIONS.
 - TEMPORARY CONSTRUCTION ENTRANCE:** TEMPORARY CONSTRUCTION ENTRANCE WILL BE LOCATED AT THE PROPERTY ACCESS TO ARSENAL STREET. THE TEMPORARY CONSTRUCTION ENTRANCE SHALL BE REPAIRED OR REPLACED AS DETERMINED BY REGULAR FIELD INSPECTIONS.
 - OTHER PRACTICES SHALL BE PROVIDED AS DETERMINED BY THE ENGINEER OR BY E&SC ADMINISTRATOR.
- VEGETATIVE PRACTICES**
- TOP SOILING (STOCKPILE):** TOPSOIL WILL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE AND WILL BE STABILIZED BY SILT FENCING, OR SEEDING WITH APPROPRIATE SEED MIX FOR THE TIME OF YEAR.
 - EROSION CONTROL BLANKETS OR MULCH AND SEEDING:** EROSION CONTROL BLANKETS OR MULCH AND SEEDING, IF NEEDED, WILL BE INSTALLED OVER FILL SLOPES GREATER THAN 2.5:1 WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDING TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MUCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS AND WILL BE APPLIED AS A SECOND STEM PIN THE SEEDING OPERATION.

- TEMPORARY AND PERMANENT STABILIZATION**
- ALL AREAS DISTURBED BY CONSTRUCTION AND NO OTHERWISE STABILIZED, SHALL BE STABILIZED WITH PERMANENT SEEDING WITHIN 7 DAYS FOLLOWING FINISH GRADING. SEEDING SHALL BE APPLIED DEPENDING ON TIME OF THE YEAR ACCORDING TO NYS DEC BLUE BOOK SPECIFICATIONS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER, AND LIME WILL BE APPLIED PRIOR TO MULCHING. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDING TO PROTECT THE SLOPES FOR RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MUCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS SEED, FERTILIZER, AND LIME WILL BE APPLIED PRIOR TO MULCHING.
- MAINTENANCE**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL MEASURE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND THOSE DEEMED NECESSARY BY THE TOWN ENGINEER AS CONSTRUCTION CONTINUES.
 - THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES AT A MINIMUM FREQUENCY OF ONCE PER TWO WEEKS AND WITHIN 24 HOURS AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. INSPECTION RECORDS SHALL BE KEPT.
 - SILT SHALL BE REMOVED FROM BEHIND SEDIMENT BARRIER ONCE THE DEPTH IS EQUAL TO SIX INCHES OR AS REQUIRED TO MAINTAIN FUNCTIONALITY.
 - DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
 - ALL SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.
 - ALL SPOIL MATERIALS SHALL BE DISPOSED OF LEGALLY, OFFSITE OR AS OTHERWISE DESCRIBED IN THE CONTRACT DOCUMENTS, BY THE CONTRACTOR AT THEIR EXPENSE. ALL OFFSITE LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED UNDER AN APPROVED SEPARATE EROSION AND SEDIMENT CONTROL PLAN.
 - EROSION CONTROLS AND PERIMETER CONTROL SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE RE-GRADED AND STABILIZED AS NECESSARY.
 - ALL SEEDED AREAS SHALL BE CHECKED ONCE PER WEEK TO ENSURE A GOOD STAND OF PLANT MATERIAL IS MAINTAINED. SEEDED AREAS FOUND TO BE DEFICIENT SHALL BE RE-SEEDED AS NECESSARY.

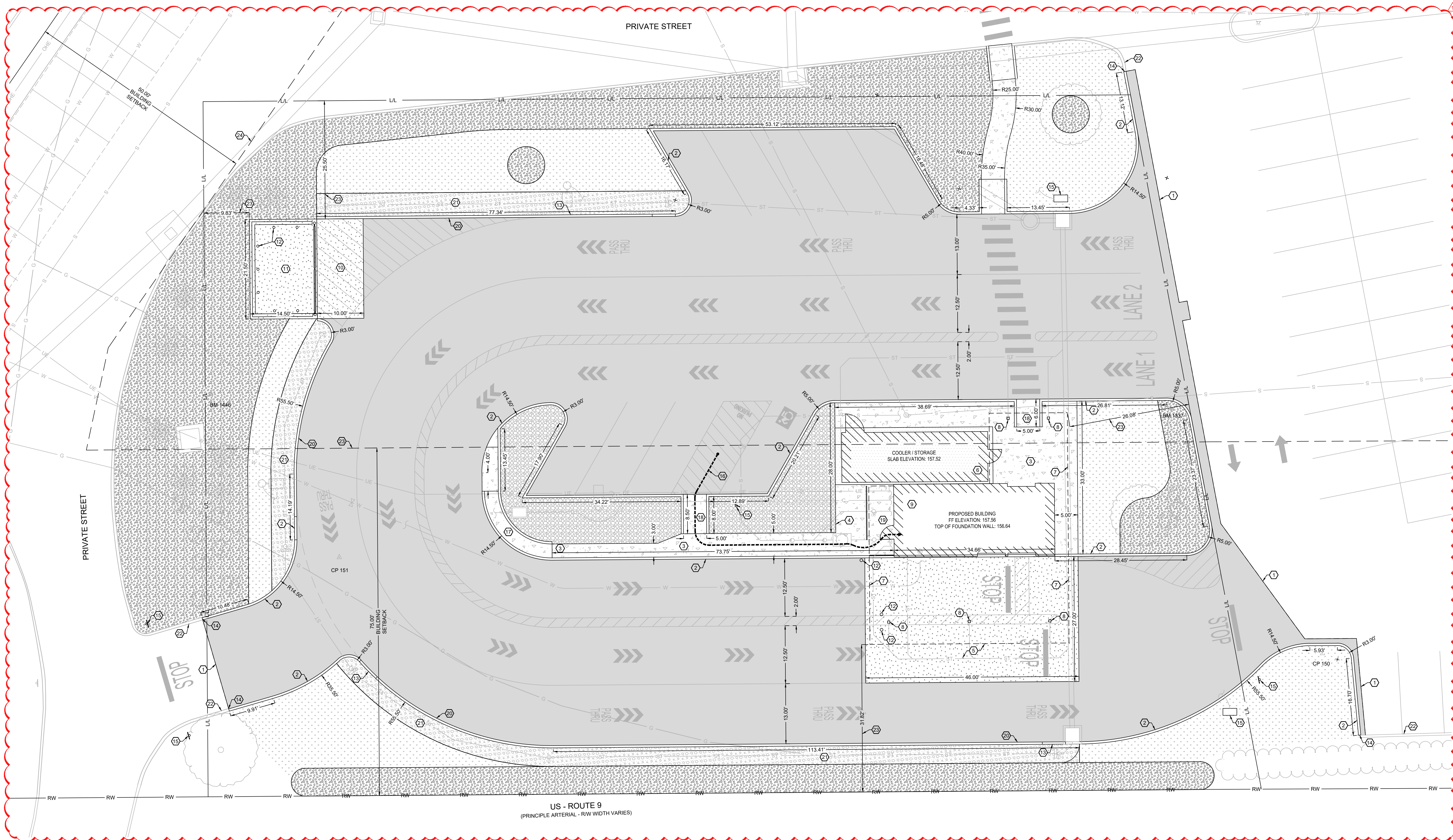
- MANAGEMENT STRATEGIES**
- SCHEDULE AND CONDUCT PRECONSTRUCTION MEETING WITH THE E & SC ADMINISTRATOR.
 - SEDIMENT TRAPPING MEASURES TO BE INSTALLED PRIOR TO ANY EXCAVATION ON SITE.
 - CONSTRUCTION WILL BE SEQUENCED SO THAT EXISTING COVER WILL NOT BE DISTURBED ANYMORE THAN NECESSARY.
 - CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
 - TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
 - AREAS WHICH ARE TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS ETC.
 - THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
 - AFTER ACHIEVING ADEQUATE STABILIZATION TO THE SATISFACTION OF THE E&SC ADMINISTRATOR, THE TEMPORARY E&S CONTROLS WILL BE CLEANED UP.
 - WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROAD OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROAD BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. A STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
 - REMOVE ALL TEMPORARY EQUIPMENT, CONSTRUCTION MATERIALS, AND DEBRIS FROM THE SITE.
 - REMOVE REMAINING TEMPORARY EROSION & SEDIMENT CONTROL MEASURES WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION.

APPROVED: PLANNING BOARD CHAIRPERSON	DATE
APPROVED: TOWN ENGINEER	DATE
APPROVED: HIGHWAY/SEWER SUPERINTENDENT	DATE
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C1.2
EROSION CONTROL PLAN
DATE: NOVEMBER 20, 2025



HATCH LEGEND:

[Hatch Pattern]	ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
[Hatch Pattern]	CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
[Hatch Pattern]	CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
[Hatch Pattern]	COOLER/STORAGE PAD PER STRUCTURAL PLANS.
[Hatch Pattern]	TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
[Hatch Pattern]	LANDSCAPE ROCK. PLACE 3" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
[Hatch Pattern]	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.
[Hatch Pattern]	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 2.09, 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 9.9 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 = 9 STALLS, 8 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 = 22,204 S.F.
POST-PROJECT PERVIOUS AREA = 9,823 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	17,790 S.F.
8" CONCRETE PAVEMENT	1,770 S.F.
4" CONCRETE SIDEWALK	1,355 S.F.
COOLER/STORAGE SLAB	420 S.F.
TURF GRASS SOD	9,925 S.F.
LANDSCAPING ROCK	930 S.F.
LANDSCAPE MULCH	5,865 S.F.
SNOW STACK ROCK	1,355 S.F.

APPROVED: PLANNING BOARD CHAIRPERSON	DATE
APPROVED: TOWN ENGINEER	DATE
APPROVED: HIGHWAY/SEWER SUPERINTENDENT	DATE
APPROVED: FIRE MARSHAL	DATE

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CO#A# 017476
EXPIRES: 06/30/2026

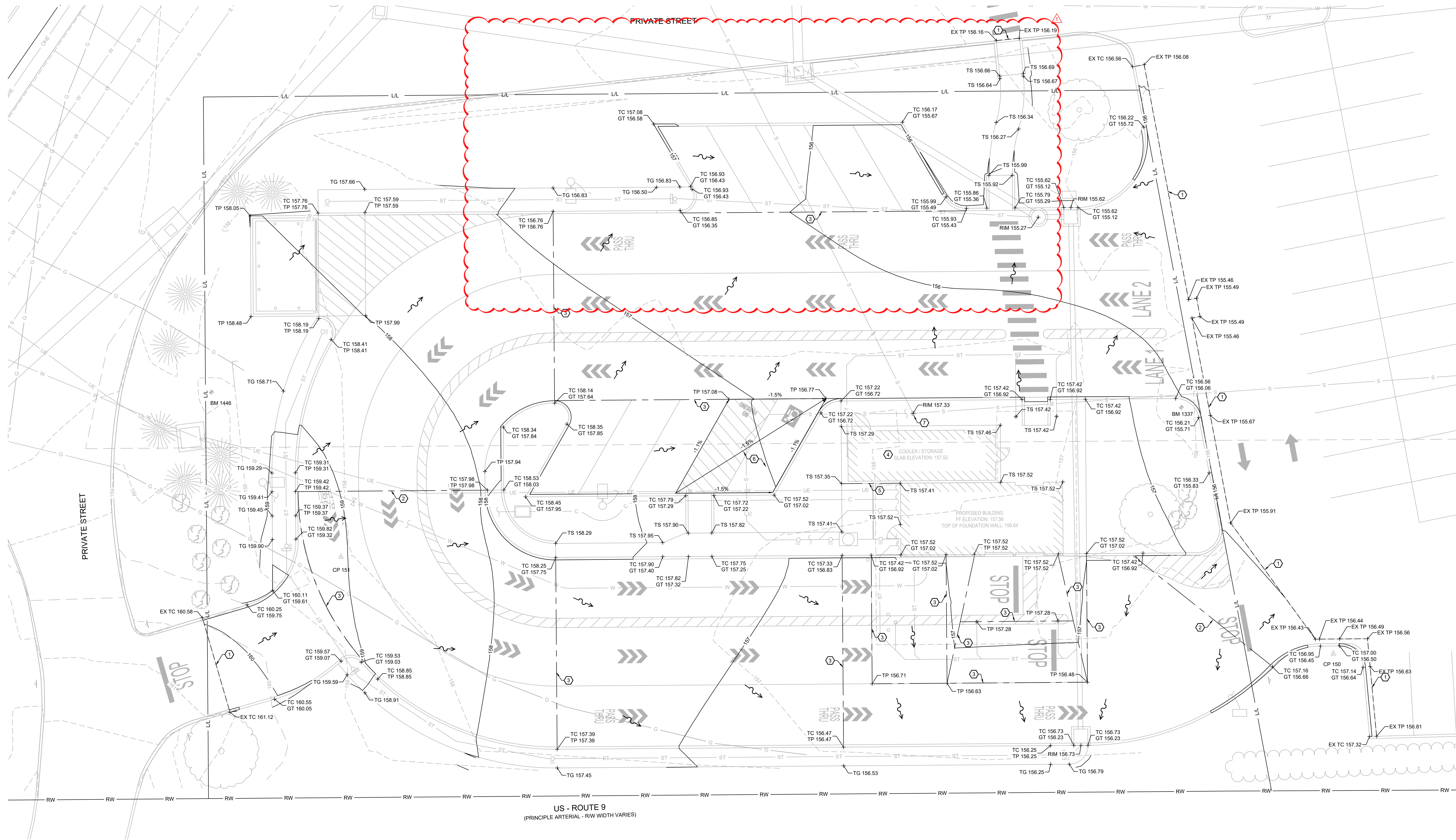


STATE OF NEW YORK
JOHN W. KELLY III
REGISTERED PROFESSIONAL ENGINEER
PE# 084736
ENGINEER OF RECORD:
NAME: JOHN W. KELLY III
LICENSE NO. 084736

PROJECT NUMBER: 91.202
REVISION:
04-10-2026 TOWN REVIEW

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

C2.1
SITE PLAN
DATE: NOVEMBER 20, 2025



KEY NOTES:

- ① MATCH EXISTING ELEVATION.
- ② HIGH POINT IN PAVEMENT.
- ③ CENTERLINE OF GRADE BREAK IN PAVEMENT.
- ④ PROPOSED REMOTE COOLER.
- ⑤ PROVIDE POSITIVE DRAINAGE IN BETWEEN BUILDING AND REMOTE COOLER.
- ⑥ ADA PARKING AREA NOT TO EXCEED 2% SLOPES IN ALL DIRECTIONS.
- ⑦ CONTRACTOR TO ADJUST TO NEW RIM ELEVATION 157.33.

ABBREVIATIONS

BC	BACK OF CURB	TC	TOP OF CURB
CC	STANDARD CATCH CURB	TG	TOP OF GROUND
CL	CENTER LINE	TP	TOP OF PAVEMENT
CMP	CORRUGATED METAL PIPE	TS	TOP OF SIDEWALK
EP	EDGE OF PAVEMENT	TW	TOP OF WALL
FES	FLARED END SECTION	EX TP	EXISTING TOP OF PAVEMENT
FL	FLOW LINE	EX TS	EXISTING TOP OF SIDEWALK
GT	GUTTER INVERT	→	DIRECTION OF SHEET FLOW
GY	GUY WIRE		
HDPE	HIGH DENSITY POLYETHYLENE		
INV	INVERT		
LF	LINEAR FEET		
MC	MOUNTABLE CURB		
PVC	POLYVINYL CHLORIDE PIPE		
RW	RIGHT-OF-WAY		
RCP	REINFORCED CONCRETE PIPE		
SC	SPILL CURB		
TB	TOP OF BASE ROCK		

APPROVED: PLANNING BOARD CHAIRPERSON	DATE
APPROVED: TOWN ENGINEER	DATE
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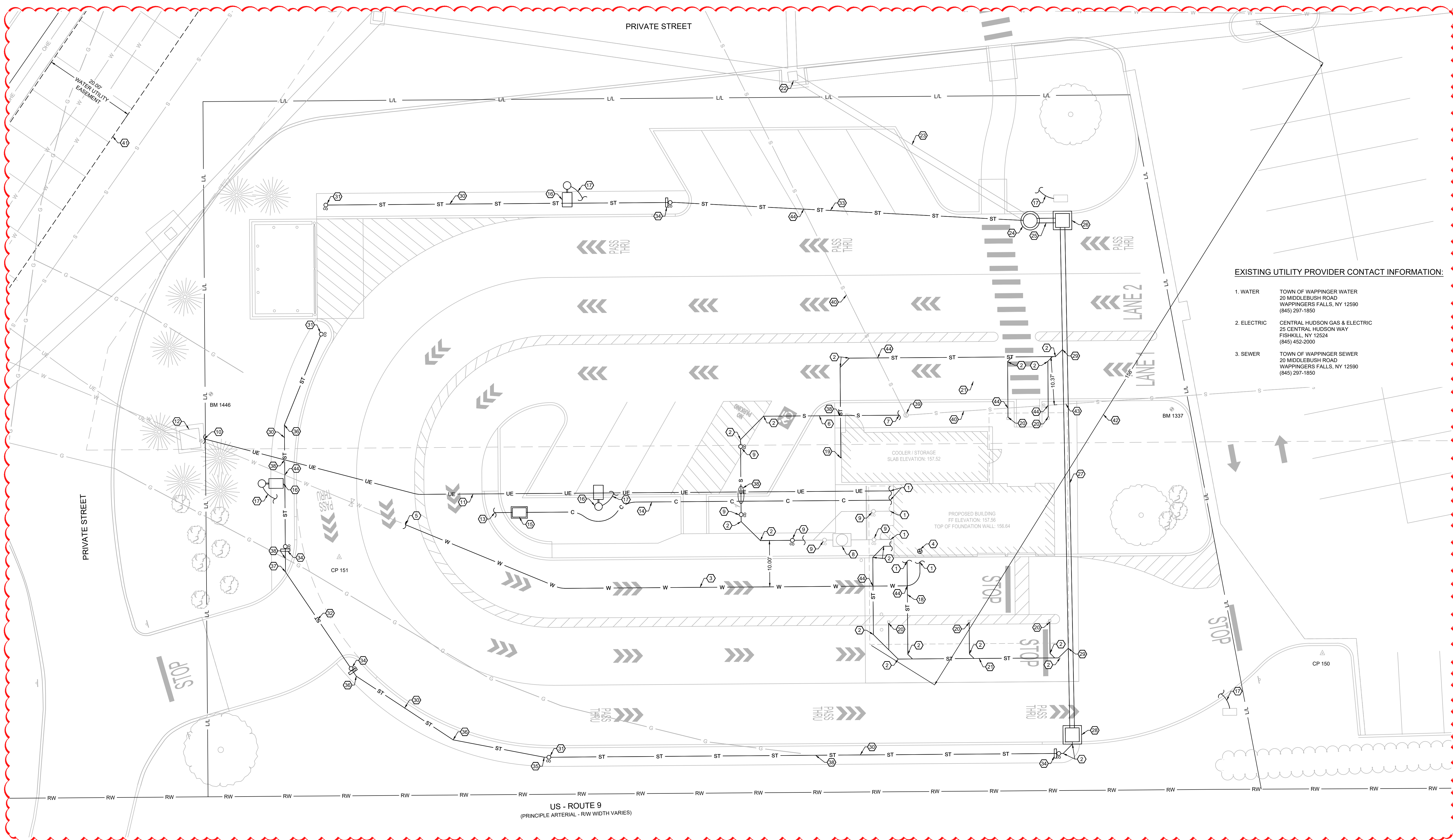


STATE OF NEW YORK
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LICENSED PROFESSIONAL ENGINEER
JOHN W. KELLY III - ENGINEER
PE# 084736
ENGINEER OF RECORD:
NAME: JOHN W. KELLY III
LICENSE NO. 084736

PROJECT NUMBER: 91.202
REVISION:
① 04-10-2026 TOWN REVIEW

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

C3.1
GRADING PLAN
DATE: NOVEMBER 20, 2025



EXISTING UTILITY PROVIDER CONTACT INFORMATION:

- 1. WATER TOWN OF WAPPINGER WATER
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
(845) 297-1850
- 2. ELECTRIC CENTRAL HUDSON GAS & ELECTRIC
25 CENTRAL HUDSON WAY
FISHKILL, NY 12524
(845) 452-2000
- 3. SEWER TOWN OF WAPPINGER SEWER
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
(845) 297-1850



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KEY NOTES:

- 1 CONTINUATION OF UTILITY TO BUILDING.
- 2 INSTALL 45° BEND, TYPICAL.
- 3 INSTALL 120 L.F. ± OF 1 1/4" COPPER TYPE K WATER LINE TO BE INSTALLED BY CONTRACTOR FROM EXISTING WATER SERVICE LINE TO BUILDING PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 4 WATER METER AND BACKFLOW TO BE INSIDE BUILDING. COORDINATE WITH THE TOWN OF WAPPINGER. SEE MEP PLANS FOR THE COORDINATED LOCATION AND DETAIL.
- 5 CONNECT TO EXISTING 1 1/4" WATER LINE. CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
- 6 INSTALL 70 L.F. ± OF 6" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 7 CONTRACTOR TO CONNECT 6" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER MANHOLE. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER.
- 8 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN OR H-20 RATED CAST IRON COVER, PER MEP PLANS.
- 9 SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
- 10 ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
- 11 BURIED ELECTRIC LINE. SEE MEP PLANS.
- 12 PAD MOUNTED TRANSFORMER, SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
- 13 ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
- 14 (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
- 15 COMMUNICATIONS PULL BOX. SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
- 16 LIGHT POLE. SEE MEP PLANS.
- 17 BURIED ELECTRIC LINE FOR SITE LIGHTING AND SIGNAGE. SEE MEP PLANS.
- 18 INSTALL 20 L.F. ± OF 2" O.D. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE INTO ROOF DRAINAGE SYSTEM.
- 19 2" PVC WALK IN COOLER DRAIN PIPE. PROVIDE AIR GAP FLUSH TO CONCRETE SLAB FOR WALK IN COOLER DRAIN OUTLET. DOWNSTREAM END TO CONNECT TO ROOF DRAINAGE SYSTEM. PROVIDE POSITIVE FLOW, 1% MINIMUM.
- 20 DOWNSPOUT CONNECTION PER DETAIL 4.06, SHEET C7.2. SEE ARCHITECTURAL PLANS.
- 21 INSTALL 145 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 22 EXISTING 8-INCH INLET. RIM ELEVATION 154.95. EXISTING 18-INCH HDPE FL IN 150.61, EXISTING 24-INCH FL IN 150.61, EXISTING 36-INCH FL IN 150.31, EXISTING 36-INCH FL OUT 150.25.
- 23 EXISTING 18-INCH HDPE STORM LINE, CONNECT TO PROPOSED STORM MANHOLE.
- 24 MANHOLE PER NYS DOT DRAINAGE STRUCTURE DETAIL 604.02, SHEET C7.4. RIM 155.24. 12-INCH HDPE FL IN 152.41 (S). 4-INCH PVC FL IN 153.00 (N). 18-INCH HDPE FL OUT 152.21 (NE).
- 25 INSTALL 5 L.F. ± 12-INCH HDPE STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 26 4" x 4" O.D. CONCRETE COMBINATION INLET PER DETAIL 4.04 SHEET, C7.2. RIM 155.62 12-INCH HDPE FL IN 152.65 (W) 18-INCH HDPE FL OUT 152.65 (N).
- 27 INSTALL 110 L.F. ± 12-INCH HDPE STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 28 4" x 4" O.D. CONCRETE COMBINATION INLET PER DETAIL 4.04 SHEET, C7.2. RIM 156.73, 4-INCH PVC FL IN 154.73 (N), 12-INCH HDPE FL OUT 153.73 (E).
- 29 CONNECT 8-INCH HDPE HEADER STORM LINE TO 12-INCH HDPE STORM LINE.
- 30 SNOW STACK AREA SUBDRAIN 4" PERFORATED PVC PIPE PER DETAIL 4.05 SHEET C7.2.
- 31 STORMWATER LATERAL CLEAN OUT PER DETAIL 4.03 SHEET C7.2.
- 32 35 L.F. 4" SOLID PVC PIPE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
- 33 100 L.F. 4" SOLID PVC PIPE AT 3% SLOPE, PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
- 34 6" x 2" x 1.5" ANTISEEP CONCRETE COLLAR & CLEANOUT PER DETAIL 4.07 SHEET C7.2.
- 35 INSTALL 11.25" BEND.
- 36 INSTALL 22.50" BEND.
- 37 INSTALL 11.25" x 22.50" BEND.
- 38 UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
- 39 EXISTING SANITARY MANHOLE. CONTRACTOR TO ADJUST RIM ELEVATION TO 157.33. CONNECT NEW SANITARY SEWER LATERAL TO MANHOLE PER DETAIL 4.08, SHEET C7.2.
- 40 EXISTING 8-INCH SANITARY LINE.
- 41 EXISTING 20-FOOT WATER UTILITY EASEMENT.
- 42 DISTANCE TO NEAREST FIRE HYDRANT.
- 43 SANITARY & STORM SEWER CROSSING. APPROXIMATE TOP OF 8-INCH SANITARY CIP PIPE AT ELEVATION 149.86'. BOTTOM OF STORM SEWER PIPE AT ELEVATION 153.03'. 153.03' - 149.86' = 3.17' OF VERTICAL SEPARATION.
- 44 PROVIDE 18-INCH VERTICAL & 10-FOOT HORIZONTAL SEPARATION BETWEEN ALL SANITARY, STORM & WATER UTILITY CROSSINGS. ONE FULL LENGTH OF PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR AS POSSIBLE FROM THE CROSSING.

SEWER USE LAW NOTE:

- 1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.
- 2. ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR TOWN OF WAPPINGER SEWER USE LAW.

WATER UTILITY NOTE:

ALL WATER MAIN AND SERVICE WORK MUST BE COORDINATED WITH THE TOWN OF WAPPINGER UTILITY DEPARTMENT. THE UTILITY DEPARTMENT REQUIREMENTS SUPERSEDE ALL OTHER PLANS AND SPECIFICATIONS PROVIDED.

UTILITY CROSSING NOTE:

WHERE VERTICAL & HORIZONTAL SEPARATION STANDARDS CANNOT BE ACQUIRED, ADEQUATE MITIGATION ACCEPTABLE TO THE DUTCHESS COUNTY HEALTH DEPARTMENT AND THE TOWN OF WAPPINGERS SHALL BE REQUIRED.

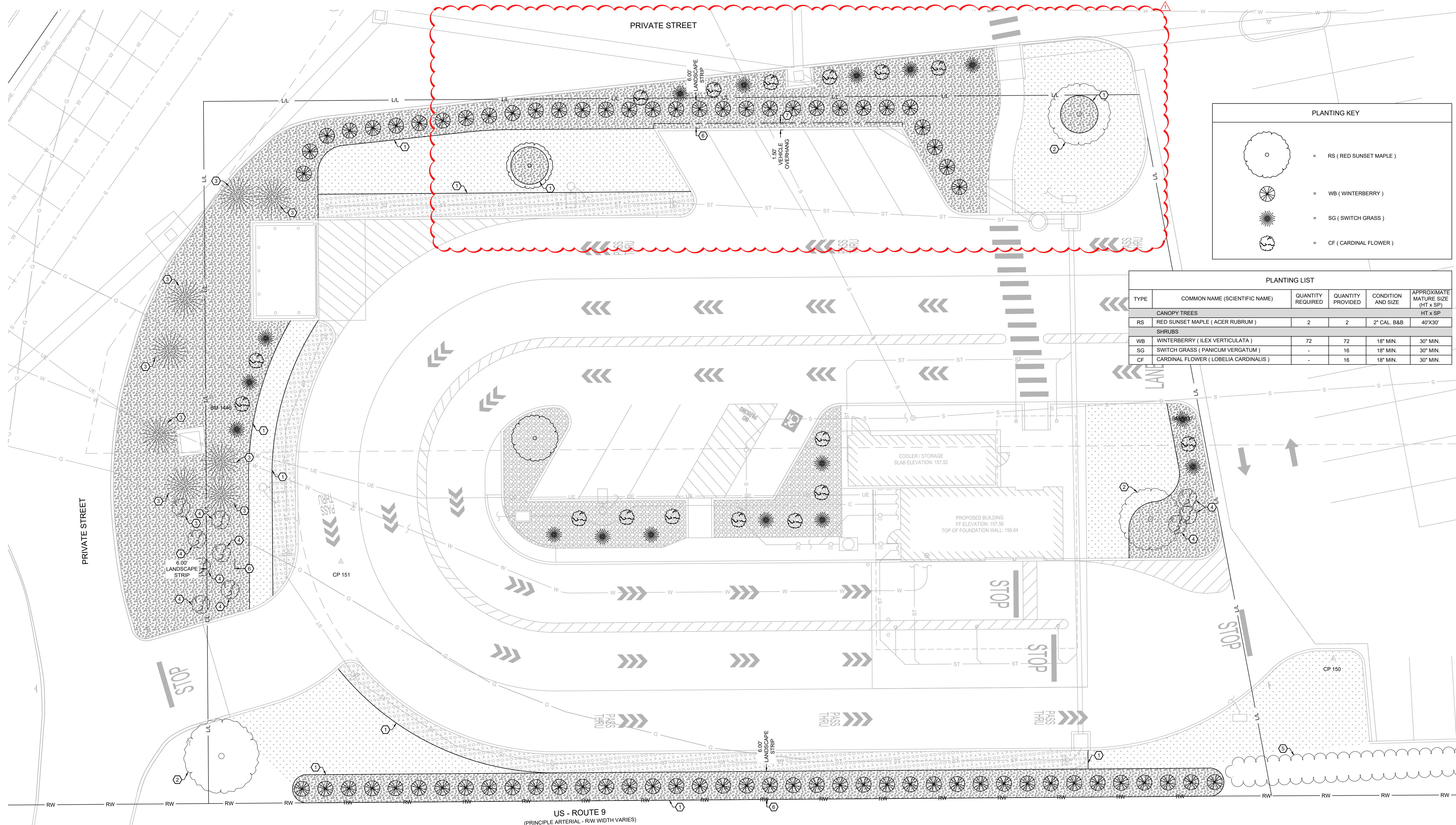
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7 BREW COFFEE
WAPPINGERS FALLS, NY
1506 US-9
WAPPINGERS FALLS, NY 12590

C4.1
UTILITY PLAN
DATE: NOVEMBER 20, 2025



PLANTING KEY

- = RS (RED SUNSET MAPLE)
- = WB (WINTERBERRY)
- = SG (SWITCH GRASS)
- = CF (CARDINAL FLOWER)

PLANTING LIST

TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
CANOPY TREES					
RS	RED SUNSET MAPLE (ACER RUBRUM)	2	2	2" CAL. B&B	40'X30'
SHRUBS					
WB	WINTERBERRY (ILEX VERTICILLATA)	72	72	18" MIN.	30" MIN.
SG	SWITCH GRASS (PANICUM VERGATUM)	-	16	18" MIN.	30" MIN.
CF	CARDINAL FLOWER (LOBELIA CARDINALIS)	-	16	18" MIN.	30" MIN.

- GENERAL LANDSCAPING NOTES**
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
 - SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
 - ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
 - CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
 - PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
 - BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - 2 PARTS BY VOLUME TOPSOIL
 - 1 PART BY VOLUME BROWN RIVER SAND
 - 1 PART BY VOLUME PEAT MOSS
 - 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
 - ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
 - ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
 - ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.

- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
- KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
- REFER TO SITE GRADING PLAN FOR FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
- SEEDDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOODED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

- HATCH LEGEND**
- = 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.

PARKING LANDSCAPING:
 1 TREE PER 6 PARKING SPACES @ 13 SPACES = 3 TREES REQUIRED
 1 EXISTING TREE + 2 PROPOSED TREES = 3 TREES PROVIDED

PERIMETER LANDSCAPING:
 6 FT. WIDE LANDSCAPE STRIP WITH HEDGE REQUIRED
 EXISTING HEDGE ALONG NORTH SIDE OF PERIMETER + PROPOSED HEDGE ALONG EAST AND WEST SIDES PROVIDED

- KEY NOTES:**
- INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
 - EXISTING TREE.
 - EXISTING EVERGREEN TREE.
 - EXISTING SHRUB.
 - EXISTING HEDGE.
 - 6-FOOT LANDSCAPE STRIP.
 - 1.5-FOOT VEHICLE OVERHANG.

APPROVED: PLANNING BOARD CHAIRPERSON _____ DATE _____

APPROVED: TOWN ENGINEER _____ DATE _____

APPROVED: HIGHWAY/SEWER SUPERINTENDENT _____ DATE _____

APPROVED: FIRE MARSHAL _____ DATE _____

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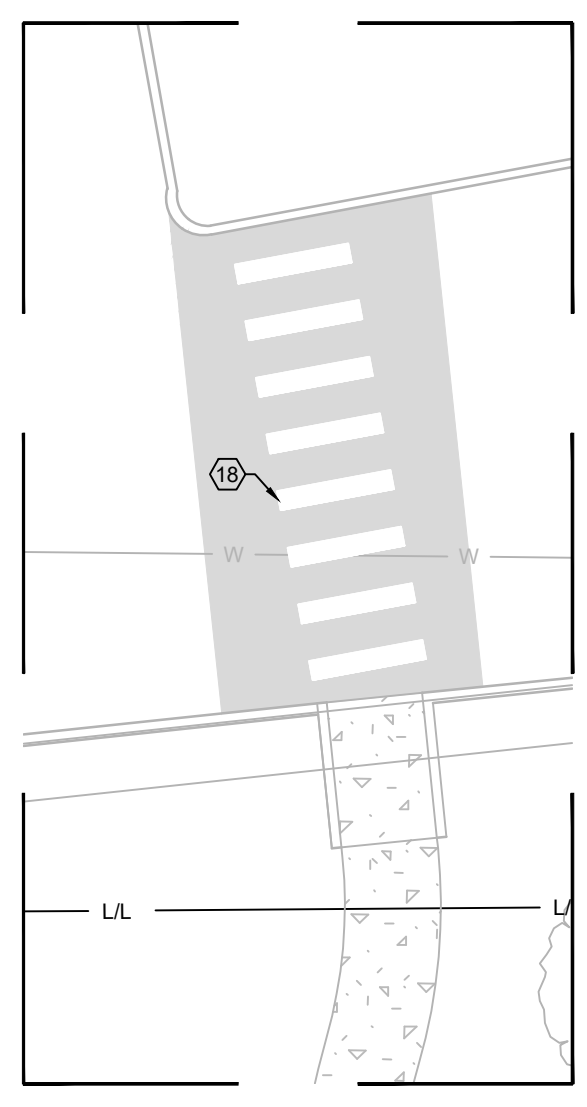
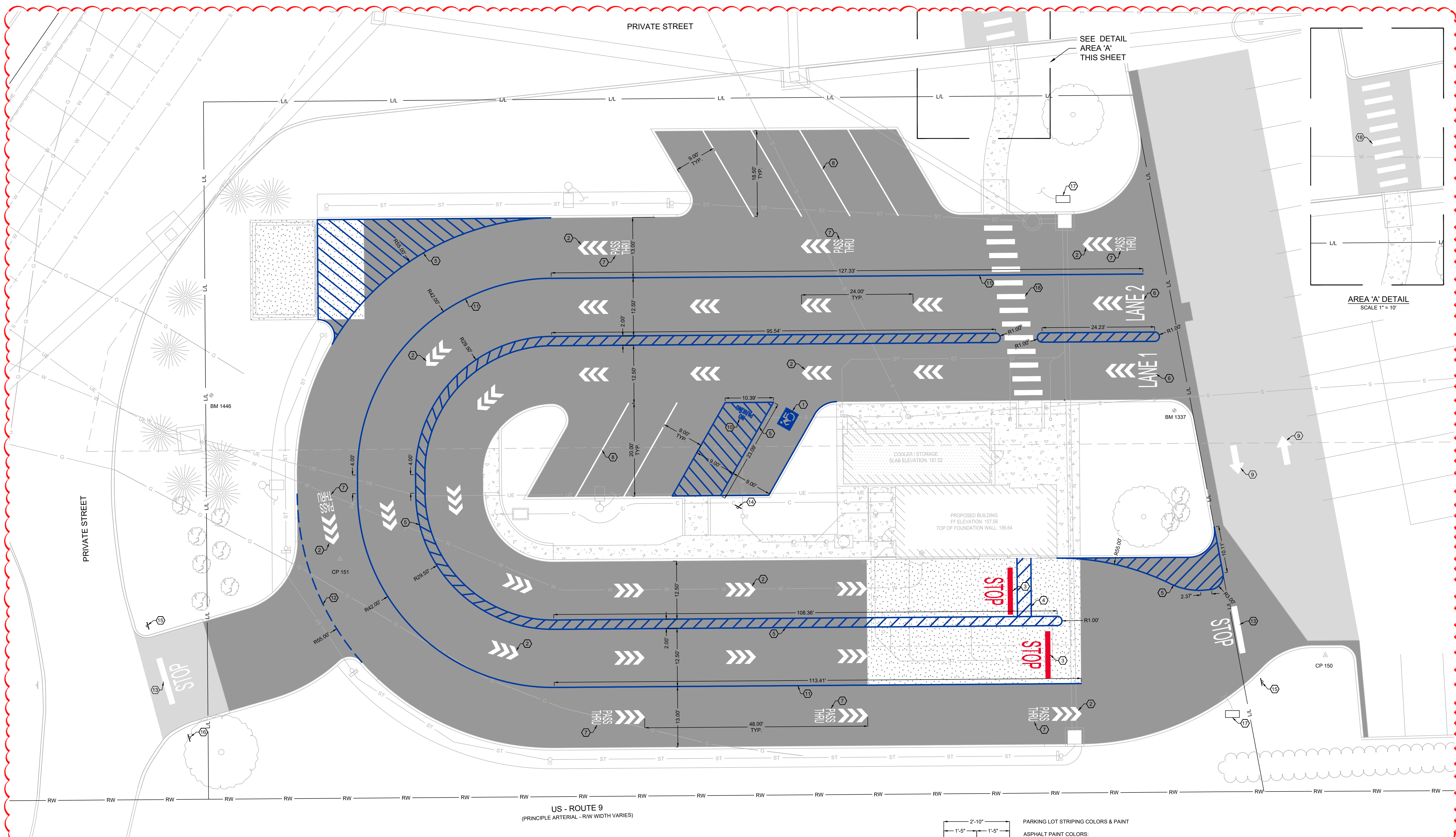


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 JOHN W. KELLY III - ENGINEER
 PE# 084736
 ENGINEER OF RECORD:
 NAME: JOHN W. KELLY III
 LICENSE NO. 084736

PROJECT NUMBER: 91.202
 REVISION:
 04-10-2026 TOWN REVIEW

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

C5.1
 LANDSCAPE PLAN
 DATE: NOVEMBER 20, 2025



STATE OF NEW YORK
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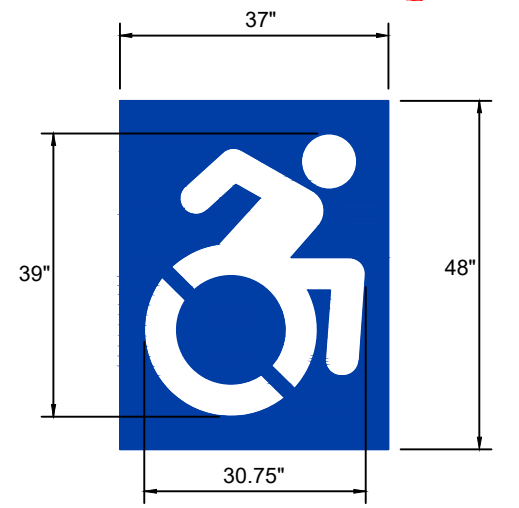
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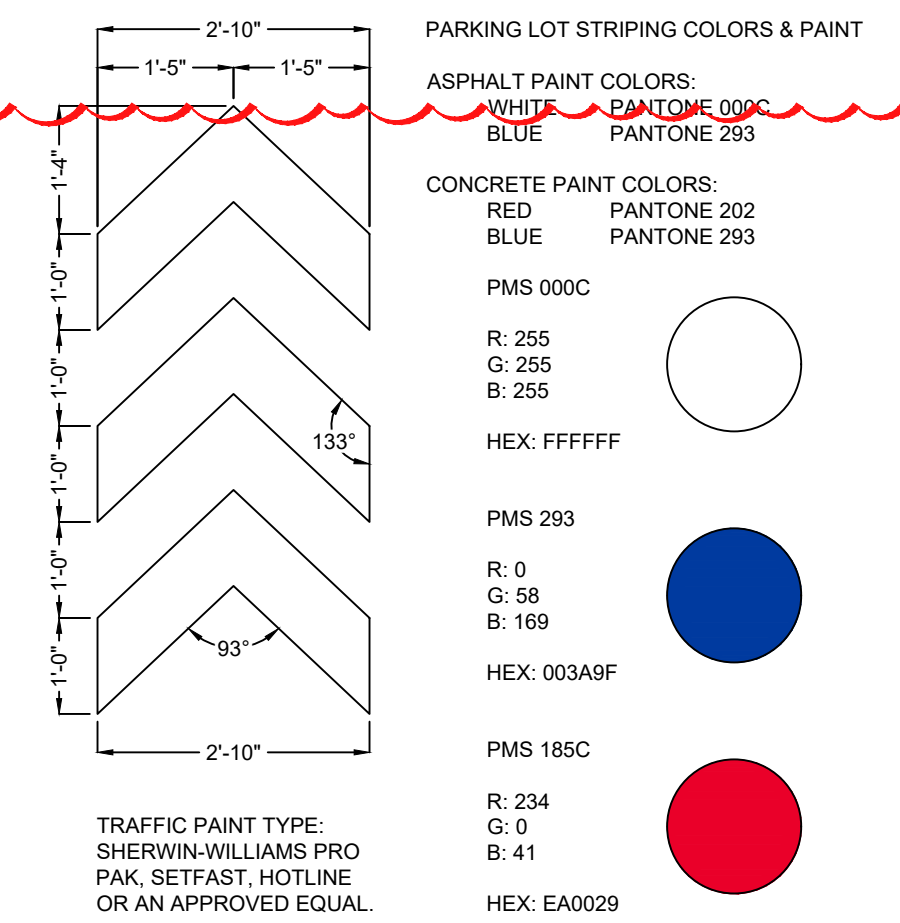
- HATCH LEGEND:**
- ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
 - CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
 - CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
 - COOLER/STORAGE PAD PER STRUCTURAL PLANS.
 - EXISTING ASPHALT PAVEMENT

- KEY NOTES:**
- 1 BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 THIS SHEET.
 - 2 SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02 THIS SHEET.
 - 3 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
 - 4 ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
 - 5 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
 - 6 48-INCH TALL "LANE #" PAINTED IN WHITE.
 - 7 24-INCH TALL "PASS THRU" PAINTED IN WHITE.
 - 8 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
 - 9 SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING.
 - 10 "NO PARKING" PAINTED IN ACCESS AISLE, ALL CAPITAL LETTERS < 12-INCH HEIGHT LETTERS, 2-INCH STROKE.
 - 11 4-INCH SOLID BLUE PAVEMENT MARKER.
 - 12 4-INCH DASHED BLUE PAVEMENT MARKER.
 - 13 12" SOLID WHITE STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN WHITE.
 - 14 ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03, SHEET C7.3.
 - 15 STOP SIGN PER DETAIL 6.04, SHEET C7.3.

- 16 ONE WAY DO NOT ENTER SIGN PER DETAIL 6.04, SHEET C7.3.
- 17 DIRECTIONAL SIGN.
- 18 CROSS WALK PAVEMENT MARKING, 12" WIDE BY 6" LONG SOLID WHITE PAINT SPACED EVERY 3". ORIENT THE STRIPES IN THE DIRECTION SHOWN PARALLEL TO THE DIRECTION OF TRAFFIC.



6.01 DYNAMIC "ACCESSIBILITY SYMBOL"
 SCALE: NONE



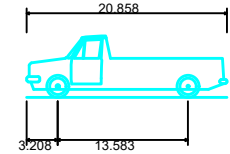
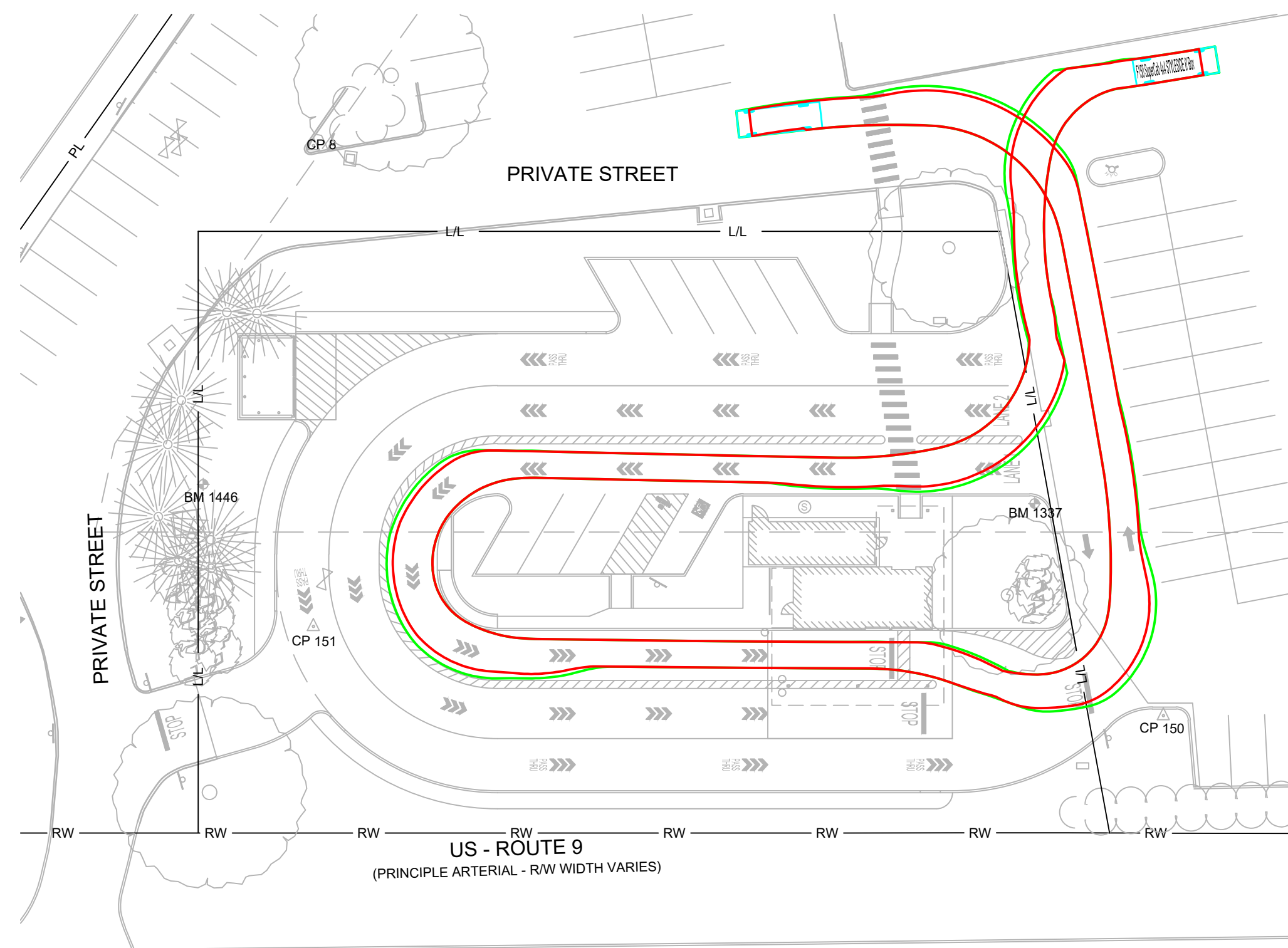
6.02 PARKING LOT STRIPING COLORS & PAINT
 SCALE: NONE

APPROVED: PLANNING BOARD CHAIRPERSON	DATE
APPROVED: TOWN ENGINEER	DATE
APPROVED: HIGHWAY/SEWER SUPERINTENDENT	DATE
APPROVED: FIRE MARSHAL	DATE

New York 811
 Call 811
 In New York City or Long Island
 newyork-811.com
 Outside New York City or Long Island
 digsafelynewyork.com

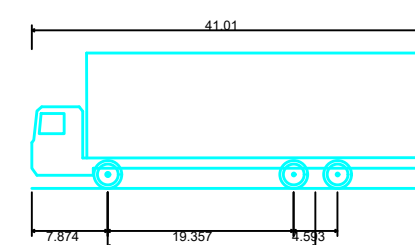
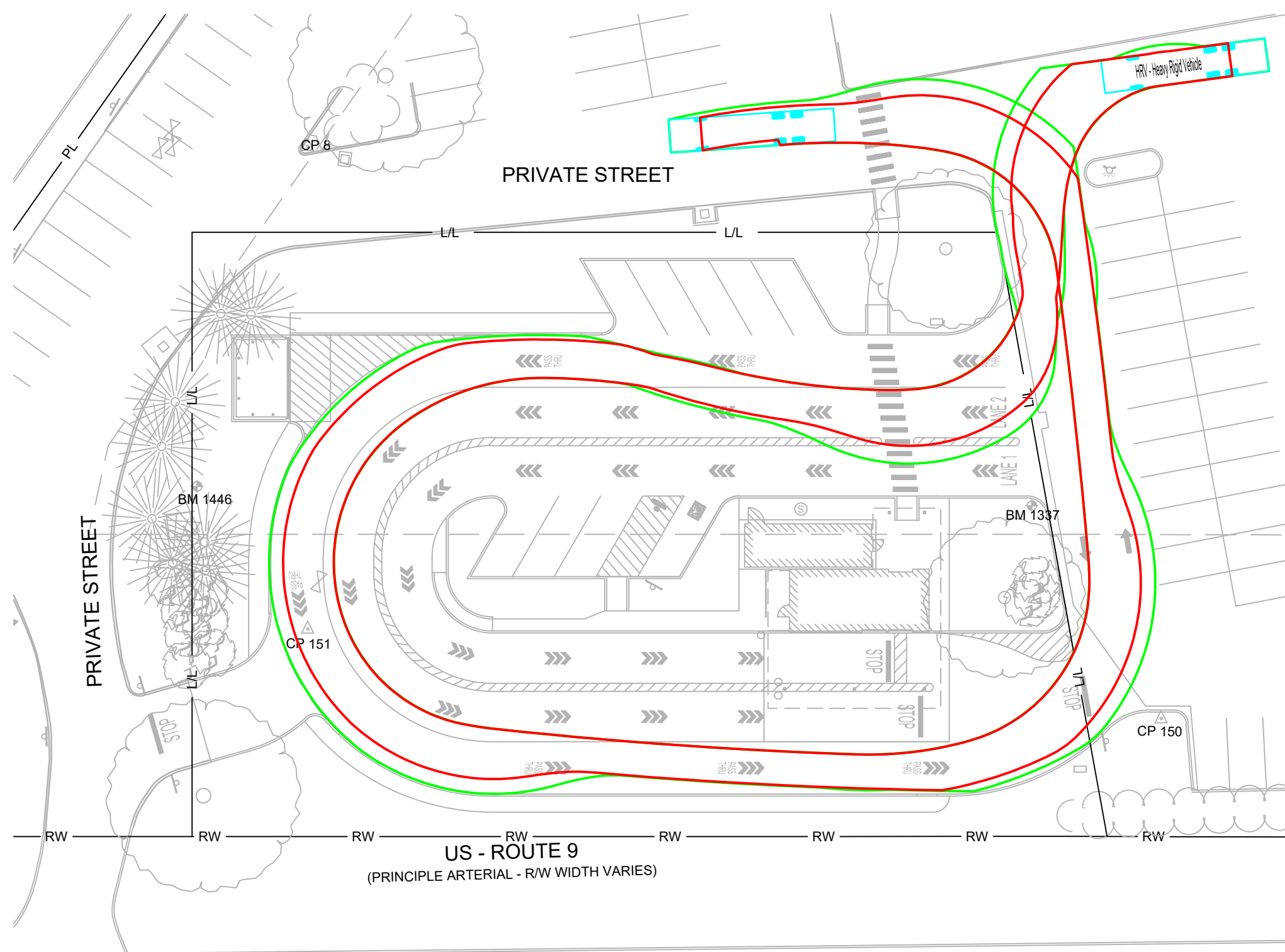
JOHN W KELLY PE ENGINEERING D.P.C.
 1070 W. SYCAMORE ST
 SPRINGFIELD, MO 65810
 Ph: 417-888-0645 Fax: 417-888-0657
 COA# 017476
 EXPIRES: 06/30/2026

C6.1
 STRIPING PLAN
 DATE: NOVEMBER 20, 2025



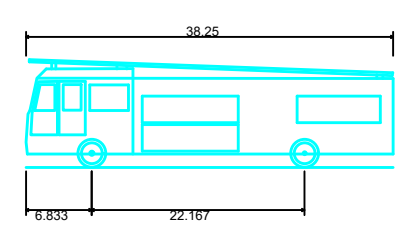
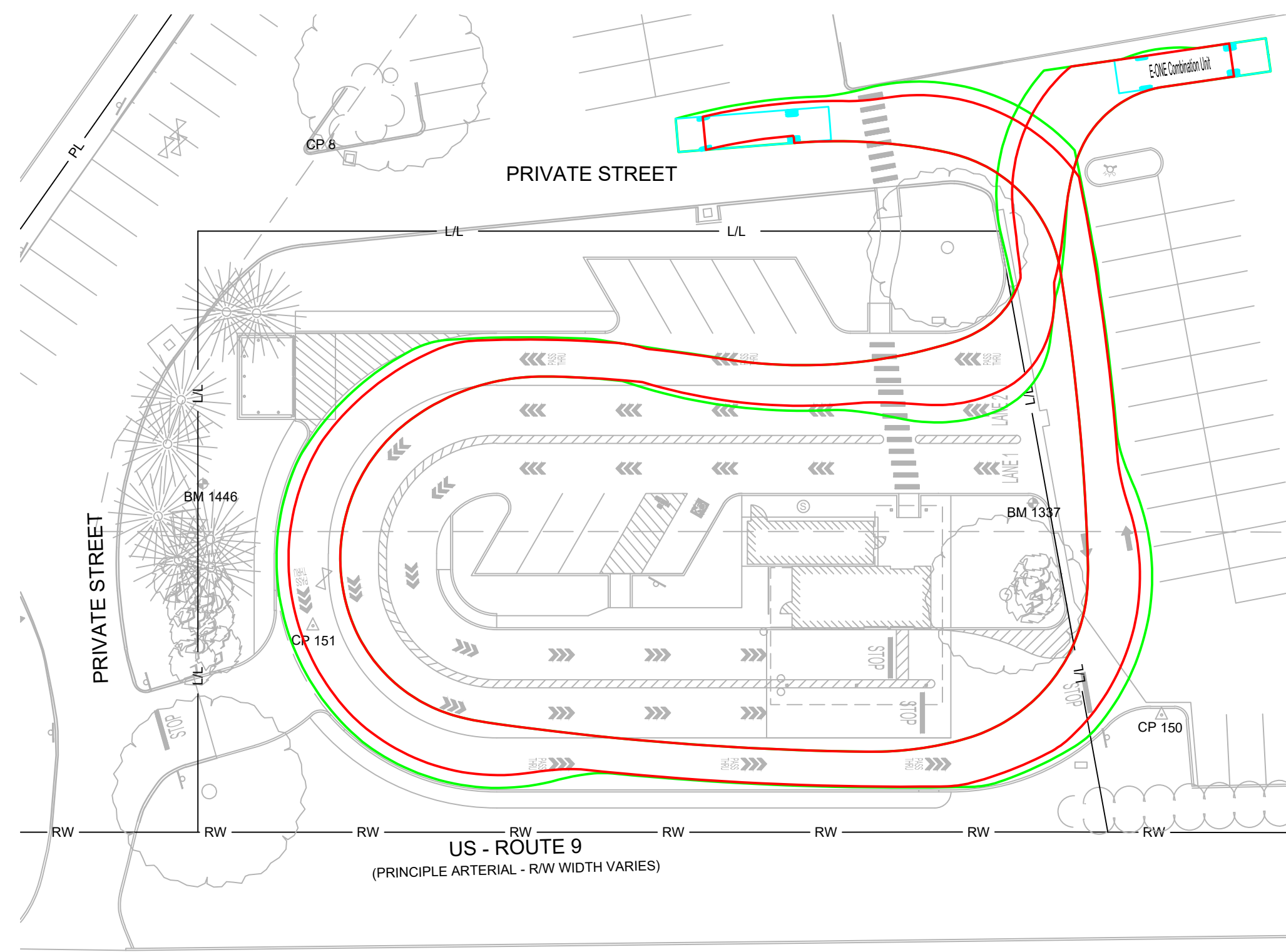
F150 SuperCab 4x4 STYLESIDE 8' Box
 Overall Length: 20.856ft
 Overall Width: 6.575ft
 Overall Body Height: 6.392ft
 Min Body Ground Clearance: 0.833ft
 Track Width: 6.575ft
 Lock-to-lock time: 4.09s
 Curb to Curb Turning Radius: 26.150ft

PASSENGER CAR/TRUCK



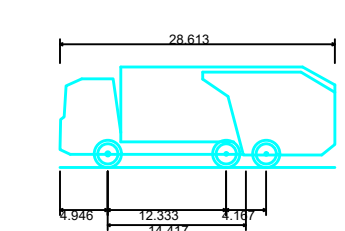
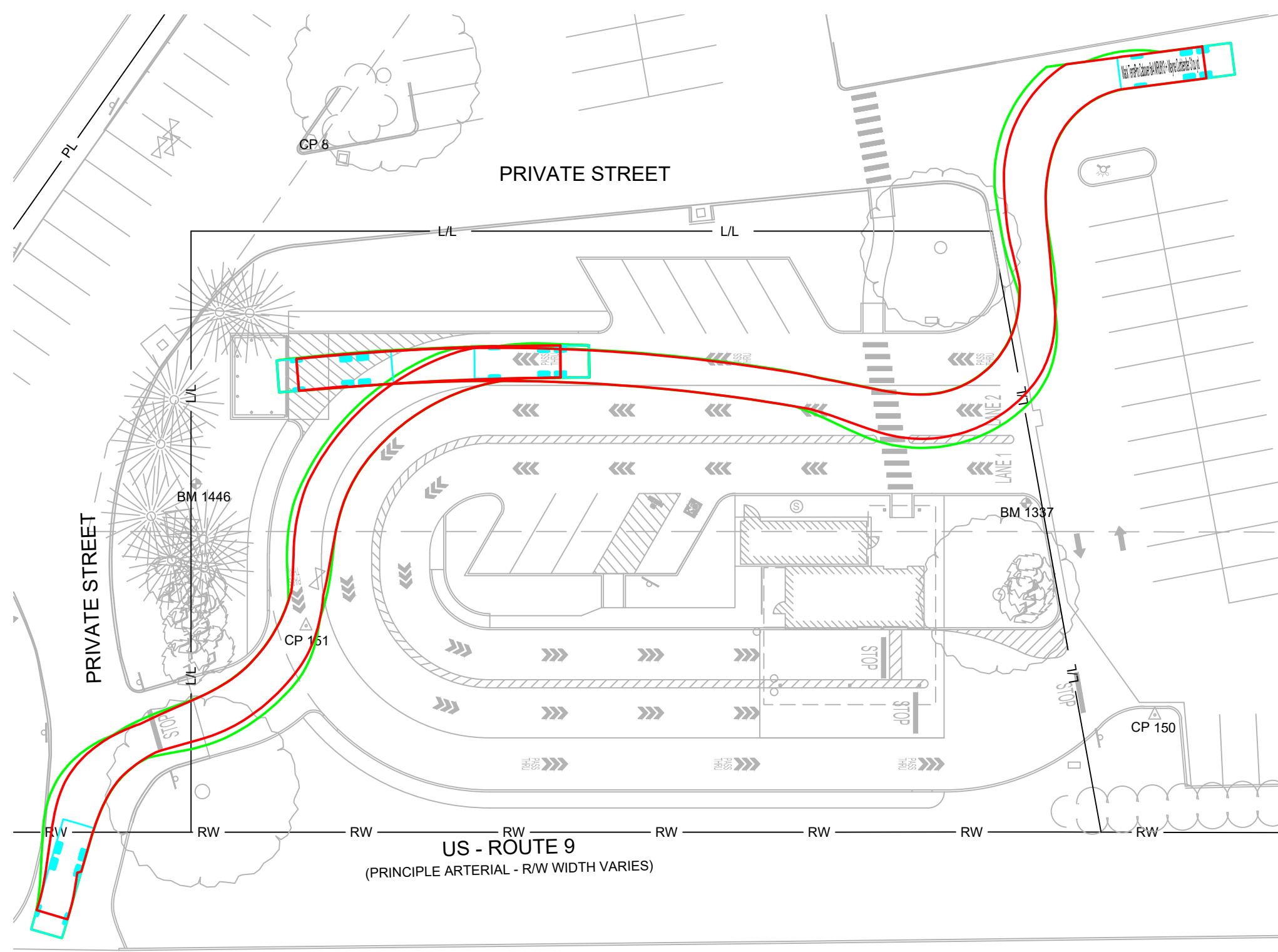
HRV - Heavy Rigid Vehicle
 Overall Length: 41.010ft
 Overall Width: 8.202ft
 Overall Body Height: 14.106ft
 Min Body Ground Clearance: 1.389ft
 Track Width: 8.202ft
 Lock-to-lock time: 6.90s
 Curb to Curb Turning Radius: 41.010ft

DELIVERY TRUCK/SEMI



E-ONE Combination Unit
 Overall Length: 38.250ft
 Overall Width: 8.333ft
 Overall Body Height: 11.250ft
 Min Body Ground Clearance: 1.383ft
 Track Width: 8.333ft
 Lock-to-lock time: 6.00s
 Max Wheel Angle: 45.00°

FIRE TRUCK



Mack TerraPro Cabover 6x4 MRU613 + Wayne Outlander 31cu yd
 Overall Length: 28.613ft
 Overall Width: 8.000ft
 Overall Body Height: 10.481ft
 Min Body Ground Clearance: 1.311ft
 Track Width: 8.000ft
 Lock-to-lock time: 6.00s
 Curb to Curb Turning Radius: 33.500ft

REFUSE TRUCK

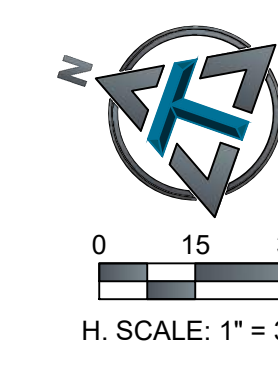
HATCH LEGEND:
 VEHICLE
 VEHICLE BODY ENVELOPE PATH
 VEHICLE WHEEL TRACK



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

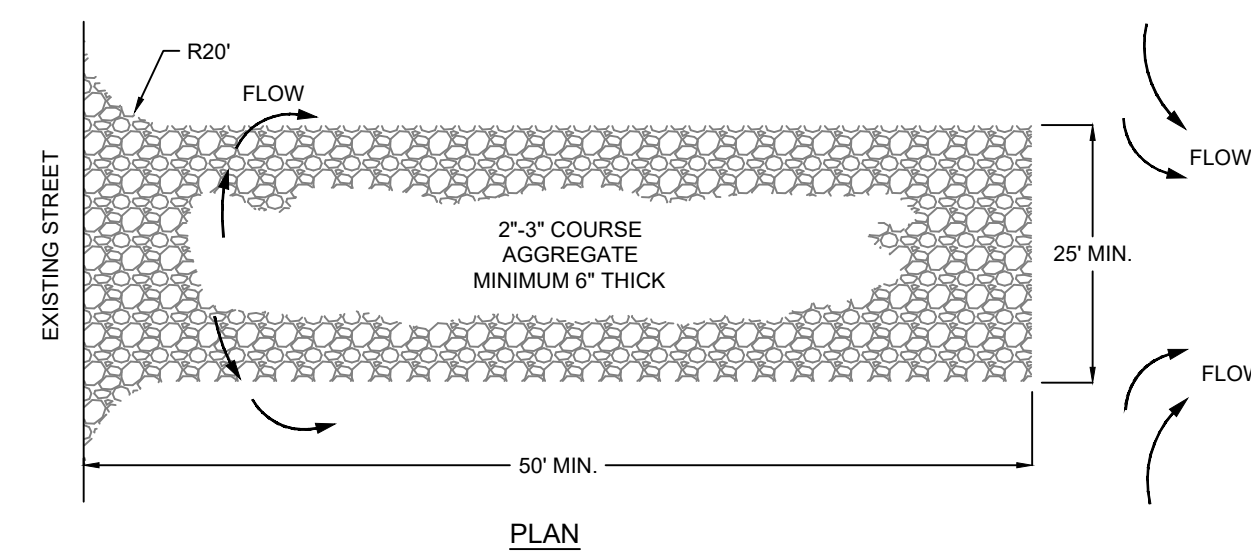
PROJECT NUMBER: 91.202
 REVISION:
 04-10-2026 TOWN REVIEW

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



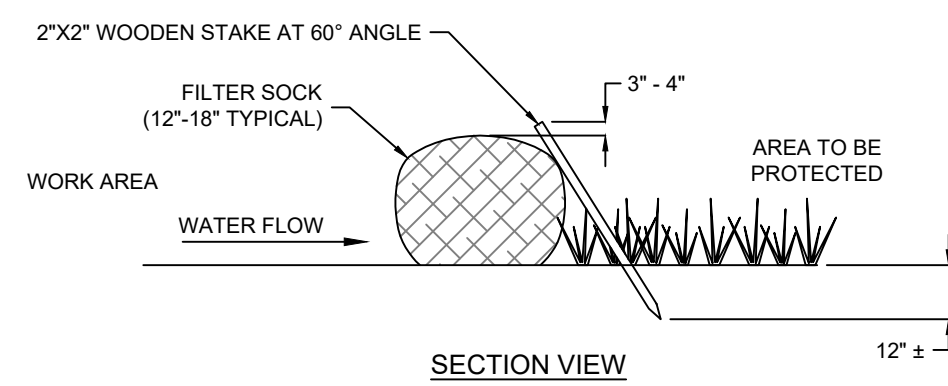
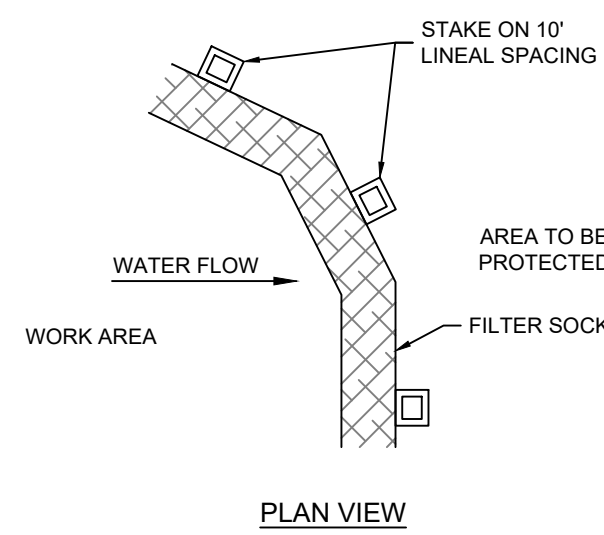
JOHN W KELLY PE ENGINEERING D.P.C.
 1070 W. SYCAMORE ST
 SPRINGFIELD, MO 65810
 Ph: 417-888-0645 Fax: 417-888-0657
 CO# 017476
 EXPIRES: 06/30/2026

C6.2
 TURNING PATH ANALYSIS
 DATE: NOVEMBER 20, 2025



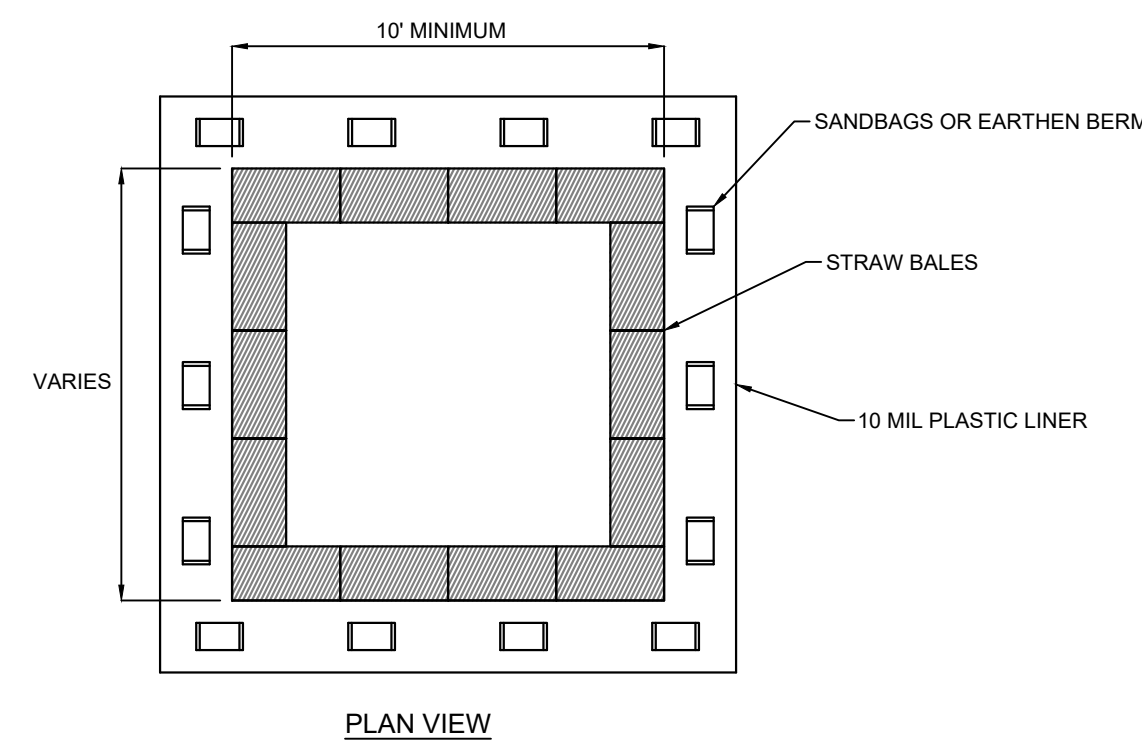
- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1.01 TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NONE

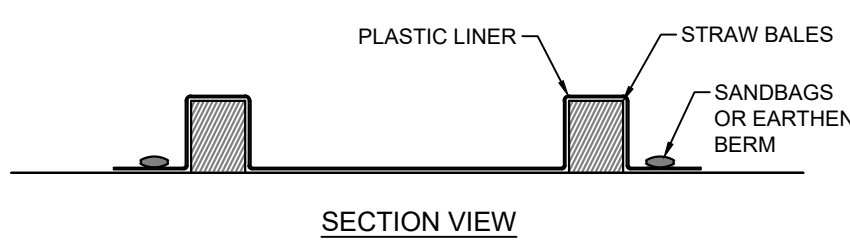
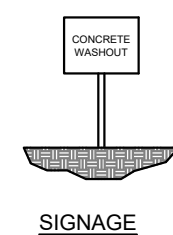


- NOTES:**
1. ALL MATERIAL TO MEET MANUFACTURER'S REQUIREMENTS.
 2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

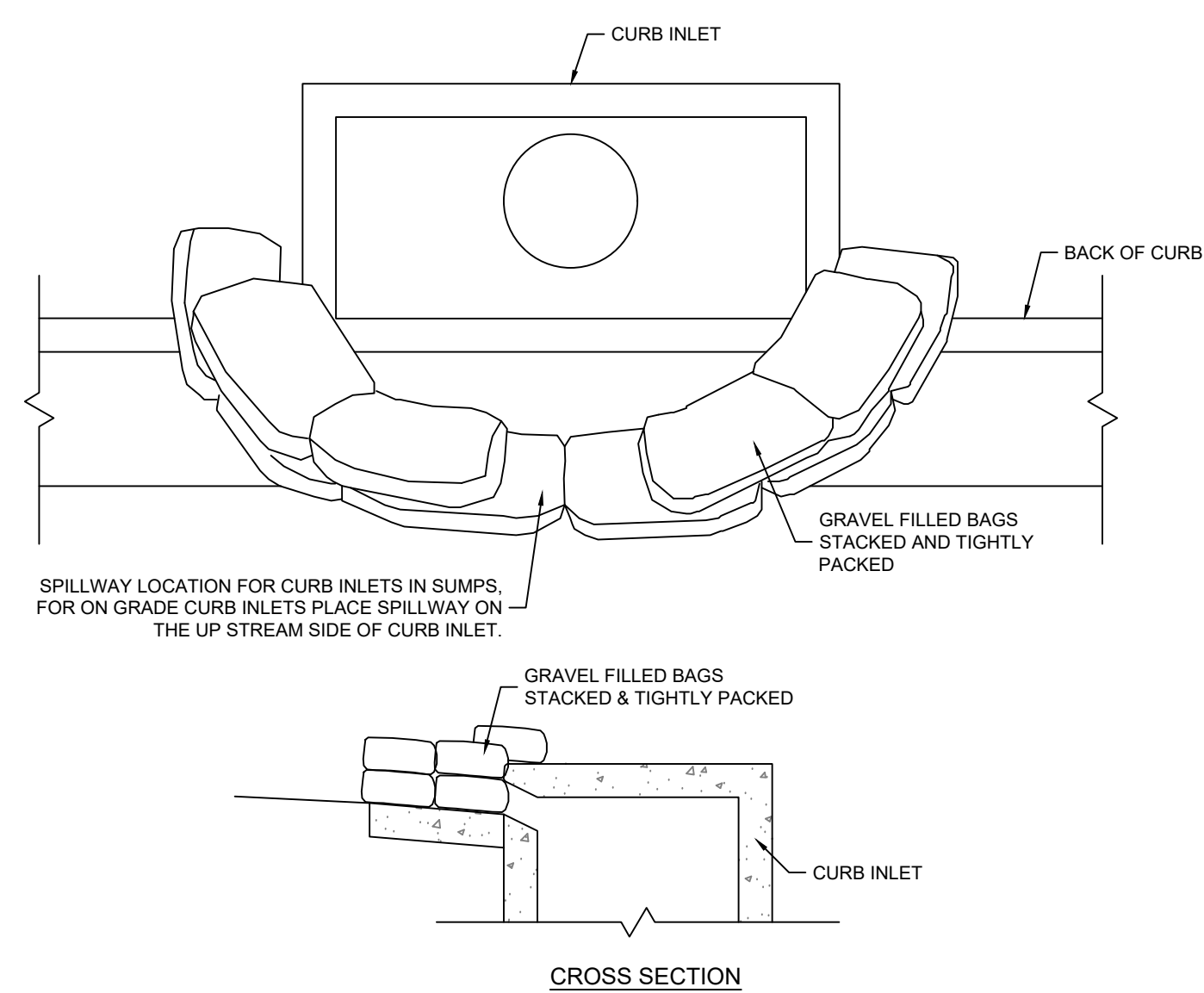
1.02 COMPOST FILTER SOCK DETAIL
SCALE: NONE



- NOTES:**
1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
 2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
 3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
 4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE.
 5. TRAPS SHALL BE ROUTINELY MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
 6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
 7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

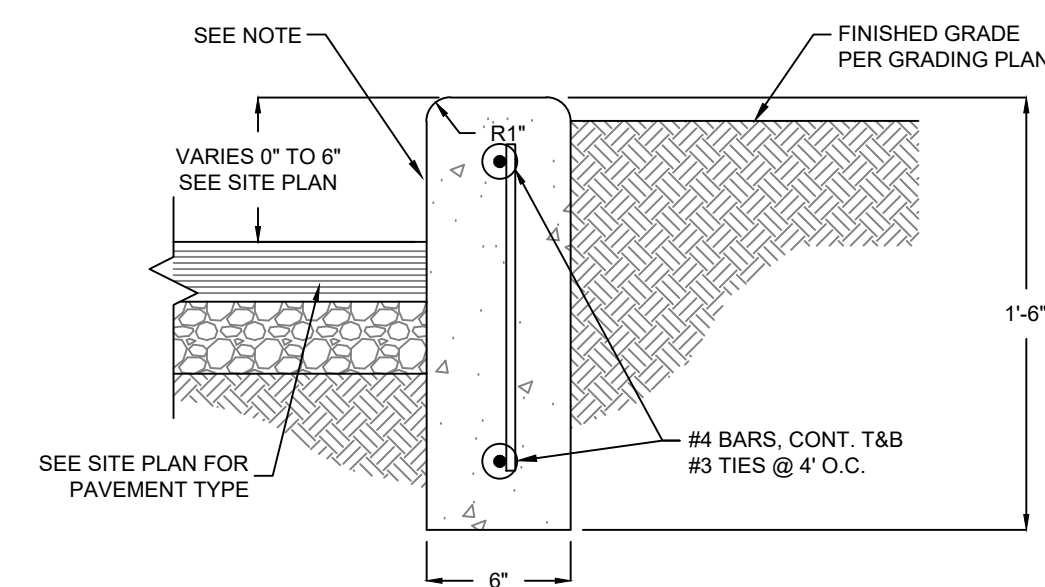


1.03 CONCRETE WASHOUT
SCALE: NONE



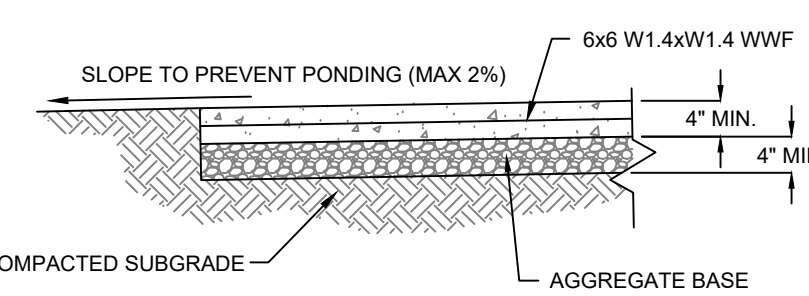
- NOTES:**
1. PLACE CURB INLET SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS OR IN SUMPS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH RAINFALL EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1.04 CURB INLET SEDIMENT BARRIER DETAIL
SCALE: NONE



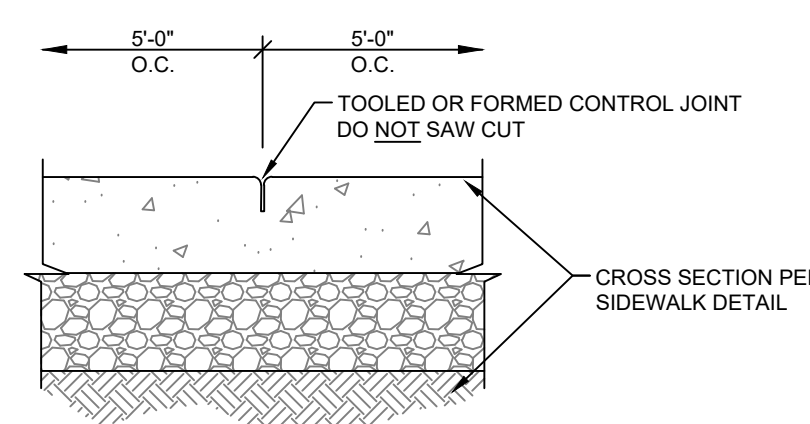
- NOTES:**
1. CURB FACE SHALL HAVE A CLEAN, SMOOTH FINISH; FREE OF BUMPS, HONEYCOMB, AND VOIDS.

2.01 CONCRETE CURB DETAIL
SCALE: NONE

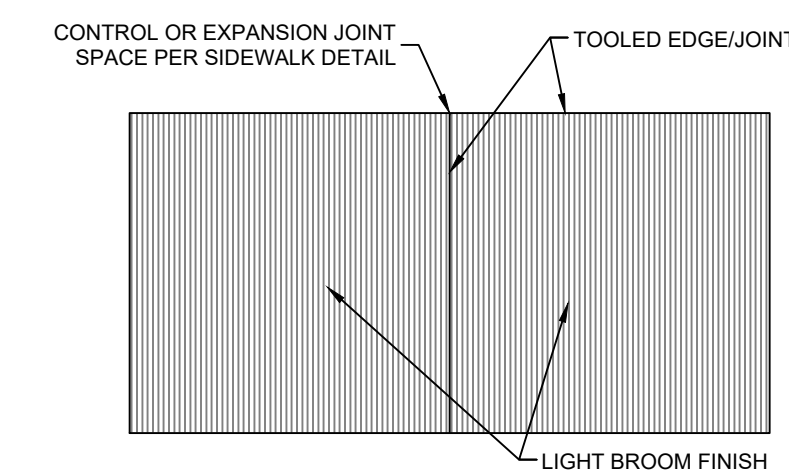


- NOTES:**
1. PROVIDE CONTROL JOINTS @ 5' O.C. MAX. OR WIDTH OF SIDEWALK. SEE JOINT DETAIL.
 2. PROVIDE EXPANSION JOINTS @ 20' O.C. MAX. & AS INDICATED ON SITE PLAN.
 3. WHERE WALK ABUTS ANOTHER WALK, CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES, PROVIDE 1/2" EXP. JOINT W/ FIBER BOARD AND SELF-LEVELING SEALANT.
 4. KEY ALL CONSTRUCTION JOINTS.
 5. PROVIDE NON-SLIP LIGHT BROOM FINISH.
 6. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2%. MAXIMUM SLOPE OF SIDEWALK IN DIRECTION OF TRAVEL SHALL BE 5%.

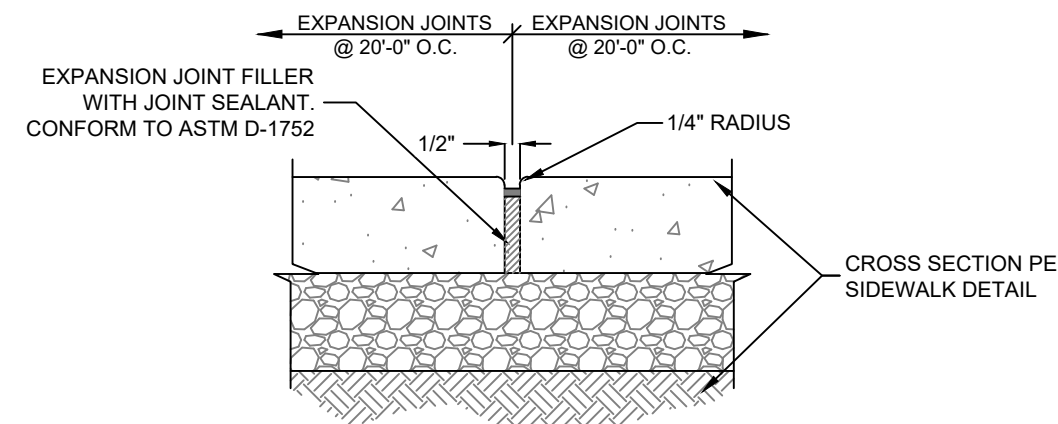
SECTION



CONTROL JOINT

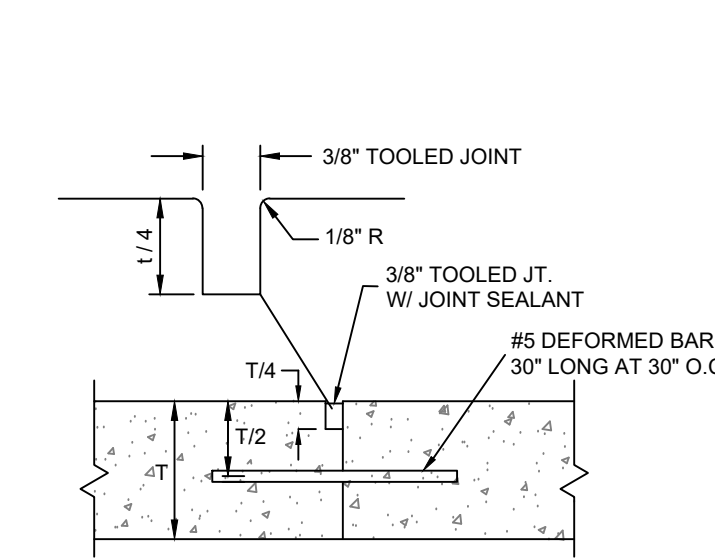


FINISH PLAN



EXPANSION JOINT

2.02 SIDEWALK DETAILS
SCALE: NONE

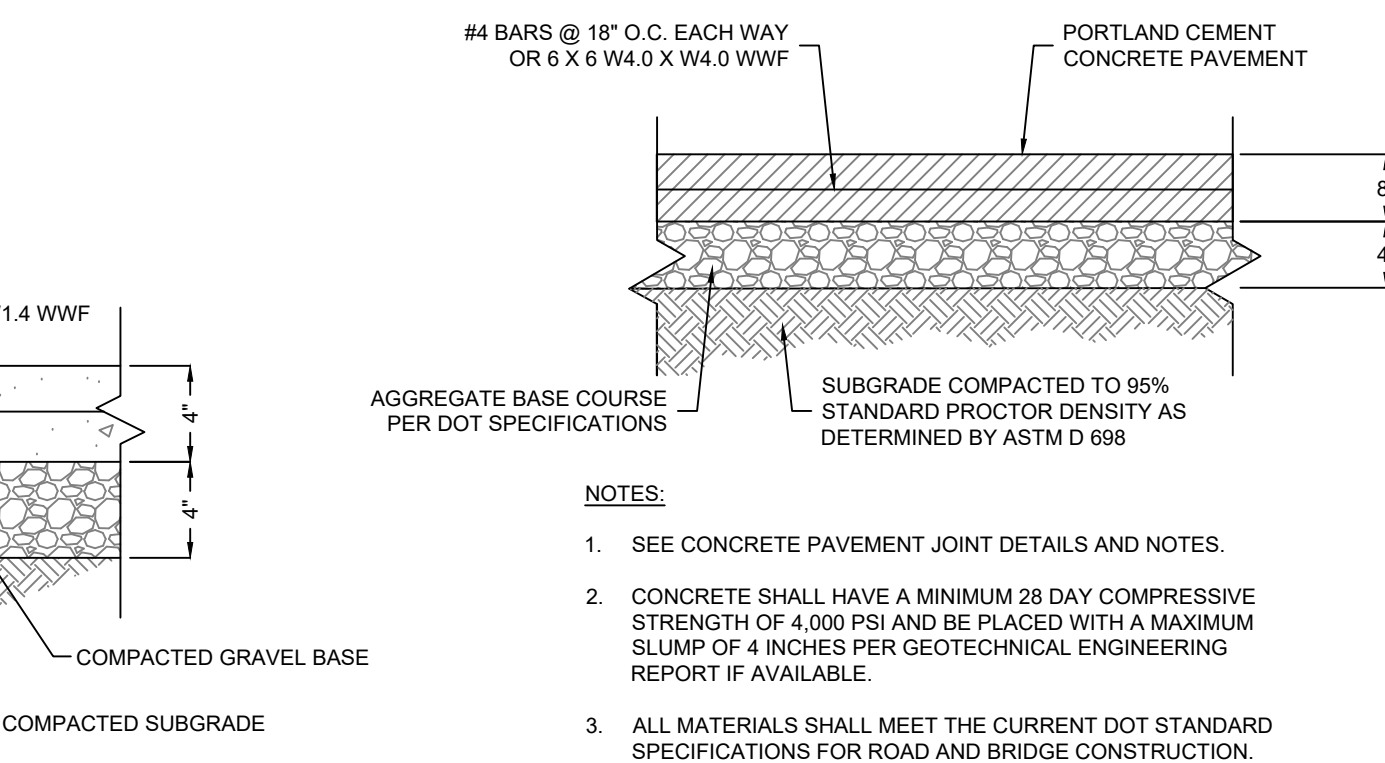


DOWELED CONSTRUCTION JOINT

- CONCRETE JOINT NOTES:**
1. CONSTRUCTION JOINTS SHALL BE PLACED AS REQUIRED BY THE CONTRACTOR.
 2. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS STRUCTURES OR EXISTING PAVEMENT AND AT 45 FEET ON CENTER, EACH DIRECTION (OR AS SHOWN ON PLAN).
 3. CONTRACTION JOINTS SHALL BE PLACED AT 15 FEET MINIMUM SPACING IN EACH DIRECTIONS.

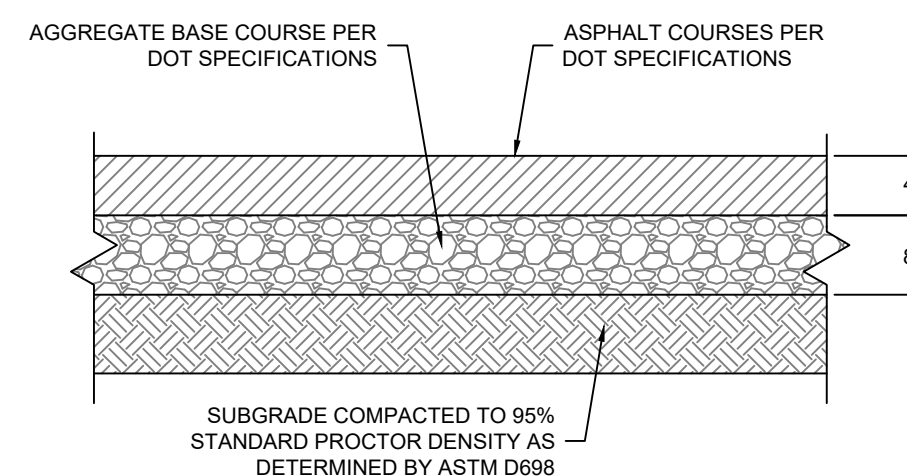
SAWED CONSTRUCTION JOINT

2.03 CONCRETE PAVEMENT JOINT DETAILS
SCALE: NONE

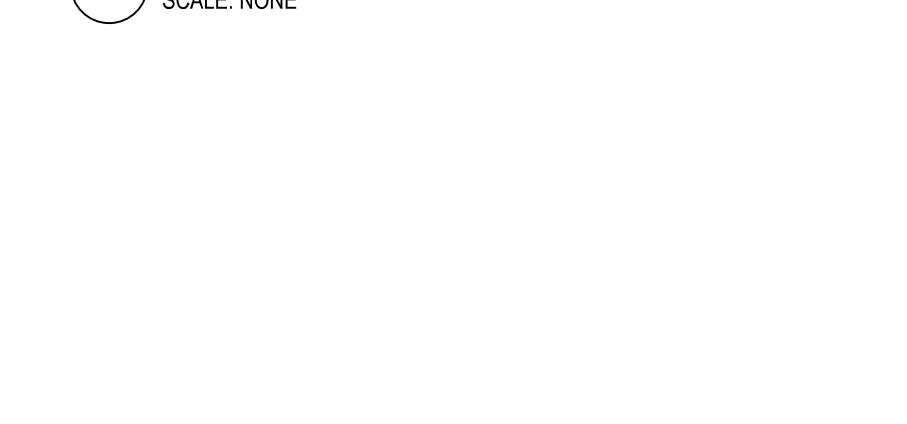


- NOTES:**
1. SEE CONCRETE PAVEMENT JOINT DETAILS AND NOTES.
 2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES PER GEOTECHNICAL ENGINEERING REPORT IF AVAILABLE.
 3. ALL MATERIALS SHALL MEET THE CURRENT DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2.05 CONCRETE PAVEMENT
SCALE: NONE

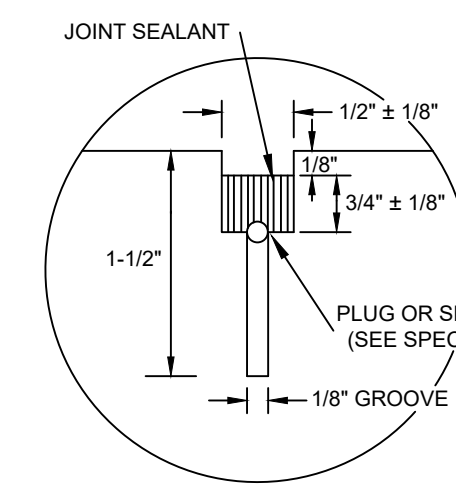


2.06 ASPHALT PAVEMENT
SCALE: NONE

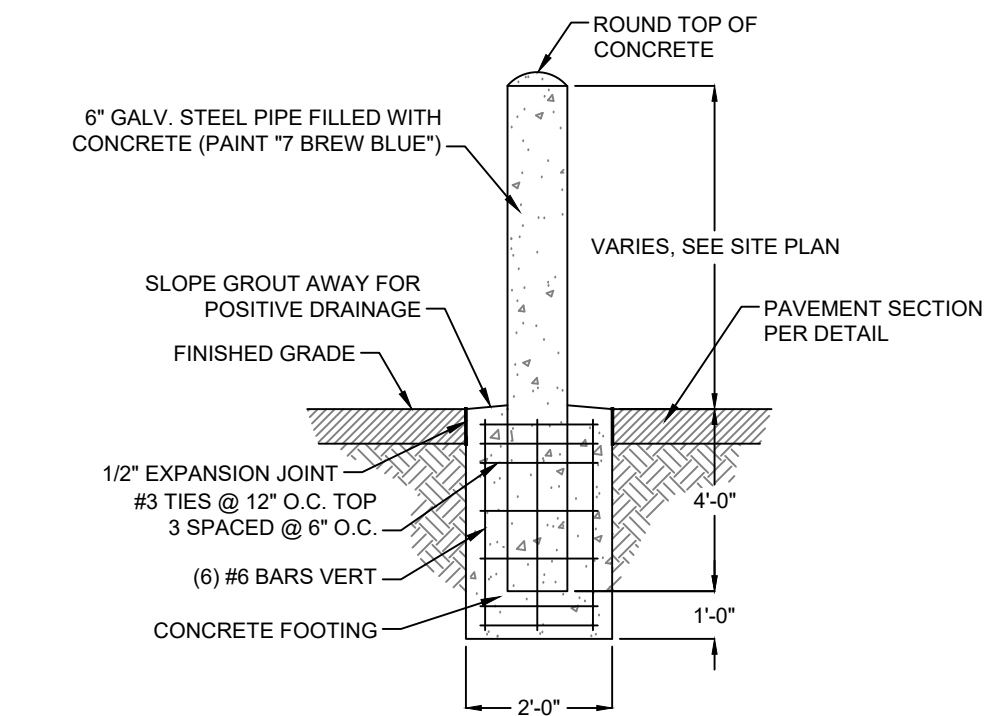


EXPANSION JOINT

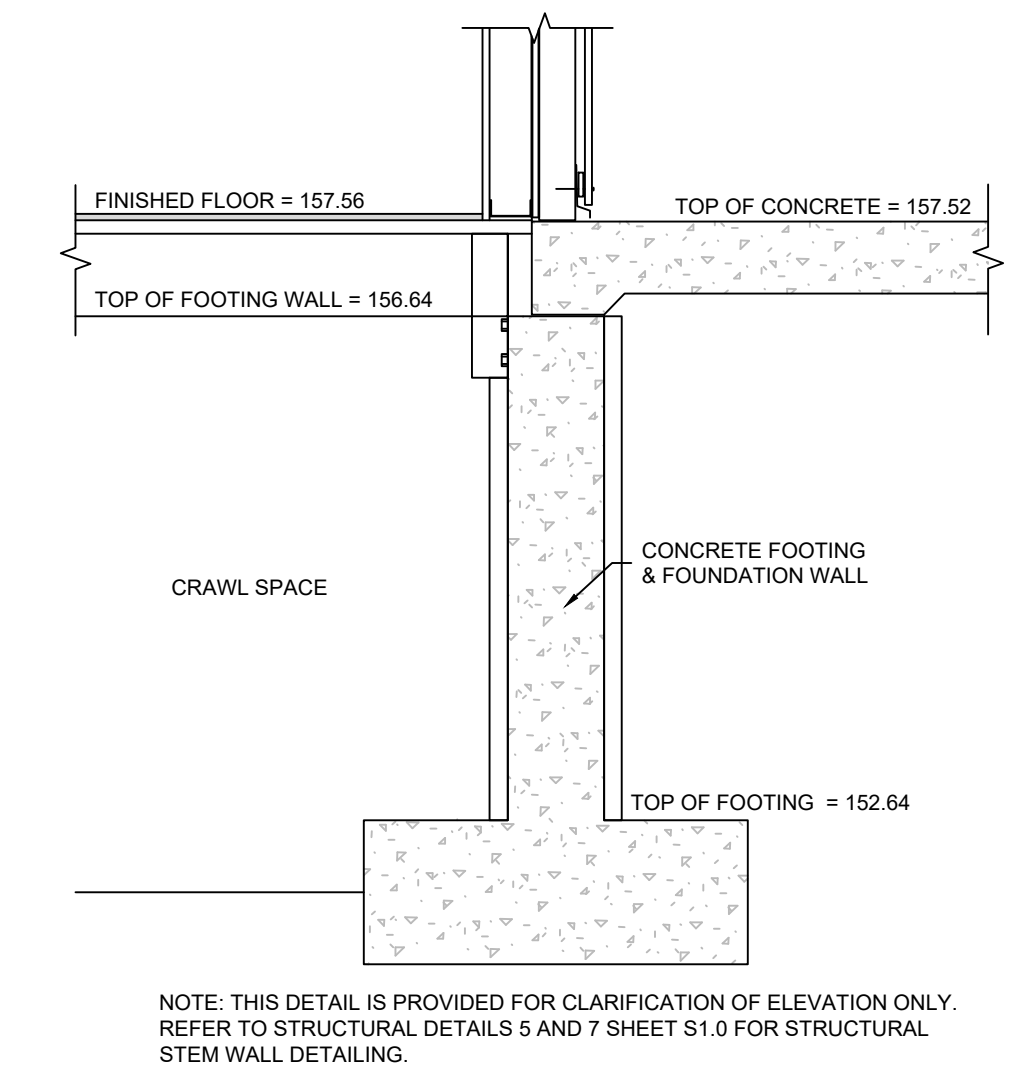
CONTRACTION JOINT SEALANT DETAIL



CONTRACTION JOINT SEALANT DETAIL



2.09 PIPE BOLLARD
SCALE: NONE



2.07 WALL ELEVATION SECTION DETAIL
SCALE: NONE

- NOTE:** THIS DETAIL IS PROVIDED FOR CLARIFICATION OF ELEVATION ONLY. REFER TO STRUCTURAL DETAILS 5 AND 7 SHEET S1.0 FOR STRUCTURAL STEM WALL DETAILING.



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

PROJECT NUMBER: 91.202
REVISION:

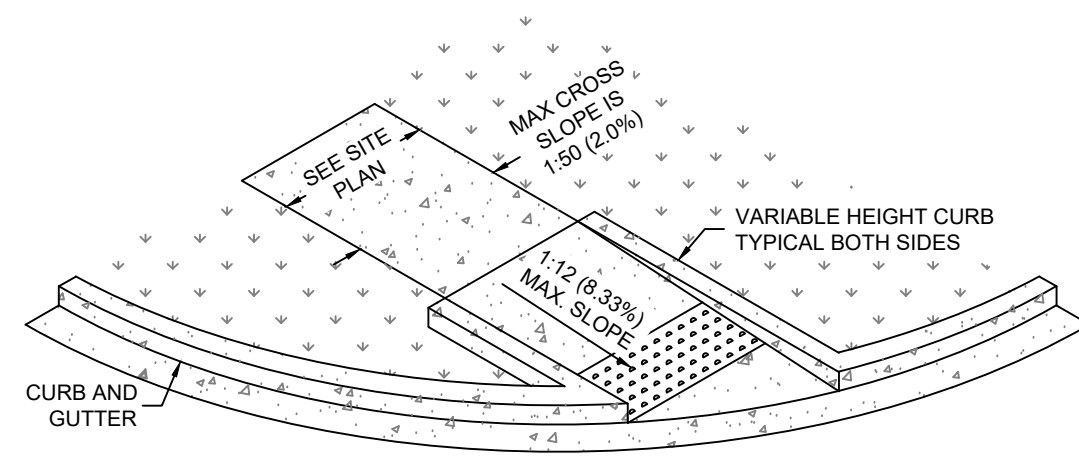
7 BREW COFFEE
WAPPINGERS FALLS, NY

1506 US-9
WAPPINGERS FALLS, NY 12590

JOHN W KELLY PE ENGINEERING D.P.C.
1070 W. SYCAMORE ST
SPRINGFIELD, MO 65810
Ph: 417-888-0645 Fax: 417-888-0657
CO# 011746
EXPIRES: 06/30/2026

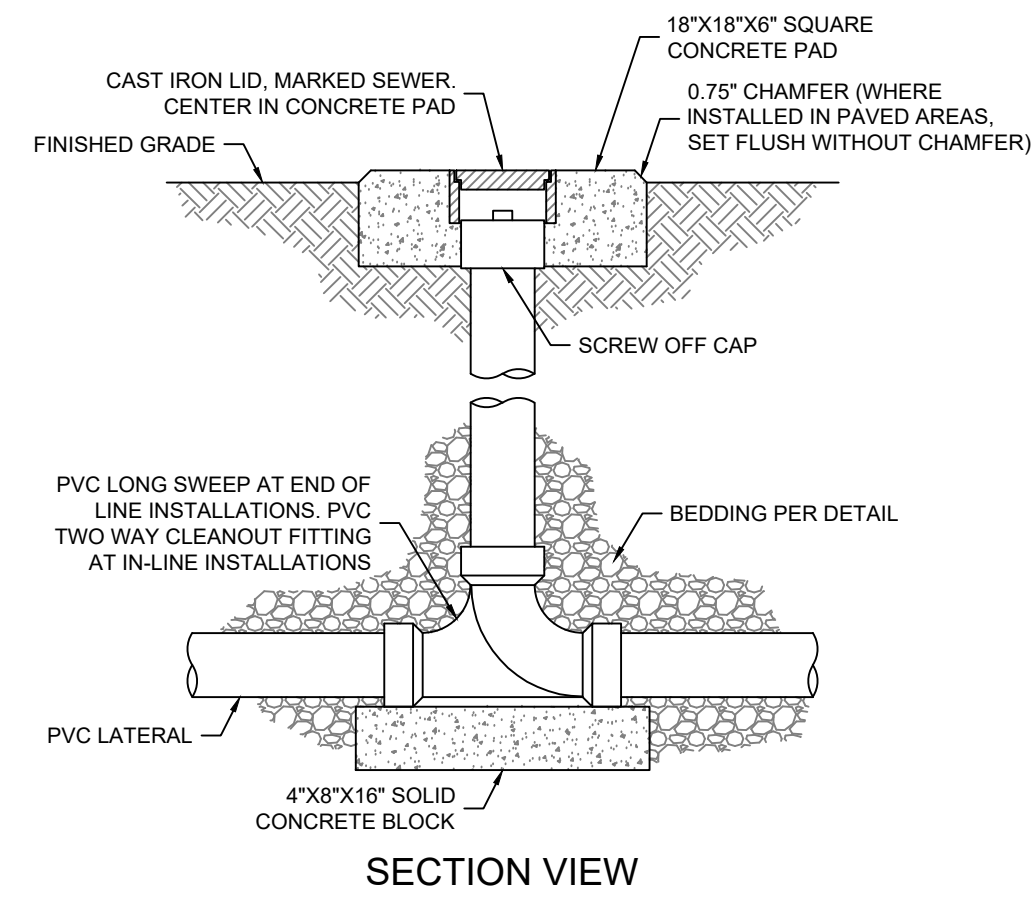
C7.1
DETAILS

DATE: NOVEMBER 20, 2025



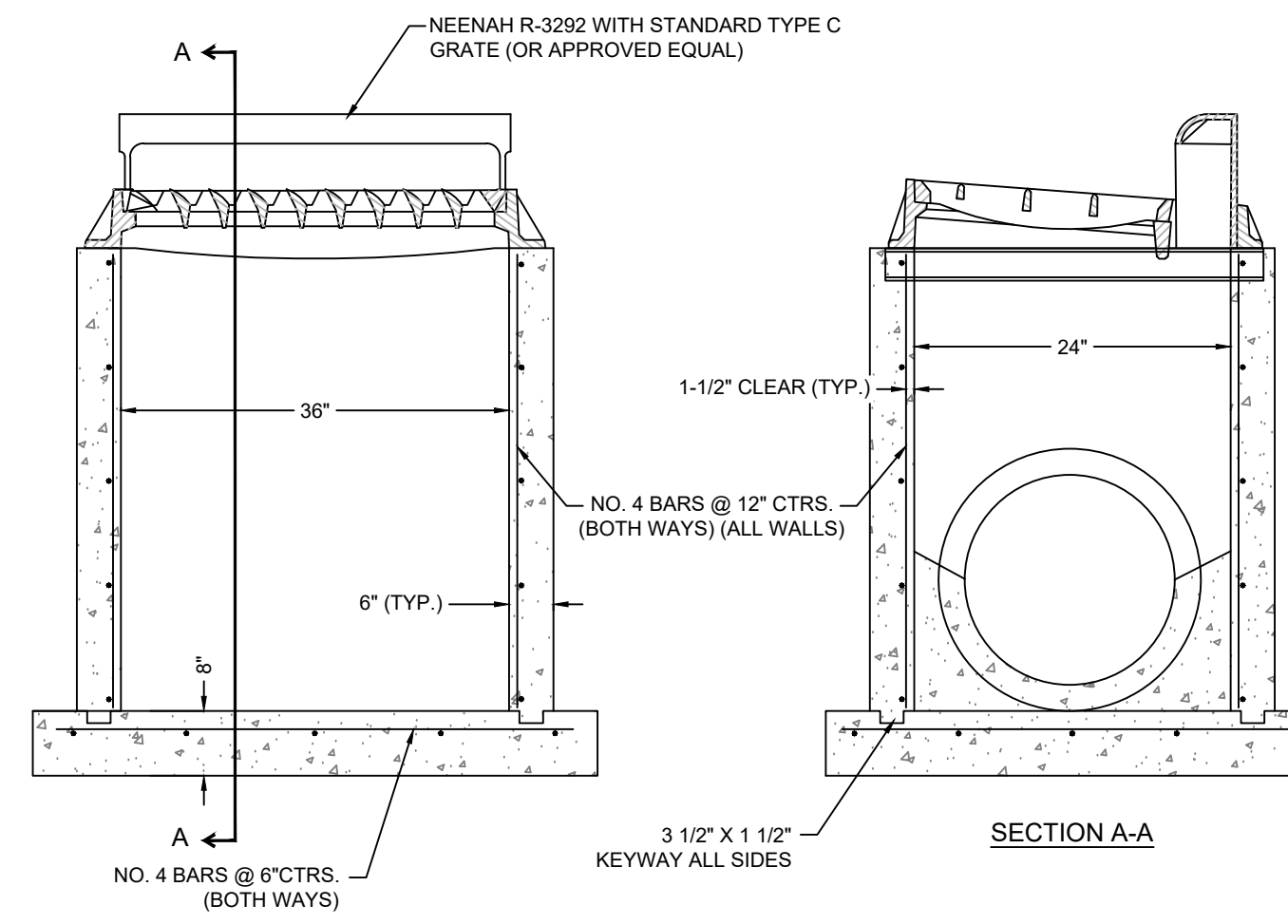
- NOTES:**
- ENSURE THAT THE INSIDE EDGE OF CURVED RAMPS MAINTAIN AN 8.33% SLOPE MAXIMUM.
 - THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE 5% MAXIMUM.

2.13 TYPE 3 CURB RAMP DETAIL
SCALE: NONE



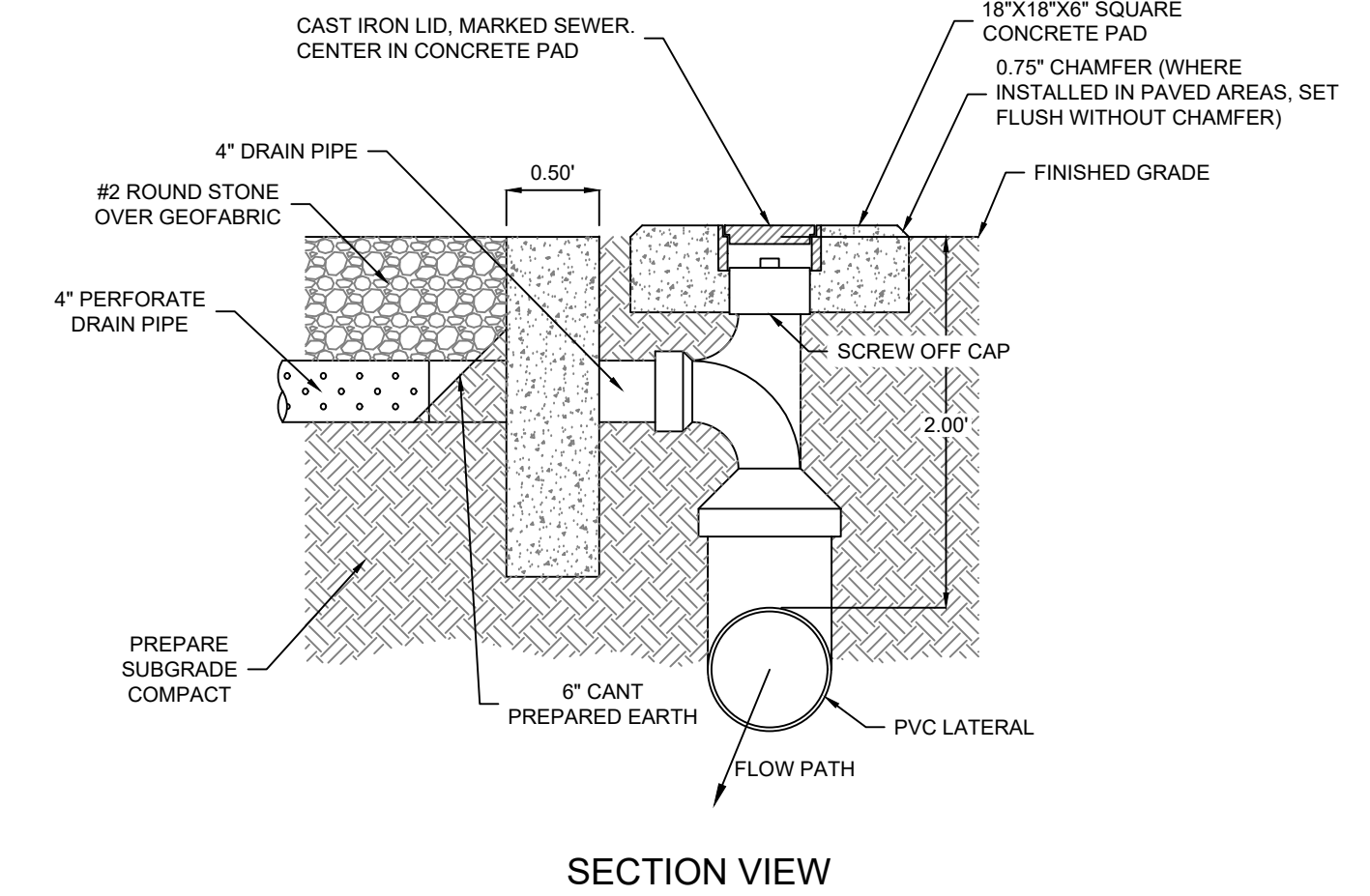
- NOTES:**
- SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
 - INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

4.02 SANITARY SEWER CLEANOUT DETAIL
SCALE: NONE



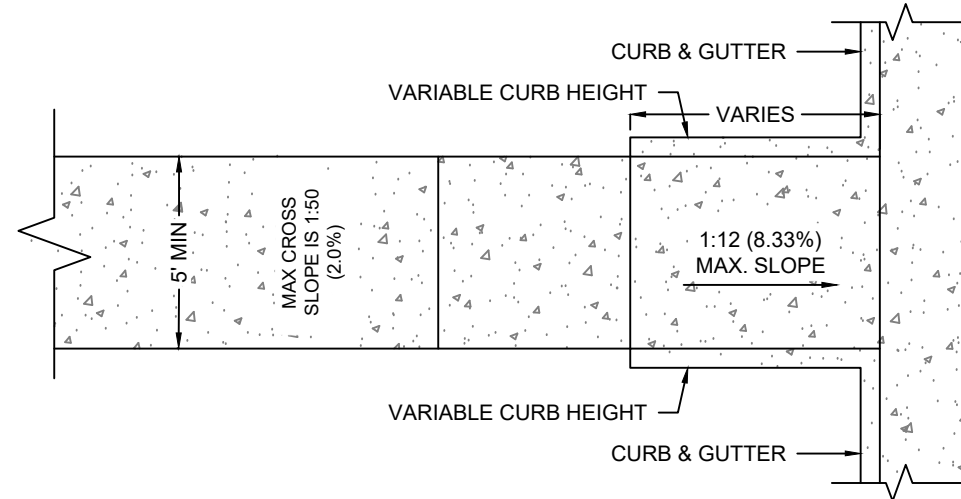
- NOTES:**
- USE CLASS 'A' CONCRETE (AE) THROUGHOUT.
 - FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CLASS 'A' CONCRETE (AE) INVERT TO PROVIDE SMOOTH FLOW.
 - BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOULDING.

4.04 COMBINATION INLET
SCALE: NONE

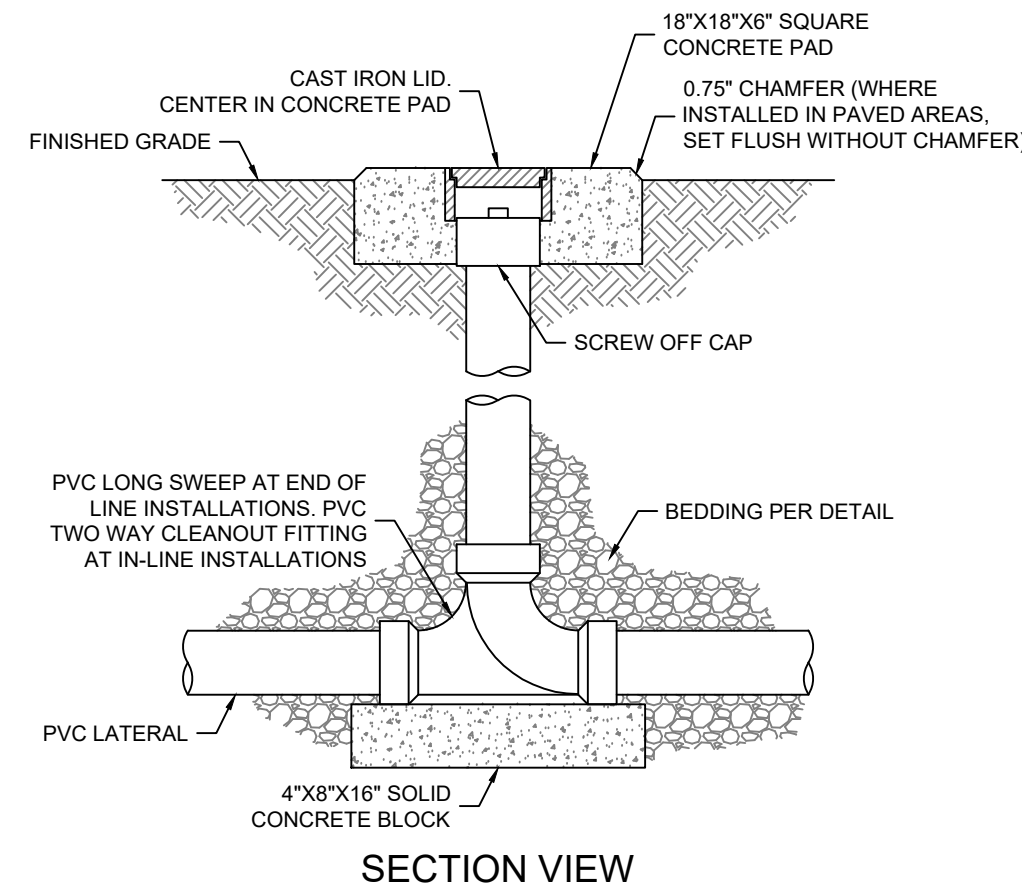


- NOTES:**
- SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
 - INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

4.07 SUB-DRAIN ANTISEEP & CLEANOUT DETAIL
SCALE: NONE

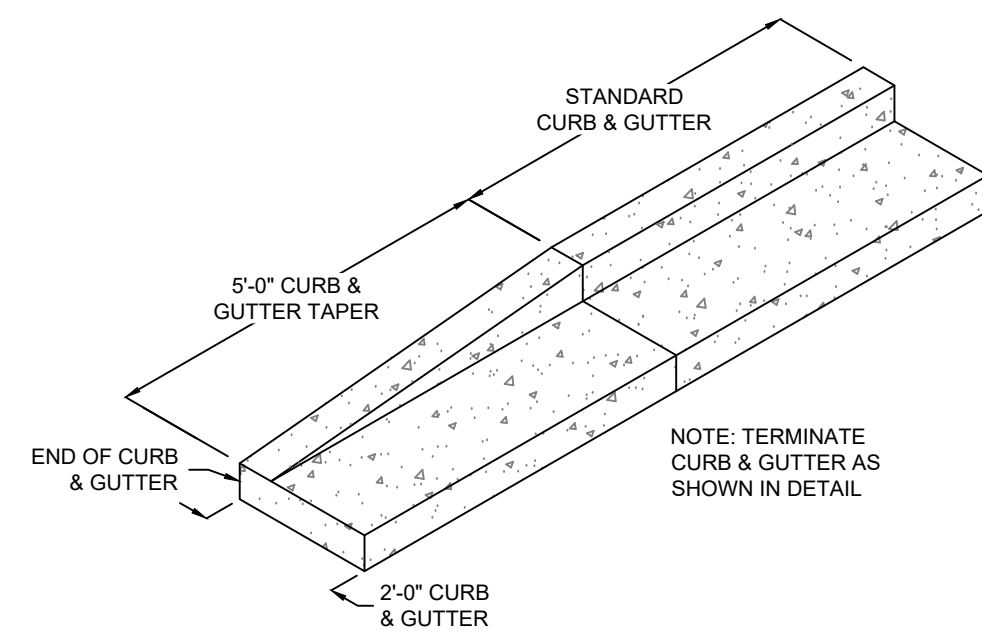


2.14 TYPE 4 CURB RAMP DETAIL
SCALE: NONE

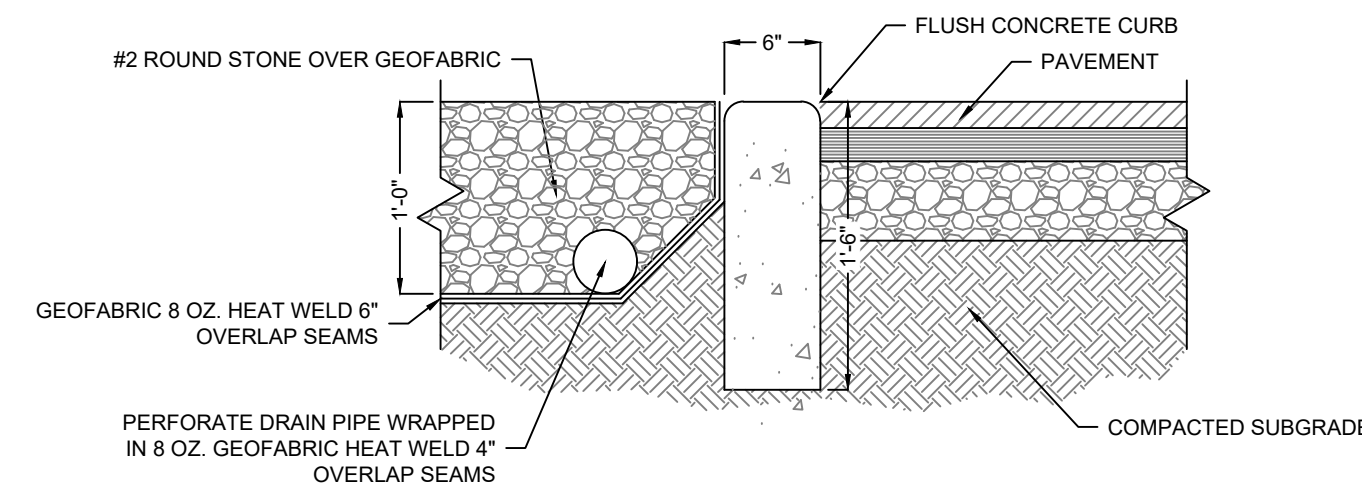


- NOTES:**
- SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
 - INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

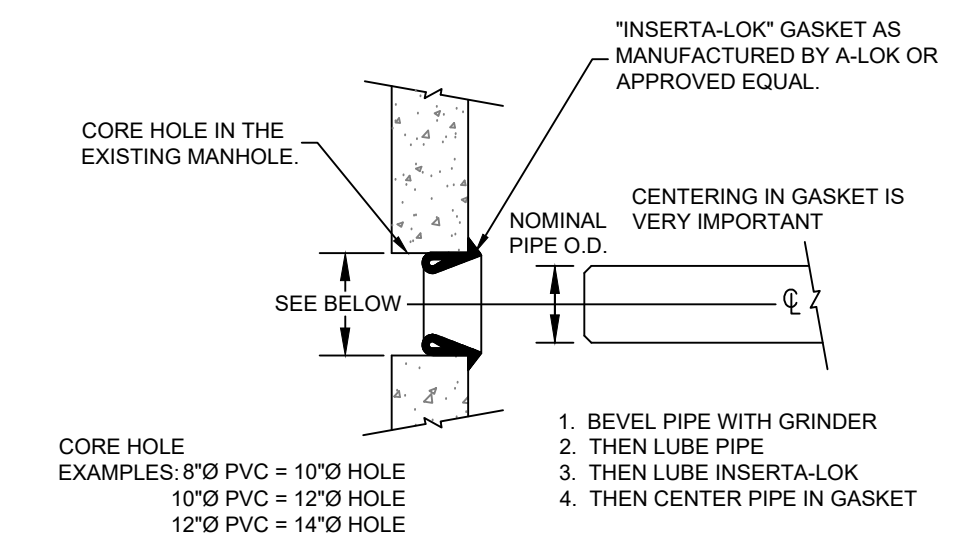
4.03 STORM SEWER CLEANOUT DETAIL
SCALE: NONE



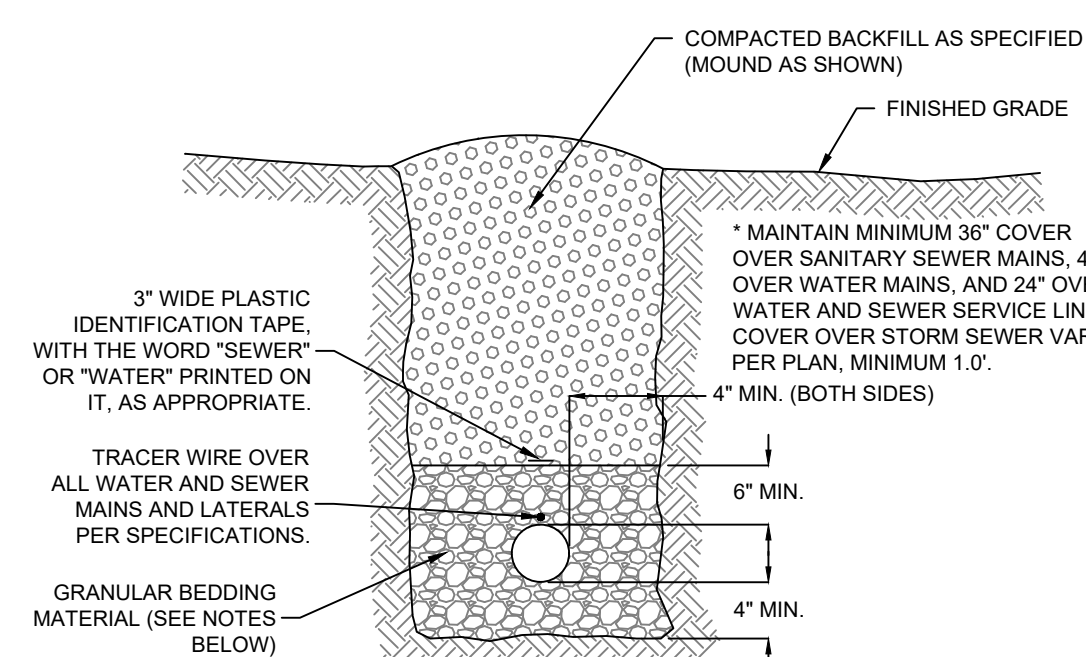
2.15 CURB TRANSITION DETAIL
SCALE: NONE



4.05 FLUSH CURB - SNOW STACK AREA
SCALE: NONE



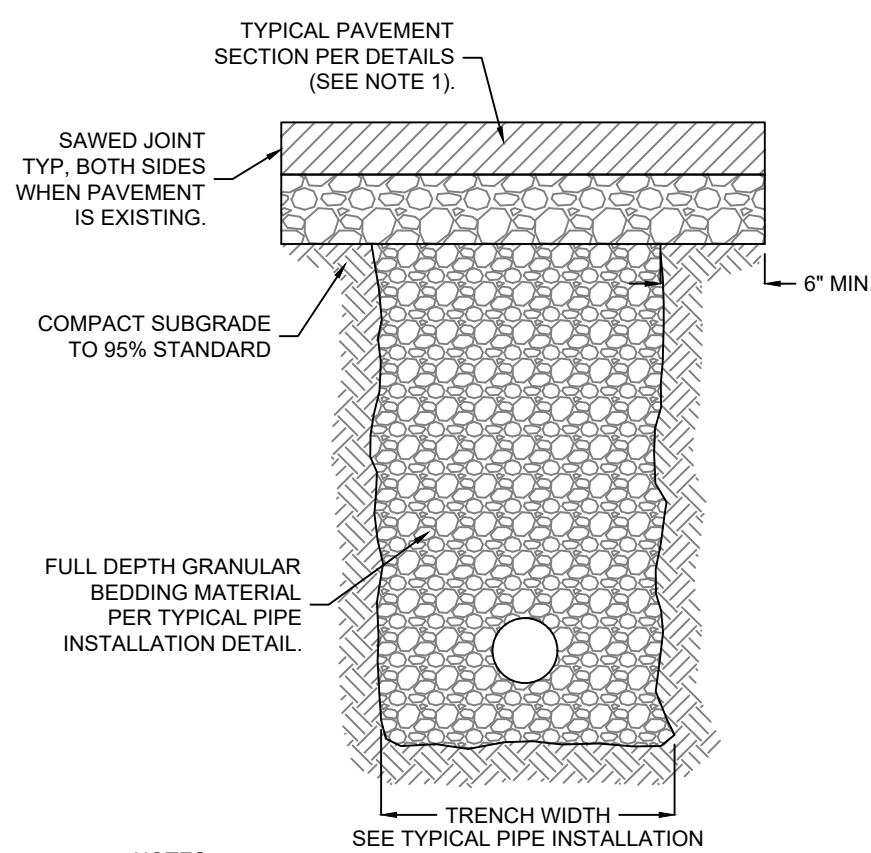
4.08 CONNECTION TO EXISTING MANHOLE
SCALE: NONE



GRANULAR BEDDING MATERIAL SHALL BE CRUSHED STONE OR GRAVEL CONFORMING TO THE REQUIREMENTS OF ASTM D 2321 FOR CLASS I MATERIALS, EXCEPT WITH THE FOLLOWING GRADATION:

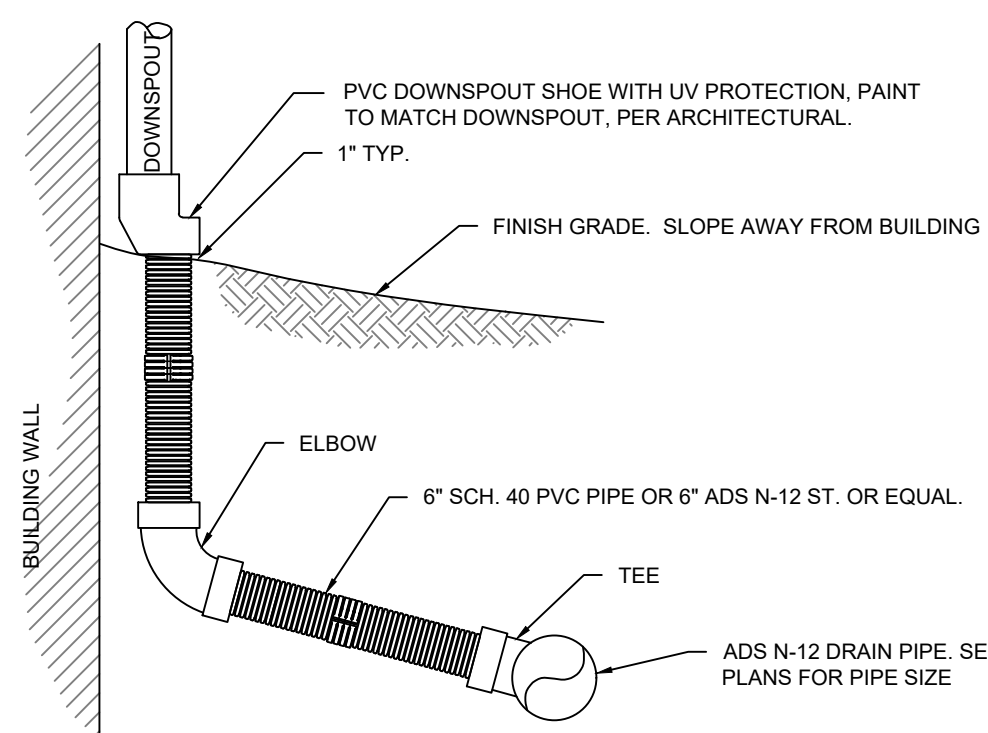
SIEVE SIZE	% PASSING
1"	100
3/4"	55-90
NO. 4	8-40
NO. 10	0-15
NO. 200	0-4

TYPICAL



- NOTES:**
- INCREASE ASPHALT PAVEMENT SECTION THICKNESS BY 1.5 TIMES THE RECOMMENDED PAVEMENT THICKNESS WHERE PIPES ARE TO BE INSTALLED UNDER EXISTING PAVEMENT.

UNDER PAVEMENT



4.06 DOWNSPOUT CONNECTION
SCALE: NONE



JOHN W. KELLY III - ENGINEER
PE# 084736

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

PROJECT NUMBER: 91.202
REVISION:

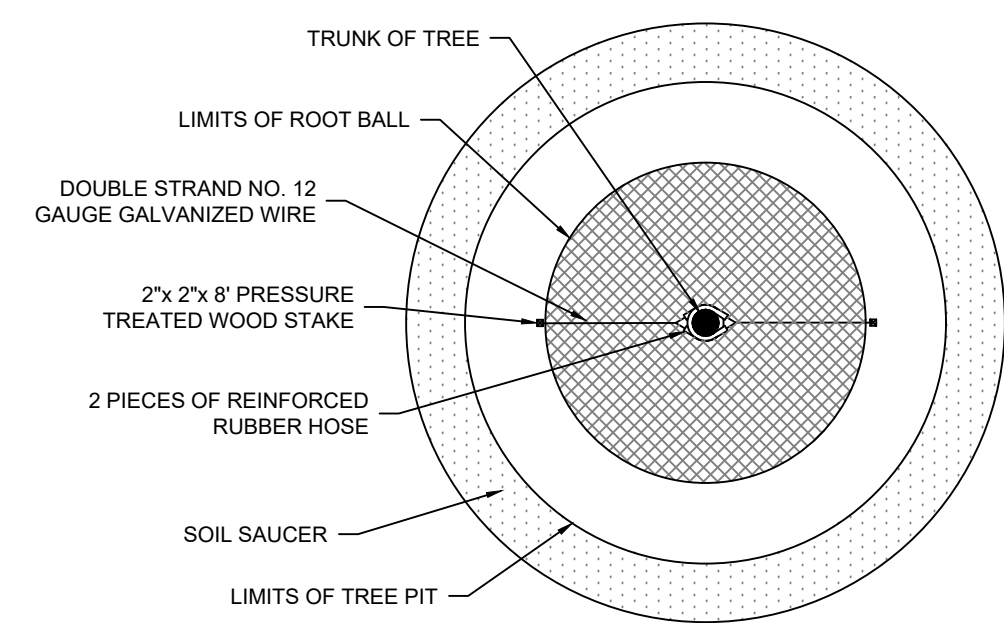
7 BREW COFFEE
WAPPINGERS FALLS, NY

1506 US-9
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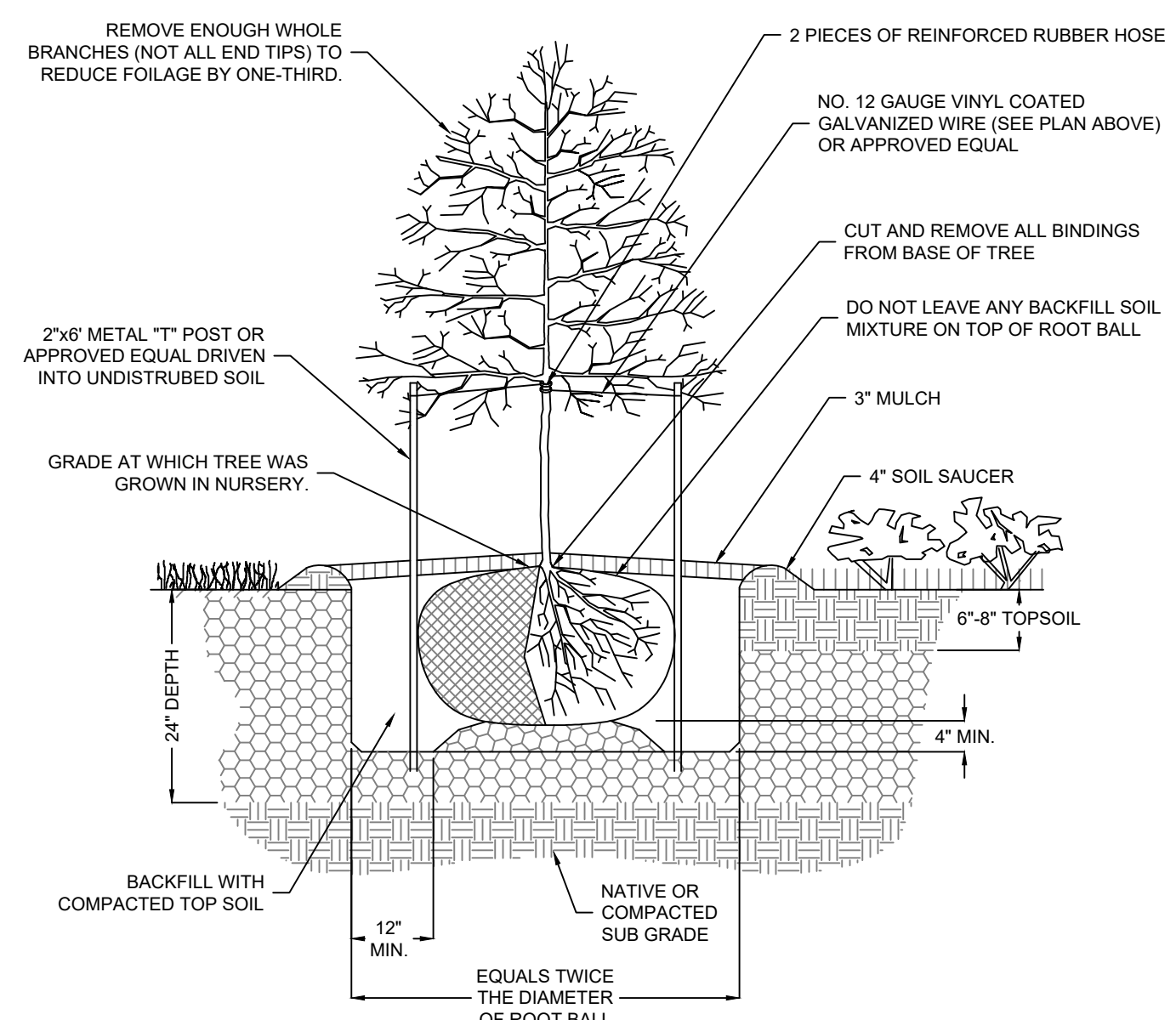
JOHN W KELLY PE ENGINEERING D.P.C.
1070 W. SYCAMORE ST
SPRINGFIELD, MO 65810
Ph: 417-888-0645 Fax: 417-888-0657
CO# 017476
EXPIRES: 06/30/2026

C7.2
DETAILS

DATE: NOVEMBER 20, 2025

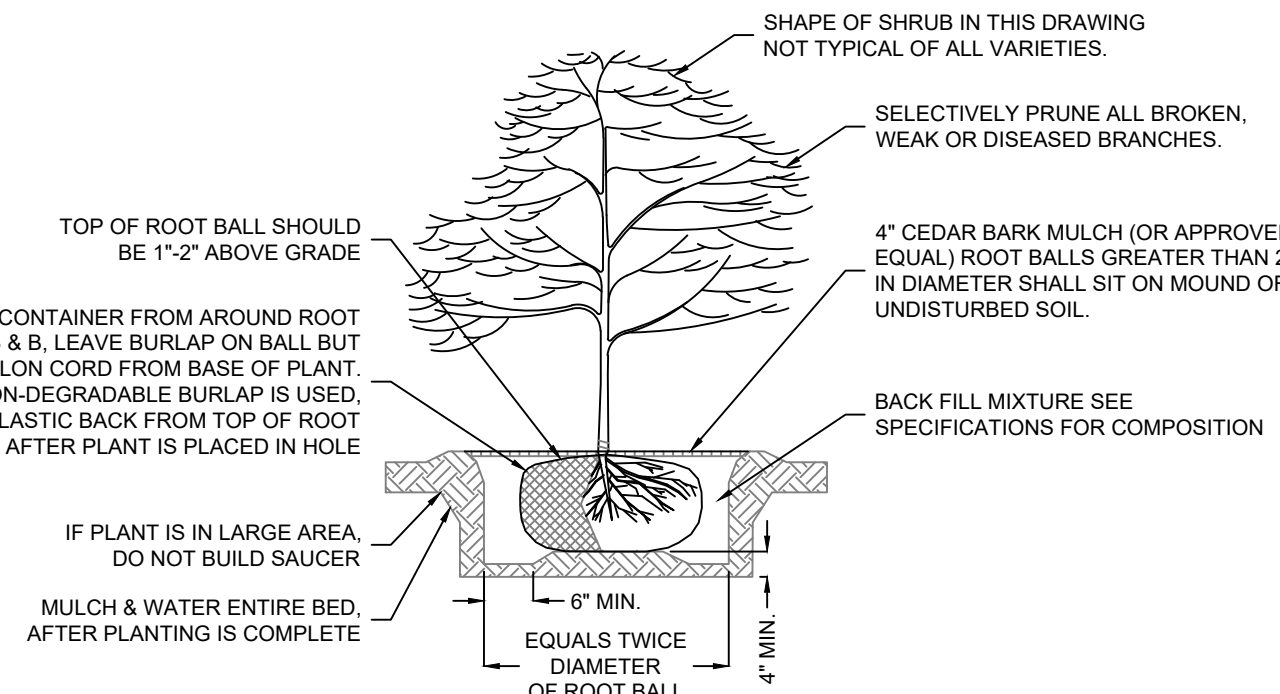


PLAN

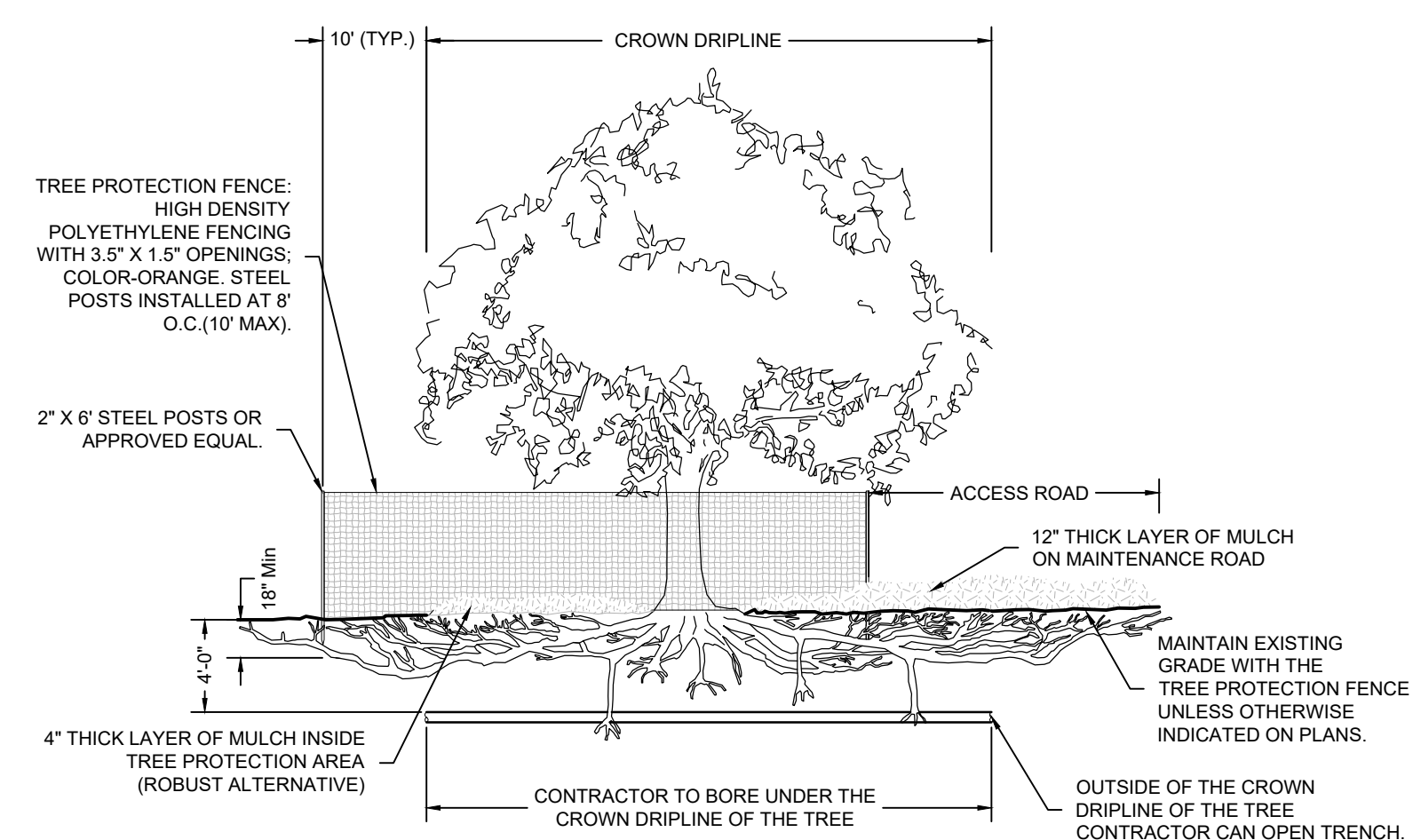


NOTE:
1. BACKFILL AROUND ROOT BALL IN 6"-8" LAYERS WATERING EACH LAYER UNTIL SETTLED TO AVOID AIR POCKETS.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TREE STABILIZATION AT THE END OF THE SECOND GROWING SEASON.

5.01 TREE PLANTING DETAIL
SCALE: NONE



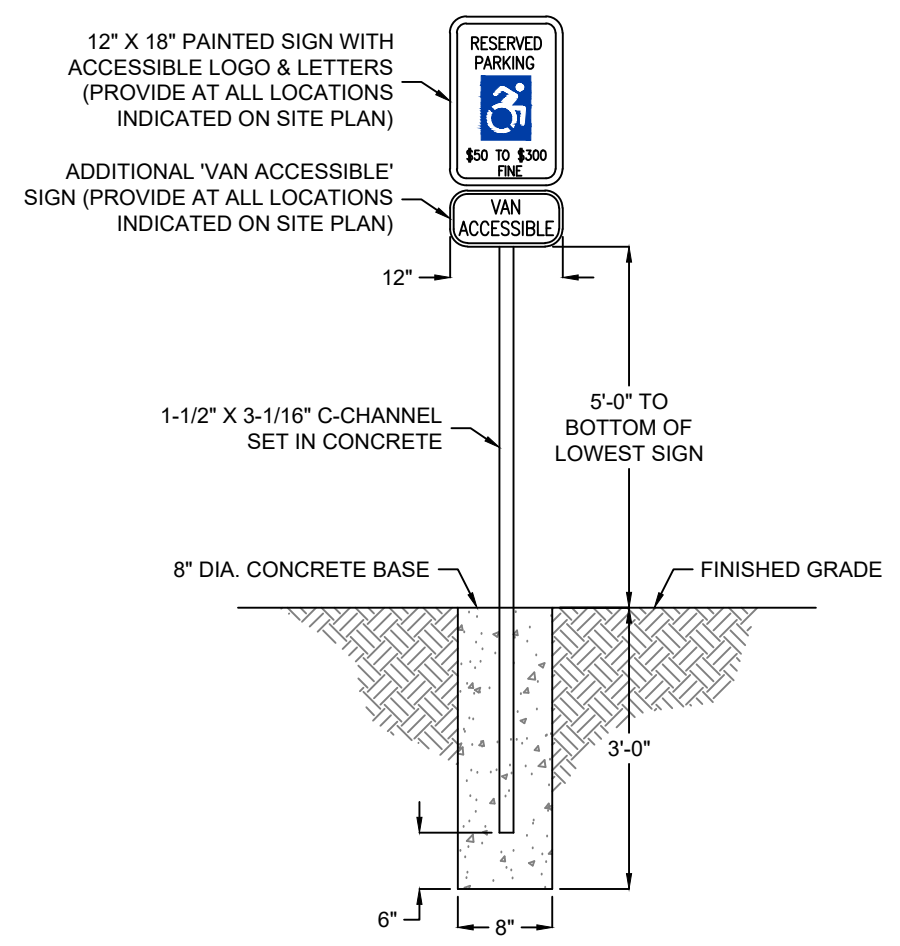
5.02 SHRUB PLANTING DETAIL
SCALE: NONE



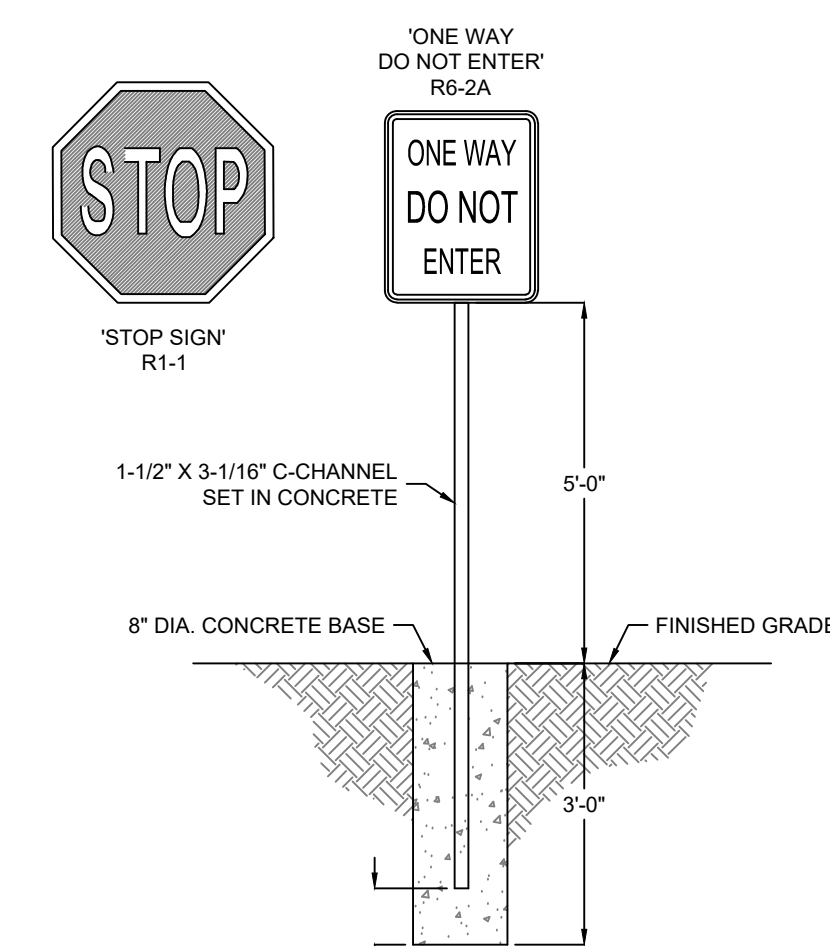
NOTES:
1 - MAINTAIN TREE PROTECTION FENCING 10' BEYOND DRIPLINE (IN ALL DIRECTIONS)
2 - NO EQUIPMENT, MATERIALS, AND/OR DEBRIS SHALL BE STORED WITHIN THE TREE PROTECTION FENCING. THIS INCLUDES DURING FENCE INSTALLATION AND REMOVAL
3 - NO PRUNING SHALL BE PERFORMED EXCEPT BY OR IN THE PRESENCE OF AND APPROVED ARBORIST.
4 - IF PROJECTION REQUIRES AN ACCESS ROAD WITHIN THE DRIPLINE OF A TREE, PROVIDE A MINIMUM 12" OF MULCH FOR THE ACCESS ROAD.
5 - IF CONSTRUCTION ACTIVITIES REQUIRE WORK TO CROSS THE DRIPLINE, BORE MINIMUM 4' BELOW GROUND SURFACE THE DISTANCE OF THE DRIPLINE, IF BORING 4' CANNOT BE ACHIEVED CONTACT ARBORIST IMMEDIATELY TO MONITOR WORK.

ROOT PRUNING NOTES:
1 - ROOT PRUNING SHOULD BE COORDINATED WITH THE TREE PROTECTION FENCING. IN SOME CASES, THAT FENCE LINE IS ON THE ROOT CUT, AND PROVISIONS FOR ROOT PRUNING MAY NEED TO BE ACCOMMODATED BEFORE FENCE IS ERRECTED.
2 - CAREFULLY EXPOSE ROOTS WITHIN THE LIMITS OF CONSTRUCTION AND MARK FOR PRUNING. PROPOSED ROOT CUTS SHALL BE REVIEWED BY AND ARBORIST PRIOR TO TRENCHING, EXCAVATING, OR CUTTING TO DETERMINE THE IMPACT ON ANY STRUCTURAL CRITICAL ROOTS AND THE CLOSEST POINT TO THE TREES THAT SOIL MAY BE DISTURBED.
3 - ROOT PRUNING CAN BE ACCOMPLISHED WITH CIRCULAR SAWS OF VARYING TYPES AND/OR A ROTARY-TYPE STUMP GRINDER TO A DEPTH OF 18" OR TO THE MAXIMUM DEPTH OF THE REQUIRED GRADING CUT, WHICHEVER IS LESS. SAW BLADE AND GRINDER TEETH SHOULD BE SHARPENED PRIOR TO USE. TRENCHING MACHINES ARE NOT ALLOWED IN ROOT PRUNING OPERATIONS.
4 - ROOTS OVER 1-INCH IN DIAMETER MUST BE CLEANLY AND SHARPLY CUT WITH HAND SAW.
5 - PRUNING CUTS SHOULD BE FLUSH WITH THE SIDE OF THE TRENCH CLOSEST TO THE TREE. AN ARBORIST SHOULD REVIEW AND ROOTS OVER 2-INCHES IN DIAMETER ENCOUNTERED DURING EXCAVATION AND/OR CONSTRUCTION ACTIVITIES TO DETERMINE STRUCTURAL STABILITY OF THE TREE.

1.06 TREE PROTECTION FENCING
SCALE: NONE



6.03 ADA ACCESSIBLE SIGN DETAIL
SCALE: NONE



6.04 TYPICAL SIGN POST DETAIL
SCALE: NONE

