

SITE DEVELOPMENT PLANS FOR



NORTH GREENBUSH, NY

531 N GREENBUSH RD,
NORTH GREENBUSH, NY 12144

PROJECT NUMBER:
91.186

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KNOWN EXISTING UTILITIES		
UTILITY	PROVIDER	PHONE NUMBER
ELECTRIC	NATIONALGRID - NGRID	800-260-0054
WATER	TOWN OF NORTH GREENBUSH UTILITIES	518-283-2574
SANITARY SEWER	TOWN OF NORTH GREENBUSH UTILITIES	518-283-2574



FIRM LICENSE NO.



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

PROJECT NUMBER: 91.186
REVISION:

11-06-2025 PLANNING BOARD REVIEW

7 BREW COFFEE

NORTH GREENBUSH, NY

531 N GREENBUSH RD,
NORTH GREENBUSH, NY 12144

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

CIVIL LEGENDS

SYMBOLS	LINETYPES
MARKER STONE	— PL —
RIGHT OF WAY MARKER	— RW —
IRON PIN FOUND	— S —
CORRUGATED METAL PIPE	— FM —
CUT CROSS	— ST —
CONTROL POINT	— IRR —
BENCHMARK	— FL —
SANITARY SEWER MANHOLE	— OHE —
STORM SEWER INLET	— UE —
TELEPHONE MANHOLE	— G —
POWER POLE	— W —
GUY ANCHOR	— C —
LINEAR FEET	— T —
TELEPHONE RISER	— FO —
GAS VALVE	— CTV —
GAS METER	— O —
WATER VALVE	— X —
WATER METER	— D —
FIRE HYDRANT	— 1000 —
SPRINKLER HEAD	— 1001 —
IRRIGATION VALVE	— 1000 —
WELL	— 1001 —
MAIL BOX	— TREE LINE —
POST	— FPL —
CLEANOUT	— FFW —
SIGN	— LOD —
AIR CONDITIONING UNIT	— COMPOST FILTER SOCK —

PROJECT CONTROL

SURVEY NOTES:

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED NOVEMBER 2, 2020 BY FRANCIS G. MCLOSKEY NEW YORK LICENSED PROFESSIONAL LAND SURVEYOR NO. 049441 AND IS NOT A PRODUCT OF TOTH & ASSOCIATES.

CONTROL POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 199	1391671.7570	708287.8482	321.58	HYDRANT
BM 455	1391764.8700	708900.7266	328.92	HYDRANT

FLOOD PLAIN INFORMATION:

FEMA PANEL #: 3611640007A - EFFECTIVE DATE: 6/18/1980
FLOOD ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

DEVELOPER:

BREW TEAM KY, LLC
ATTN: MR. LARRY WILSON
3108 VESTAL PARKWAY EAST, SUITE 1
VESTAL, NY 13850

OWNER:

531 NGR LLC
167 LAPE ROAD
RENSSELEAR, NY 12144



GENERAL CIVIL NOTES

- THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS. WHEN THE NOTES ON THE DRAWINGS CONFLICT WITH THE TECHNICAL REQUIREMENTS OUTLINED IN THE SPECIFICATIONS, THE MORE STRINGENT CRITERIA WILL GOVERN.
- CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS, THE PROJECT TECHNICAL SPECIFICATIONS, AND THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY, UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). DURING CONSTRUCTION, ACCESS SHALL BE MAINTAINED FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC. THE FIRE, POLICE AND AMBULANCE DEPARTMENTS, SCHOOL BUS COMPANIES AND POST OFFICE ARE TO BE NOTIFIED 48 HOURS PRIOR TO ANY ROAD CLOSINGS.
- 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 PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES OR GRADING ACTIVITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE OR DISCOVERED BY THE ENGINEER IN PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF CONSTRUCTION ACTIVITIES BY CONTACTING THE OWNERS THEREOF AND BY PROSPECTING. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER AND ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THE PLAN INFORMATION. ALL DAMAGE TO EXISTING UTILITIES, INCLUDING SERVICE CONNECTIONS, SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THIS CONSTRUCTION.
- ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO EITHER THE LOCAL JURISDICTION OR THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS; WHICH EVER IS APPLICABLE.
- ALL TRENCHES CROSSING THROUGH PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL AS PER PROJECT DETAILS AND SPECIFICATIONS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT OF WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP WIRING, SIGNAL POLES AND ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY AND STATE REGULATIONS AND TO THEIR SATISFACTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AS OUTLINED IN THE EROSION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), IF APPLICABLE. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO GRADING ACTIVITIES.
- THE CONTRACTOR SHALL CLEAN OUT ALL INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT THE COMPLETION OF SITE WORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE SITE AT ALL TIMES.
- THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS AND/OR INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. NO EXTRA COSTS WILL BE PAID TO THE CONTRACTOR DUE TO UNANTICIPATED EXISTING CONDITIONS AND/OR INSTALLATIONS. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.

DEMOLITION NOTES

JOB CONDITIONS

- THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
- ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER. TRANSPORT THE SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
- THE CONTRACTOR SHALL CONDUCT THE DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- THE CONTRACTOR SHALL INSURE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDING STRUCTURES AND OTHER FACILITIES THAT ARE TO REMAIN; AND INJURY TO PERSONS.
- PROVIDE INTERNAL AND EXTERNAL SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENTS OR COLLAPSE OF ANY STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN.
- MAINTAIN EXISTING UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT ALL UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.

DEMOLITION

- POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR. COMPLY WITH GOVERNMENT REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS AS THEY EXIST PRIOR TO START OF WORK.
- BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
- BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 12" BELOW THE LOWEST FOUNDATION LEVEL.
- FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION AS OUTLINED BELOW.
- USE SATISFACTORY SOIL MATERIALS AS DEFINED IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE. CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER.
- PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL, TRASH AND DEBRIS.
- PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
- AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE STRUCTURES.
- ALL TREES INDICATED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND WILDLIFE'S WILD HABITAT ASSESSMENT PROGRAM FOR THE SITE PER THE STATE PARKS AND WILDLIFE'S WILD HABITAT ASSESSMENT PROGRAM FOR THE SITE PER NOVEMBER 1 THROUGH MARCH 31. IF ANY TREES NEED TO BE REMOVED OUTSIDE OF THIS TIMEFRAME, CONTRACTOR SHALL FOLLOW BEST PRACTICES AS PRESCRIBED BY THE US FISH AND WILDLIFE SERVICE TO PRESERVE THE HABITAT OF ANY ENDANGERED SPECIES POTENTIALLY PRESENT ON SITE.

DISPOSAL OF DEMOLISHED MATERIALS

- REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
- BURNINGS OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.
- REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES, VEGETATION, PAVEMENT AND BASE ROCK AND LEGALLY DISPOSE OFF SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

- CONTRACTOR SHALL INSTALL 6" STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND, AT 10' ON CENTER AT TREE DRAIN LINES AND INSTALL 4" TENAX ORANGE WARNING BARRIER, OR EQUAL, ATTACHED AS RECOMMENDED BY THE MANUFACTURER, TO PROTECT EXISTING TREES DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE POSTS AND FENCE FABRIC AFTER ALL CONSTRUCTION IS COMPLETE.

SEDIMENT & EROSION CONTROL NOTES

- 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. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THE EROSION CONTROL PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
- INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
- THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAINS, INLETS, CULVERTS, ETC. PRIOR TO APPROVAL OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD AND ETC. SHALL BE SEEDED AND MULCHED, AS PER THE PROJECT SPECIFICATIONS. BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.
- IF APPLICABLE THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AS PUT FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE CONSIDERED AS A STARTING POINT FOR SEDIMENT AND EROSION CONTROLS AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REVISING AND UPDATING EROSION CONTROLS AS SITE CONDITIONS CHANGE DURING THE COURSE OF CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

- 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 PRIOR TO BEGINNING UTILITY CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- 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.
- ALL UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS AND STANDARD PLANS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER.
- INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND POTABLE WATER UTILITIES AS REQUIRED. CONNECT TRACER WIRE TO EXISTING TRACER WIRE AND STUB UP END OF THE TRACER WIRE AT THE ENDS OF RUNS IN ACCORDANCE WITH UTILITY OWNER'S SPECIFICATIONS.
- ALL HDPE PIPE, JOINTS AND FITTINGS SHALL BE ADS N-12 OR EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID CONFLICTS.
- EARTHWORK SHALL BE PLACED TO FINISH GRADE IN THE IMMEDIATE AREA OF UTILITIES PRIOR TO CONSTRUCTION OF UTILITIES TO INSURE PROPER DEPTH OF COVER FOR UTILITIES.
- ALL MATERIALS TO BE SUPPLIED AND LABOR TO BE DONE BY CONTRACTOR SHALL BE COMPLETED AS A PART OF THIS WORK, UNLESS STATED OTHERWISE.
- ALL UTILITY SERVICE LINES SHALL BE KEPT IN SERVICE AND PROTECTED DURING CONSTRUCTION OPERATIONS. THE DRAWINGS INDICATE THE LOCATION OF KNOWN EXISTING UTILITY SERVICE LINES AS COULD BE DETERMINED.
- ANY RELOCATION OF UTILITY SERVICE LINES THAT ARE REQUIRED TO COMPLETE THE PROJECT IS TO BE COMPLETED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND IS TO BE CONSIDERED SUBSIDIARY TO OTHER PROJECT COSTS.
- ALL WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE AND OTHER UTILITY REQUIREMENTS SHALL BE COORDINATED WITH THE APPROPRIATE LOCAL UTILITY PROVIDERS PRIOR TO INSTALLATION. ALL COSTS ASSOCIATED WITH THE WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE ENTRANCE AND OTHER UTILITY REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR, INCLUDING THOSE COSTS, IF ANY, FROM THE LOCAL UTILITY PROVIDERS AND INCLUDE ALL COSTS ASSOCIATED WITH WORK PERFORMED BY THE LOCAL UTILITY PROVIDERS AND CONNECTION FEES INTO THEIR BID.

SITE GRADING NOTES

- 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 PRIOR TO BEGINNING SITE GRADING ACTIVITIES. DURING GRADING ACTIVITIES THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- CONTRACTOR SHALL USE CAUTION AROUND ALL EXISTING UTILITIES LOCATED ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY CONSTRUCTION.
- 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.
- 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. OWNER SHALL BE CONTACTED TO DETERMINE WHAT SHALL BE DONE WITH EXCESS TOPSOIL. PROPER DRAINAGE OF THE STOCKPILES SHALL BE MAINTAINED.
- THE SUBGRADE FOR THE PROJECT SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DETERMINED BY ASTM-D698. COMPACTION SHALL BE ACCOMPLISHED AT MOISTURE CONTENTS AS SPECIFIED IN THE GEOTECHNICAL ENGINEER'S REPORT. ALL SOFT AREAS FOUND DURING COMPACTION SHALL BE REMEDIATED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
- STONES OR BOULDERS MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL. IN STUMP HOLES, AROUND PIPE AND STRUCTURES AND IN OTHER RESTRICTED AREAS WHERE IT IS NOT PRACTICAL TO USE A ROLLER, THE MATERIAL SHALL BE COMPACTED BY HAND.
- CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, TO MEET PROJECT NEEDS.
- CONTRACTOR SHALL NOTIFY THE OWNERS OR THEIR REPRESENTATIVE FOR INSPECTION PRIOR TO PLACEMENT OF CRUSHED STONE BASE AND ALSO PRIOR TO PLACEMENT OF PAVEMENT MATERIALS.
- THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THE PLANS. NO EXTRA PAYMENT WILL BE MADE FOR OBTAINING FILL MATERIAL FROM OFF-SITE AREAS REQUIRED TO CONSTRUCT FILL TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.
- NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. EXCAVATION WORK SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL MATERIALS EXCAVATED OR OTHERWISE REMOVED FOR THE PERFORMANCE OF THE WORK, REGARDLESS OF TYPE, CHARACTER, COMPOSITION OR CONDITION THEREOF. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATIONS UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT OF ROCK EXCAVATION, IF ANY, TO BE INCLUDED IN HIS BID.
- ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDBED SUITABLE TO RECEIVE SEED. SURFACE ROCK 1-1/2" OR GREATER IN ANY DIMENSION SHALL BE REMOVED FROM ALL FINISH GRADED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEEDING WORK.
- THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
- ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
- IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES AND PROPERTY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS BLASTING OPERATIONS.

SAFETY NOTICE TO CONTRACTOR


- 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. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 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, IN, ON OR NEAR THE CONSTRUCTION SITE.

UTILITY DISCLAIMER

- 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

- 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.
- DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.



SEVEN BREW
DRIVE THRU COFFEE

FIRM LICENSE NO.



JOHN W. KELLY III - ENGINEER
PE# 084736

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

PROJECT NUMBER: 91186


REVISION:

11-06-2025 PLANNING BOARD REVIEW

7 BREW COFFEE

NORTH GREENBUSH, NY

531 N GREENBUSH RD,
NORTH GREENBUSH, NY 12144



Call 811

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newyork-811.com

Outside New York City or Long Island
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JOHN W KELLY PE ENGINEERING D.P.C.

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COAR 017478
EXPIRES: 06/30/2026

DATE: OCTOBER 10, 2025

C0.1

GENERAL NOTES



AERIAL IMAGERY DISCLAIMER:
AERIAL IMAGERY SHOWN IS FOR GENERAL REFERENCE AND CONTEXT ONLY. THE IMAGERY SOURCE IS GOOGLE MAPS AND MAY NOT REFLECT CURRENT SITE CONDITIONS. ALL SITE FEATURES, BOUNDARIES, AND IMPROVEMENTS SHALL BE VERIFIED BY SURVEY.



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

PROJECT NUMBER: 91.186
REVISION:
11-06-2025 PLANNING BOARD REVIEW

7 BREW COFFEE
NORTH GREENBUSH, NY
531 N GREENBUSH RD,
NORTH GREENBUSH, NY 12144

C0.2
AREA PLAN
DATE: OCTOBER 10, 2025

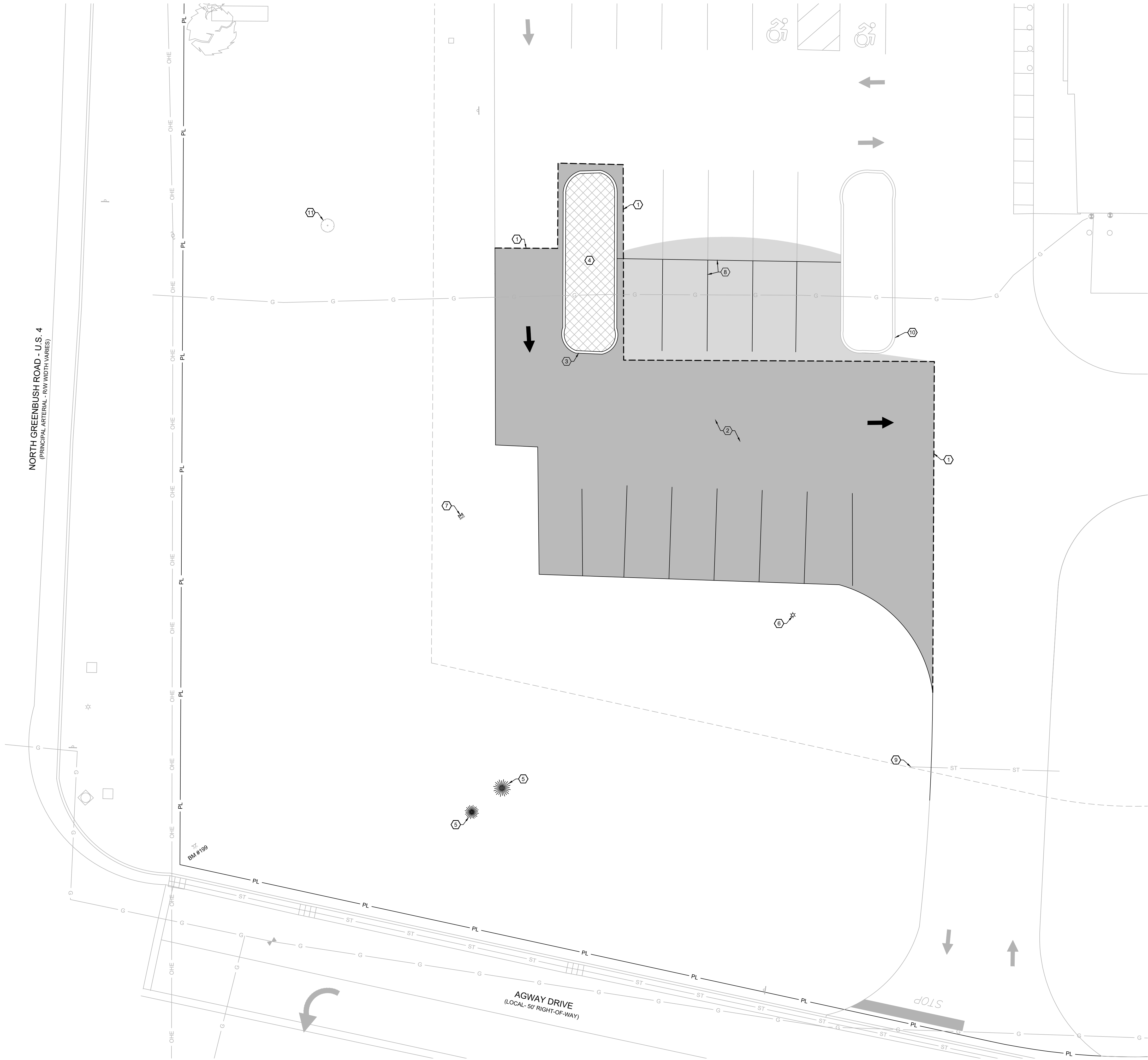


H. SCALE: 1" = 40'



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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
COAR 017476
EXPIRES: 06/30/2026



HATCH LEGEND:

- [Solid Gray Hatch] = ASPHALT AREA TO BE REMOVED.
- [Cross-hatch] = LANDSCAPE SHRUBS & TREES TO BE REMOVED.

KEY NOTES:

- ① SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
- ② REMOVE 4,145 S.F. ± OF ASPHALT PAVEMENT.
- ③ REMOVE 85 L.F. ± OF CONCRETE CURB.
- ④ REMOVE EXISTING LANDSCAPING.
- ⑤ REMOVE TREE.
- ⑥ REMOVE LIGHT POLE AND FOUNDATION.
- ⑦ REMOVE IRRIGATION VALVE.
- ⑧ REMOVE EXISTING STRIPING.
- ⑨ EXISTING 12" HDPE CULVERT, DO NOT DISTURB.
- ⑩ EXISTING CURB, DO NOT DISTURB.
- ⑪ EXISTING TREE, DO NOT DISTURB.

GENERAL NOTE:

LIMITS OF REMOVAL AND REPLACEMENT OF CONCRETE CURBING AND SIDEWALK SHALL BE AT AN EXISTING CONTROL OR EXPANSION JOINT.



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C1.1
DEMOLITION PLAN

DATE: OCTOBER 10, 2025

NORTH GREENBUSH ROAD - U.S. 4
(PRINCIPAL ARTERIAL - RW WIDTH VARIES)

AGWAY DRIVE
(LOCAL - 50' RIGHT-OF-WAY)

KEY NOTES:

1. APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL 1.03 SHEET C7.1.
2. INSTALL 275 L.F. ± OF COMPOST FILTER SOCK PER DETAIL 1.02 SHEET C7.1.
3. APPROXIMATE LOCATION OF PORTABLE RESTROOM.
4. APPROXIMATE LOCATION OF TEMPORARY ROLL-OFF DUMPSTER.
5. INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01 SHEET C7.1.
6. PROPOSED OUTFALL.
7. LIMITS OF DISTURBANCE = 0.45ACRES.
8. CURB INLET SEDIMENT BARRIER PROTECTION PER DETAIL 1.04 SHEET C7.2.
9. APPROXIMATE LOCATION OF SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK.
10. EXISTING TREE TO REMAIN, PROTECT PER DETAIL 1.06 SHEET C7.2.

PHASING TABLE:

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

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

1. STORM DRAIN INLET PROTECTION
A SEDIMENT FILTER LOCATED AT THE INLET TO STORM SEWER CULVERTS, USED TO PREVENT SEDIMENT FROM ENTERING AND ACCUMULATING IN AND BEING TRANSFERRED BY A CULVERT AND ASSOCIATED DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF DISTURBED PROJECT AREA.
2. COMPOST FILTER SOCKS WILL BE PLACED 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.
3. TEMPORARY CONSTRUCTION ENTRANCE WILL BE LOCATED AT THE PROPERTY ACCESS TO PRIVATE ACCESS ROAD. THE TEMPORARY CONSTRUCTION ENTRANCE SHALL BE REPAIRED OR REPLACES AS DETERMINED BY REGULAR FIELD INSPECTIONS.
4. OTHER PRACTICES SHALL BE PROVIDED AS DETERMINED BY THE ENGINEER OR BY E&SC ADMINISTRATOR.

VEGETATIVE PRACTICES

1. 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.
2. EROSION CONTROL BLANKETS OR MULCH AND SEEDING
EROSION CONTROL BLANKETS, IF NEEDED, WILL BE INSTALLED OVER FILL SLOPES GREATER THAN 2.5:1 WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED 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 SEEDED 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 AL SEEDING OPERATION S SEED, FERTILIZER, AND LIME WILL BE APPLIED PRIOR TO MULCHING.

MANAGEMENT STRATEGIES

1. SCHEDULE AND CONDUCT PRECONSTRUCTION MEETING WITH TOWN OF SWEDEN.
2. SEDIMENT TRAPPING MEASURES TO BE INSTALLED PRIOR TO ANY EXCAVATION ON SITE
3. CONSTRUCTION WILL BE SEQUENCED SO THAT EXISTING COVER WILL NO BE DISTURBED ANYMORE THAN NECESSARY.
4. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
5. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
6. AREAS WHICH ARE TO BE DISTURBED, WILL BE CLEARLY MARKED BY FLAGS, SIGNS ETC.
7. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
8. AFTER ACHIEVING ADEQUATE STABILIZATION TO THE SATISFACTION OF THE E&SC ADMINISTRATOR, THE TEMPORARY E&S CONTROLS WILL BE CLEANED UP.
9. 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.
10. REMOVED ALL TEMPORARY EQUIPMENT, CONSTRUCTION MATERIALS, AND DEBRIS FROM THE SITE.
11. REMOVE REMAINING TEMPORARY EROSION & SEDIMENT CONTROL MEASURES WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION.

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL MEASURE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND THOSE DEEMED NECESSARY BY THE CITY ENGINEER AS CONSTRUCTION CONTINUES.
2. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES AT A MINIMUM FREQUENCY OF ONCE PER TOW WEEKS AND WITHIN 24 HOURS AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. INSPECTION RECORDS SHALL BE KEPT.
3. SILT SHALL BE REMOVED FROM BEHIND SEDIMENT BARRIER ONCE THE DEPTH IS EQUAL TO SIX INCHES OR AS REQUIRED TO MAINTAIN FUNCTIONALITY.
4. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
5. ALL SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.
6. 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 ELAND DISTURBING ACTIVITIES SHALL BE CONDUCTED UNDER AN APPROVED SEPARATE EROSION AND SEDIMENT CONTROL PLAN.
7. EROSION CONTROL STRUCTURES 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.
8. 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.



0 5 10
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- 11-06-2025 PLANNING BOARD REVIEW

7 BREW COFFEE
NORTH GREENBUSH, NY

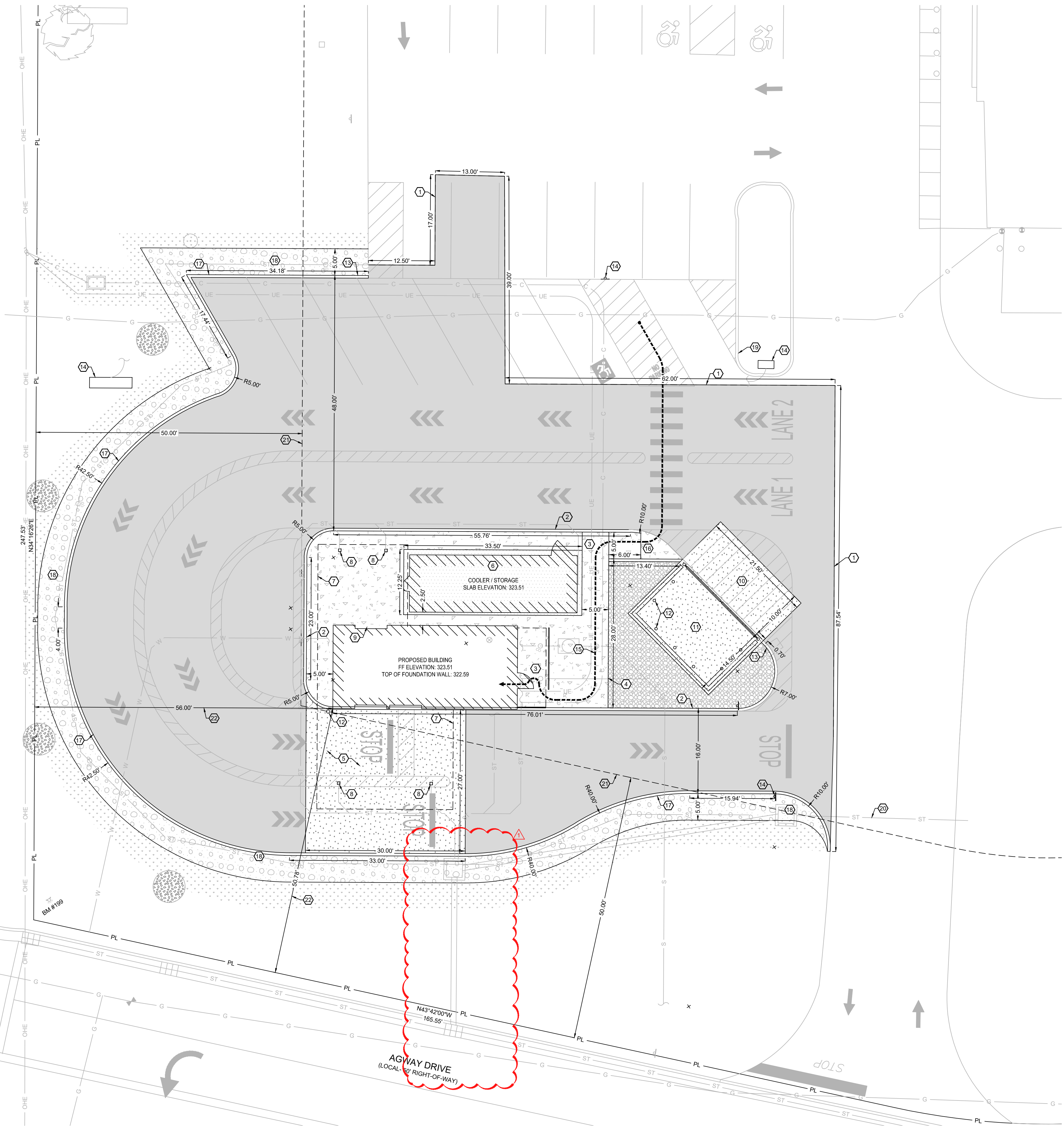
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C1.2

EROSION
CONTROL PLAN

DATE: OCTOBER 10, 2025

NORTH GREENBUSH ROAD - U.S. 4
(PRINCIPAL ARTERIAL - RW WIDTH VARIES)



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.
- SNOW STACK AREA. PLACE 12" OF #2 ROUND STONE OVER
COMMERCIAL GRADE WEED FABRIC PER DETAIL 2.08 SHEET C7.1.
- 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.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
- SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK
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.
- SIGN. SEE SHEET C6.1.
- ACCESSIBLE PATH FROM PARKING TO BUILDING.
- TYPE 3 ADA CURB RAMP PER DETAIL 2.13, SHEET C7.2.
- FLUSH CURB, CONCRETE CURB PER DETAIL 4.08, SHEET C7.2.
- SNOW STACK AREA PER DETAIL 4.08 SHEET C7.2.
- EXISTING CURB, DO NOT DISTURB.
- EXISTING 12" CULVERT, DO NOT DISTURB.
- 50 FOOT BUILDING SETBACK LINE.
- DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: BN - NEIGHBORHOOD BUSINESS

PARKING REQUIREMENTS:

45 GFAP/PARKING SPACE = 11 STALLS, REQUIRED
PROVIDED = 8 STALLS, 7 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 4,521 S. F.
PRE-PROJECT PERVIOUS AREA = 15,171 S. F.
TOTAL = 19,692 S. F.
POST-PROJECT IMPERVIOUS AREA = 12,499 S. F.
POST-PROJECT PERVIOUS AREA = 7,193 S. F.
TOTAL = 19,692 S. F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS
ARE NORTH AND EAST SIDE ARE SAWCUT LINE, SOUTH AND
WEST ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 19,692 S. F. = 0.45 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S. F.
REMOTE COOLER = 340 S. F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB & GUTTER: 495 L. F.
ASPHALT PAVEMENT: 8,995 S. F.
8" CONCRETE PAVEMENT: 1,340 S. F.
4" CONCRETE SIDEWALK: 975 S. F.
COOLER/STORAGE SLAB: 410 S. F.
TURF GRASS SOD: 1,400 S. F.
LANDSCAPING ROCK: 395 S. F.
LANDSCAPE MULCH: 115 S. F.



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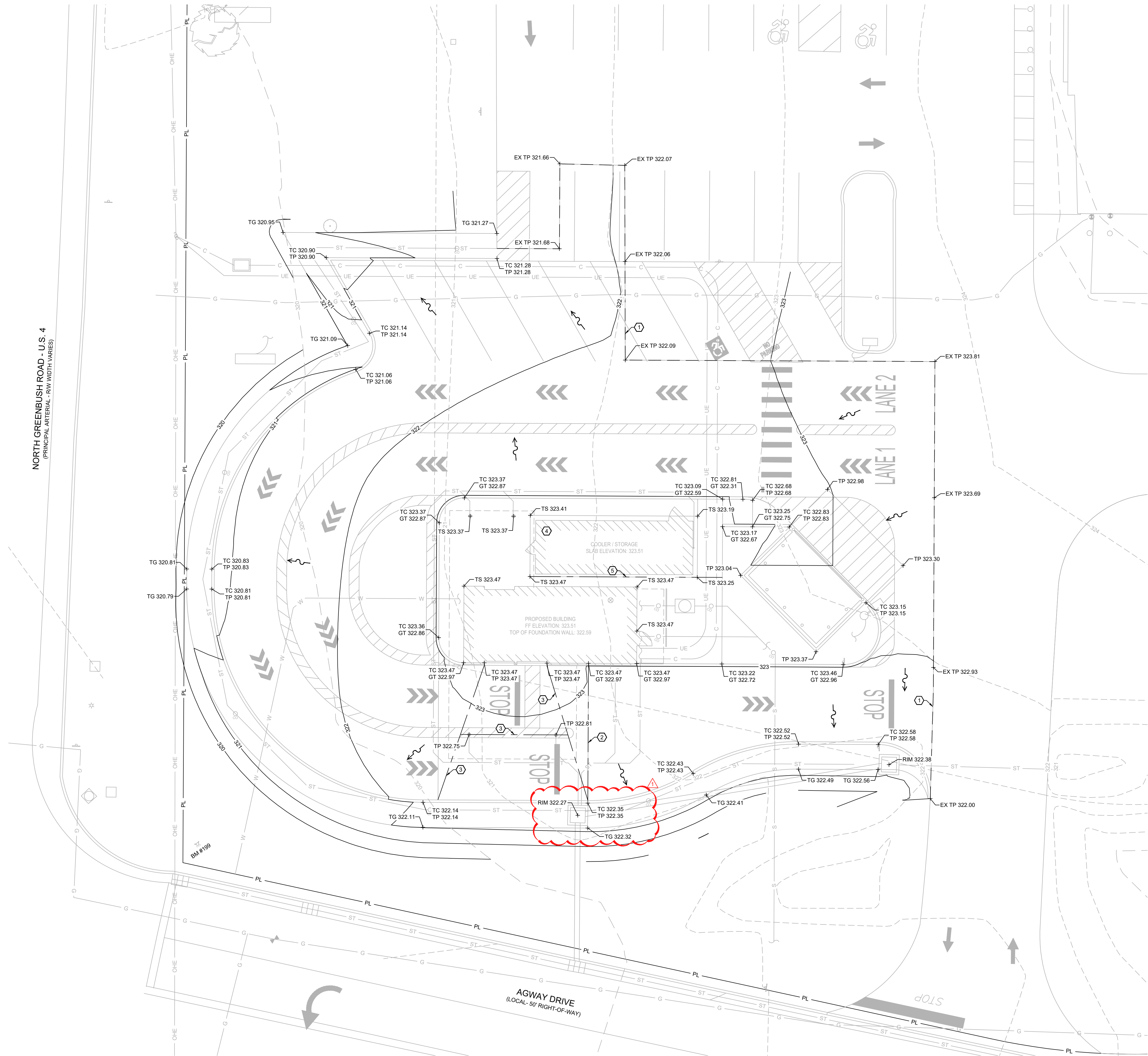
7 BREW COFFEE
NORTH GREENBUSH, NY

531 N GREENBUSH RD,
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C2.1

SITE PLAN

DATE: OCTOBER 10, 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.

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



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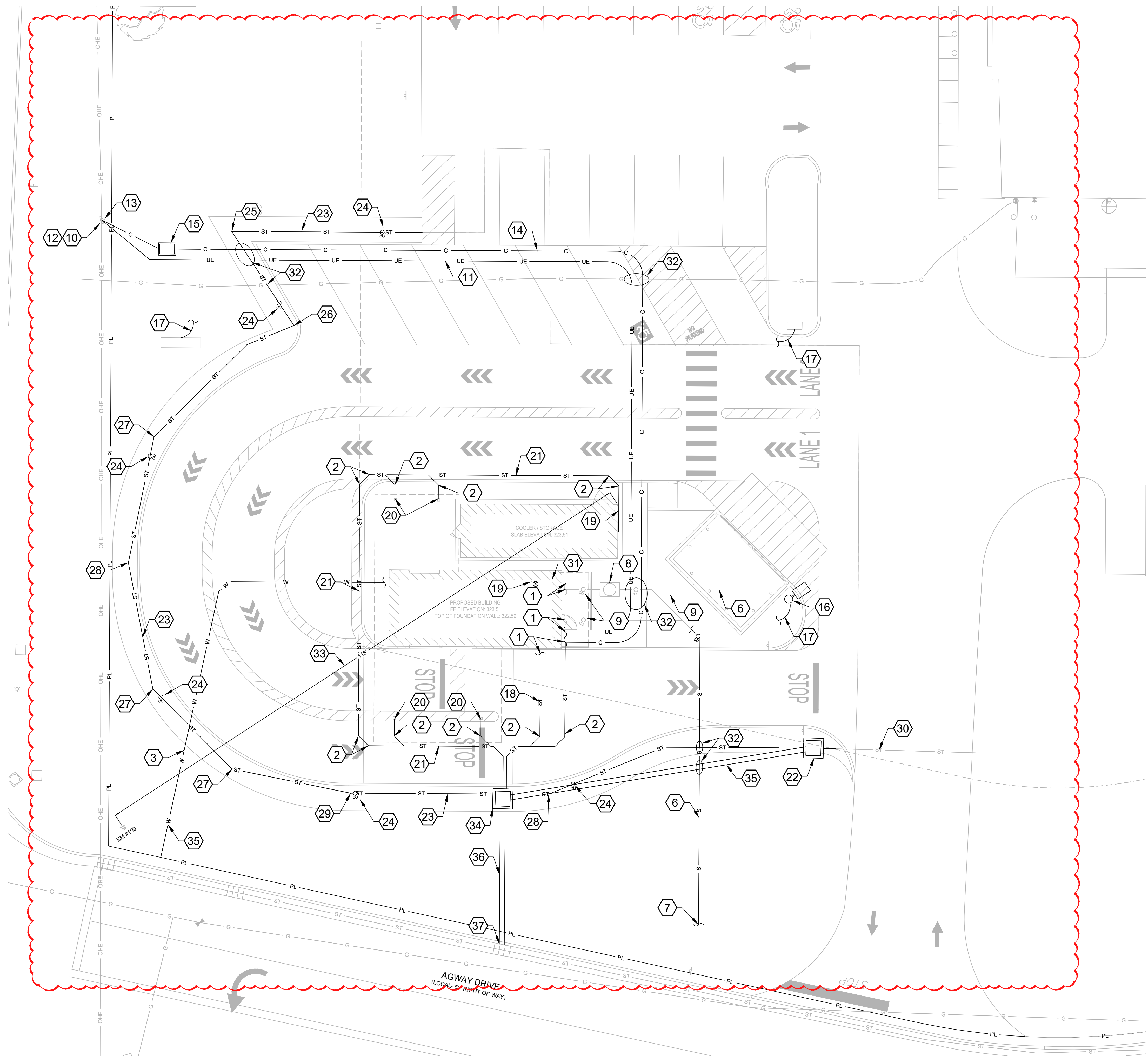
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C3.1

GRADING PLAN

DATE: OCTOBER 10, 2025



KEY NOTES:

- CONTINUATION OF UTILITY TO BUILDING.
- INSTALL 45° BEND, TYPICAL.
- INSTALL 89 L.F. ± OF 1" COPPER WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
- 1" WATER METER TO BE INSTALLED BY WATER UTILITY PROVIDER. CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE.
- CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
- INSTALL 59 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- CONTRACTOR TO CONNECT 4" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LINE. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER.
- 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN CAST IRON COVER, PER MEP PLANS.
- SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
- 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.
- BURIED ELECTRIC LINE, SEE MEP PLANS.
- POLE MOUNTED TRANSFORMER, SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
- 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.
- (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
- COMMUNICATIONS PULL BOX, SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
- LIGHT POLE, SEE MEP PLANS.
- BURIED ELECTRIC LINE FOR SITE LIGHTING AND SIGNAGE, SEE MEP PLANS.
- INSTALL 19 L.F. ± OF 2" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. PLUMB DISCHARGE LINE TO ROOF DRAINAGE SYSTEM.
- 2" PVC WALK IN COOLER DRAIN PIPE. PROVIDE AIR GAP FLUSH TO CONCRETE SLAP FOR WALK IN COOLER DRAIN OUTLET. DOWNSTREAM END TO CONNECT TO ROOF DRAINAGE SYSTEM. PROVIDE POSITIVE FLOW, 1% MINIMUM.
- DOWNSPOUT CONNECTION PER DETAIL 4.06, SHEET C7.2, SEE ARCHITECTURAL PLANS.
- INSTALL 125 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- JUNCTION BOX PER DETAIL 4.05, SHEET C7.2. RIM 322.38 EXISTING FL IN 320.00 (E), PROPOSED FLOW LINE OUT 315.50 (W).
- SNOW STACK AREA SUBDRAIN 4" PERFORATED PVC PIPE PER DETAIL 4.08 SHEET C7.2.
- STORMWATER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
- INSTALL 90° + 22.5° + 11.25° BEND.
- INSTALL 45° + 22.5° + 11.25° BEND.
- INSTALL 22.5° + 11.25° BEND.
- INSTALL 22.5° BEND.
- INSTALL 11.25° BEND.
- EXISTING 12" HDPE STORM LINE.
- METER AND BACKFLOW LOCATION INSIDE BUILDING.
- UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
- DISTANCE TO NEAREST FIRE HYDRANT.
- JUNCTION BOX PER DETAIL 4.05, SHEET C7.2. RIM 322.27 FL IN 315.90 (E), FL OUT 315.70 (S).
- INSTALL 60 L.F. ± 12-INCH HDPE STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- INSTALL 28 L.F. ± 12-INCH HDPE STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- CONNECT NEW 12" HDPE TO EXISTING CURB INLET AT FLOWLINE 315.42. CORE HOLE ON SIDE OF INLET FOR NEW CONNECTION. FILL VOIDS WITH NON-SHRINK GROUT PER CONNECTION DETAIL 4.05 SHEET C7.2.

SEWER USE LAW NOTE:

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

WATER UTILITY NOTE:

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

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

- | | |
|-------------|---|
| 1. WATER | TOWN OF NORTH GREENBUSH UTILITIES
2 DOUGLAS STREET
WYNANTSILL, NY 12198
518-283-2574 |
| 2. ELECTRIC | NATIONAL GRID - NGRID
300 ERIE BOULEVARD WEST
SYRACUSE, NY 13202
800-260-0054 |
| 3. SEWER | TOWN OF NORTH GREENBUSH UTILITIES
2 DOUGLAS STREET
WYNANTSILL, NY 12198
518-283-2574 |



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JOHN W. KELLY III - ENGINEER
PE# 084736

ENGINEER OF RECORD:

NAME: JOHN W. KELLY III

LICENSE NO. NY #084736

PROJECT NUMBER: 91186

REVISION:

10-27-2025 UTILITY CHANGES

11-06-2025 PLANNING BOARD REVIEW

7 BREW COFFEE
NORTH GREENBUSH, NY

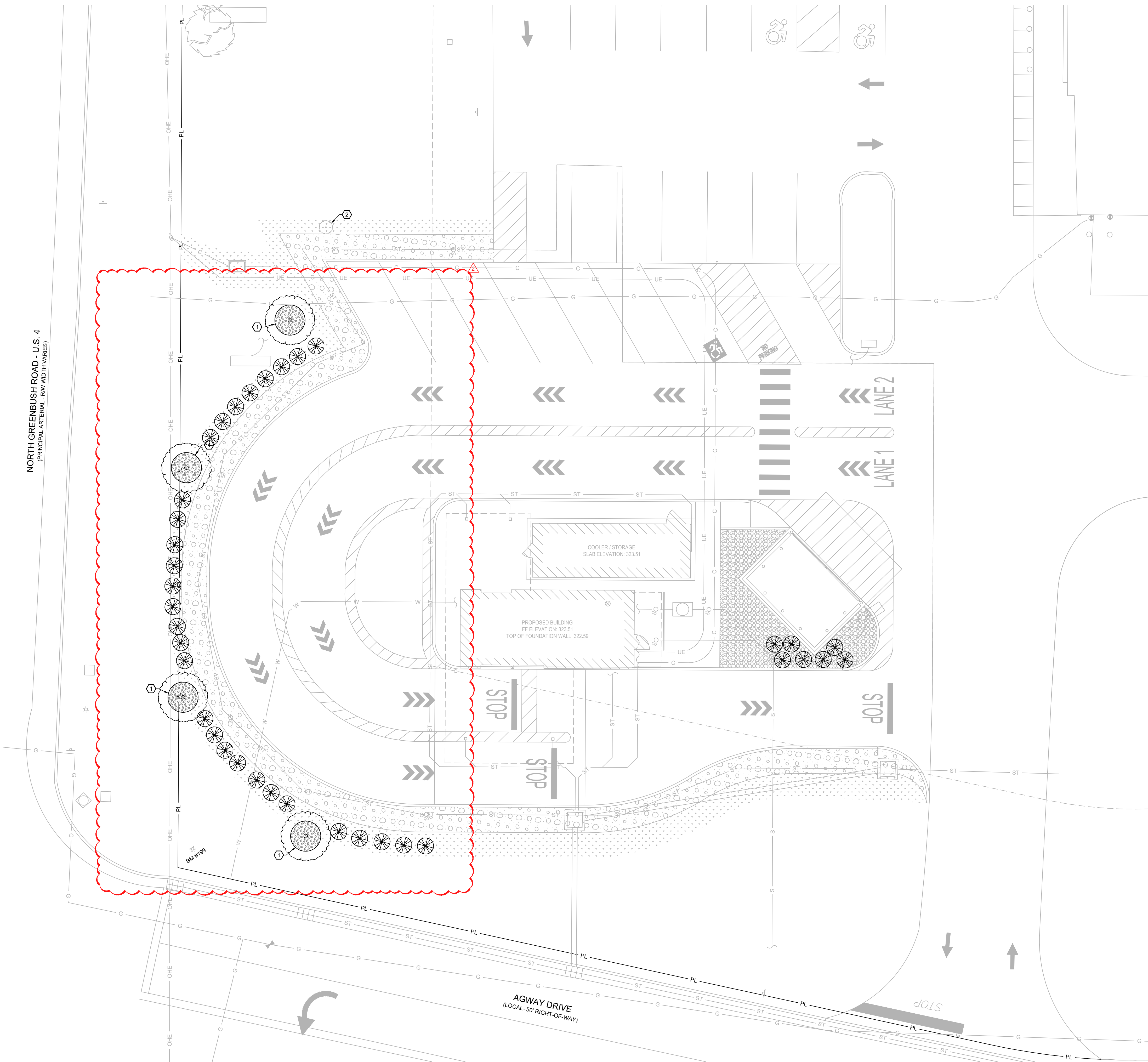
531 N GREENBUSH RD,
NORTH GREENBUSH, NY 12144

C4.1

UTILITY PLAN

DATE: OCTOBER 10, 2025

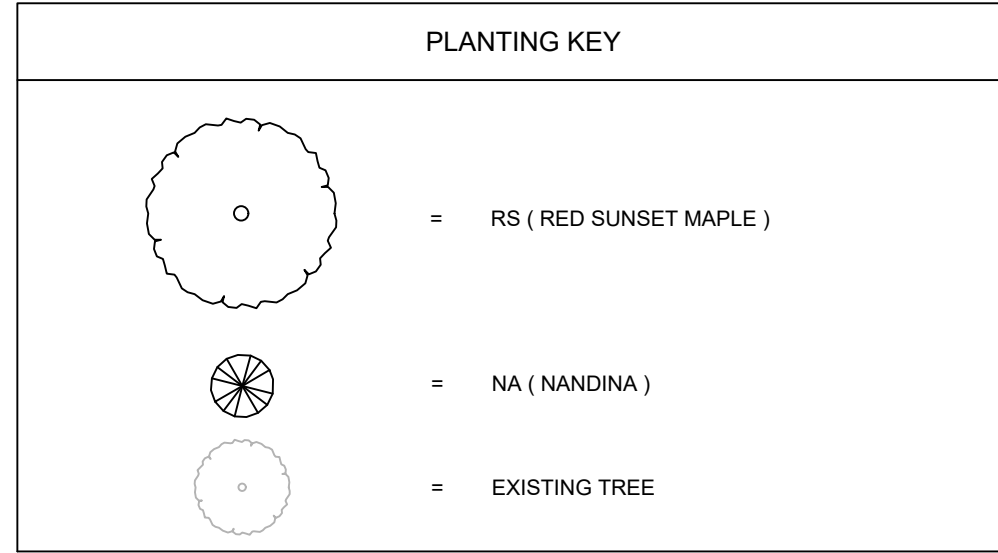
NORTH GREENBUSH ROAD - U.S. 4
(PRINCIPAL ARTERIAL - RW WIDTH VARIES)



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 REQ'S.
- 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.
- SODDED 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.

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)	4	4	2" CAL. B&B	40'X30'
SHRUBS					
NA	NANDINA (NANDINA DOMESTICA)	37	37	18" MIN.	30" MIN.



KEY NOTES:

- INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
- EXISTING TREE.

ROUTE 4 LANDSCAPING:

1 TREE PER 35 L.F. = 4 TREES REQUIRED
4 PROVIDED

SCREENING LANDSCAPING:

SCREENING WASTE COLLECTION. = 7 PROVIDED

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.



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



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JOHN W KELLY PE ENGINEERING D.P.C.

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Ph: 417-888-0645 Fax: 417-888-0657

CO#A# 017478
EXPIRES: 06/30/2026



FIRM LICENSE NO.



JOHN W. KELLY III - ENGINEER
PE# 084736

ENGINEER OF RECORD:

NAME: JOHN W. KELLY III

LICENSE NO. NY #084736

PROJECT NUMBER: 91.186

REVISION:

11-06-2025 PLANNING BOARD REVIEW

7 BREW COFFEE
NORTH GREENBUSH, NY
531 N GREENBUSH RD,
NORTH GREENBUSH, NY 12144

C5.1

LANDSCAPE PLAN

DATE: OCTOBER 10, 2025

NORTH GREENBUSH ROAD - U.S. 4
(PRINCIPAL ARTERIAL - RW WIDTH VARIES)

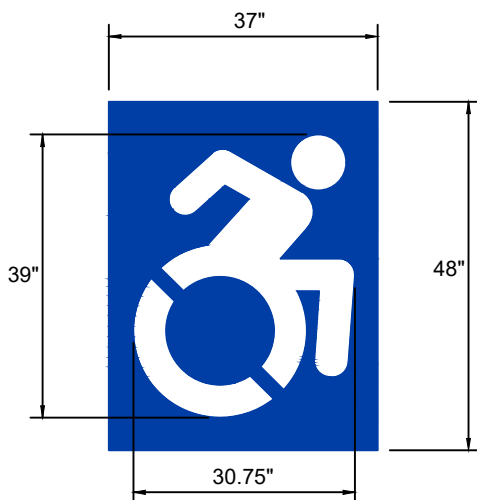
AGWAY DRIVE
(LOCAL-50' RIGHT-OF-WAY)

HATCH LEGEND:

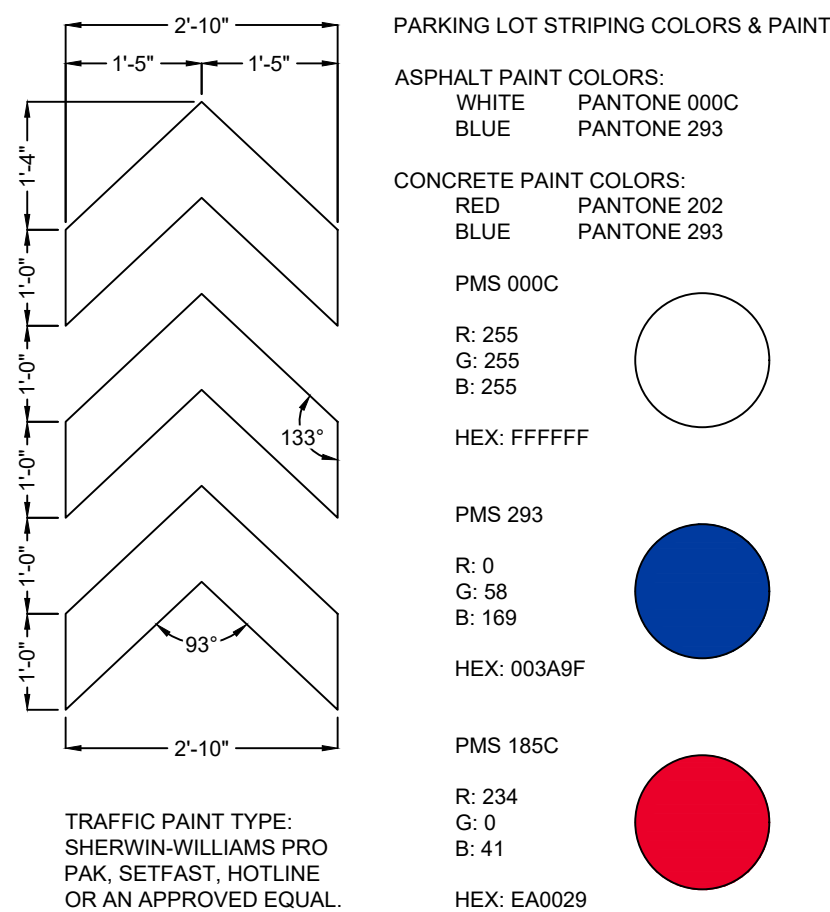
- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
- EXISTING ASPHALT PAVEMENT
- CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- COOLER/STORAGE PAD
PER STRUCTURAL PLANS.

KEY NOTES:

- BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 THIS SHEET.
- SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02 THIS SHEET.
- 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
- ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
- 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
- 48-INCH TALL "LANE #" PAINTED IN WHITE.
- 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
- "NO PARKING" PAINTED IN ACCESS AISLE, ALL CAPITAL LETTERS < 12-INCH HEIGHT LETTERS, 2-INCH STROKE.
- 4-INCH SOLID BLUE PAVEMENT MARKER.
- 4-INCH SOLID WHITE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
- 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.
- 12" SOLID WHITE STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN WHITE.
- ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03, SHEET C7.1.
- ONE WAY DO NOT ENTER SIGN PER DETAIL 6.04, SHEET C7.2.
- DIRECTIONAL SIGN.
- PYLON SIGN.



6.01 DYNAMIC "ACCESSIBILITY SYMBOL"
SCALE: NONE



6.02 PARKING LOT STRIPING COLORS & PAINT
SCALE: NONE



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



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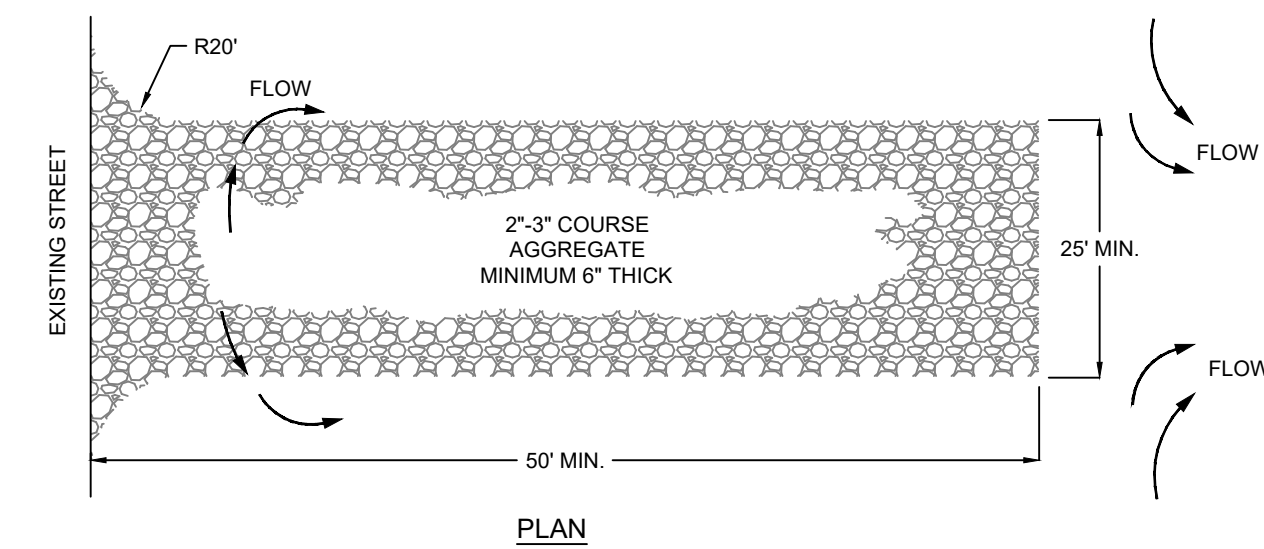
11-06-2025 PLANNING BOARD REVIEW

7 BREW COFFEE
NORTH GREENBUSH, NY
531 N GREENBUSH RD,
NORTH GREENBUSH, NY 12144

C6.1

STRIPING PLAN

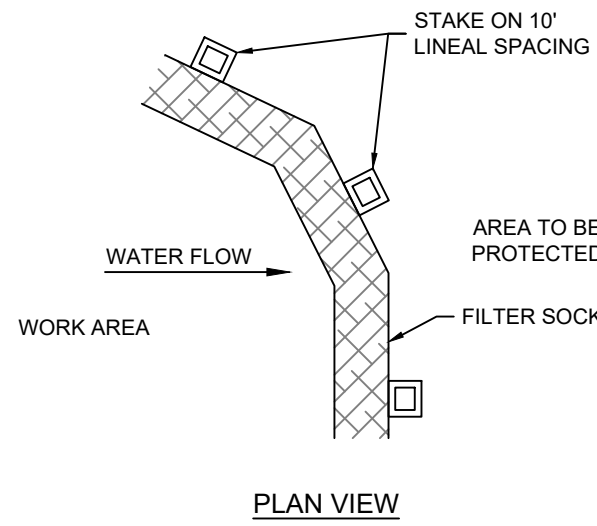
DATE: OCTOBER 10, 2025



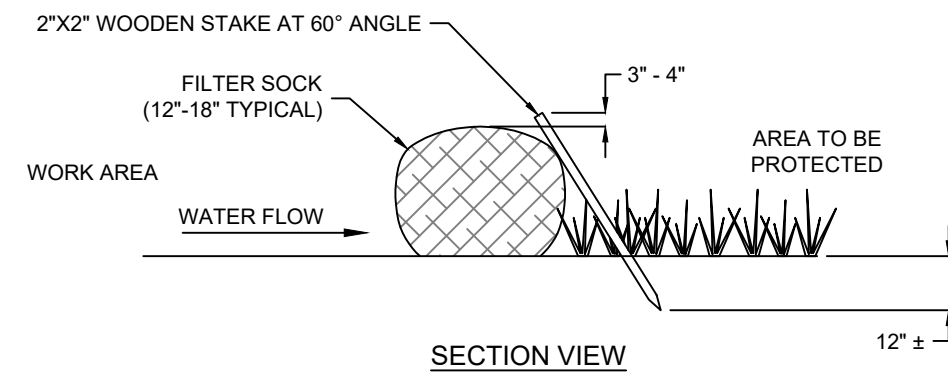
- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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



PLAN VIEW

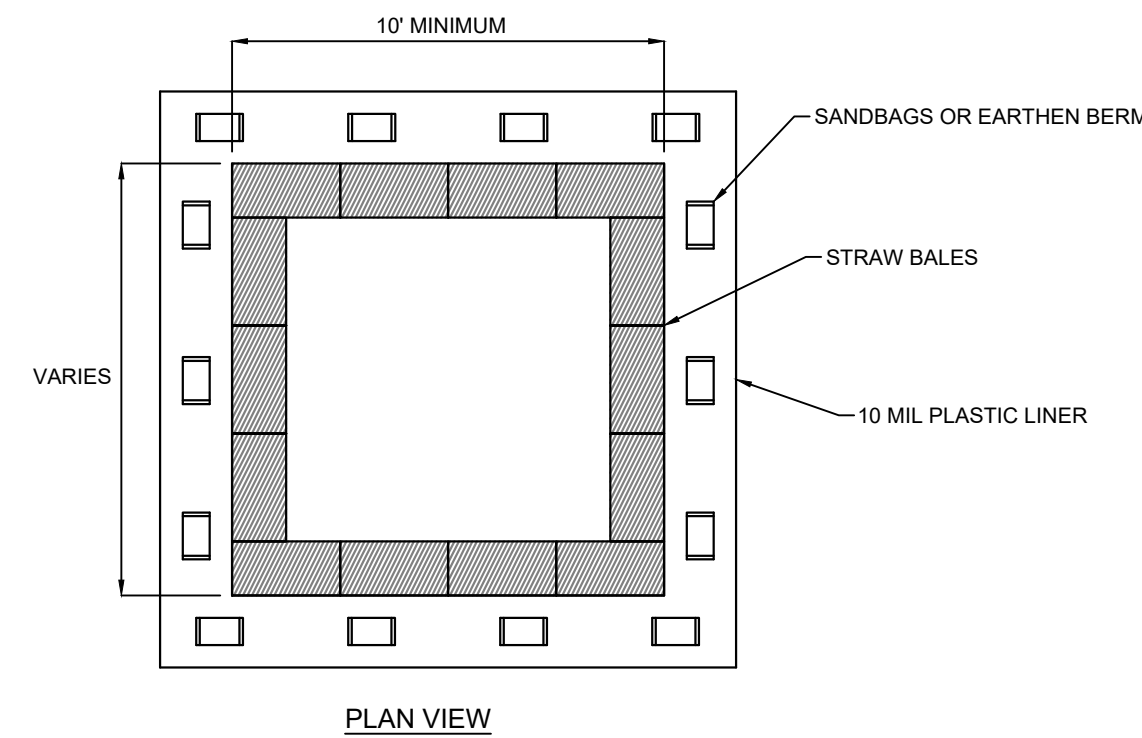


SECTION VIEW

- 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.

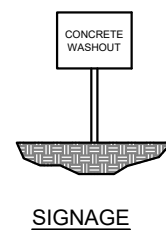
1.02 COMPOST FILTER SOCK DETAIL

SCALE: NONE

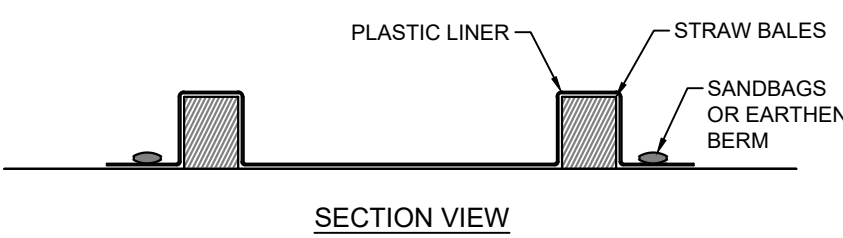


PLAN VIEW

- 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.



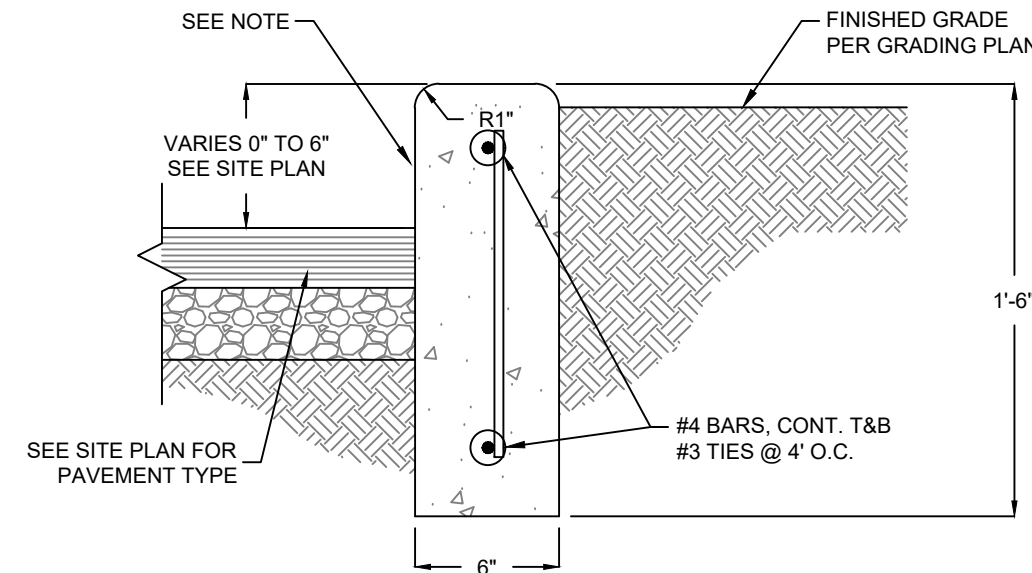
SIGNAGE



SECTION VIEW

1.03 CONCRETE WASHOUT

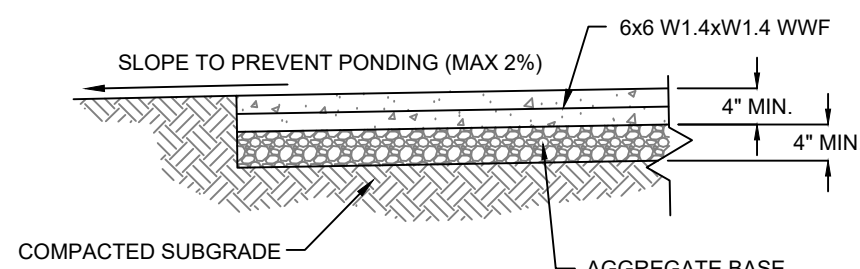
SCALE: NONE



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

2.04 CONCRETE CURB DETAIL

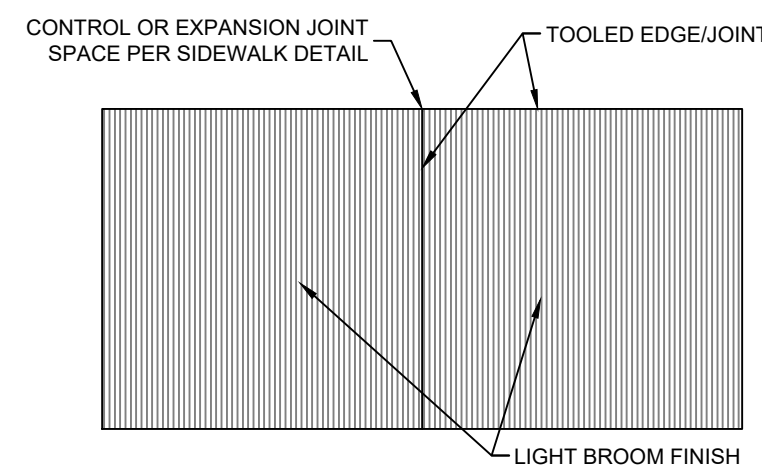
SCALE: NONE



SECTION

- 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%.

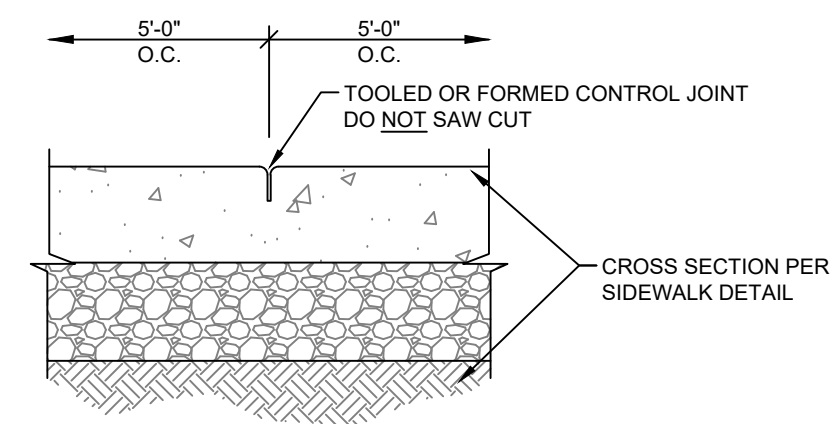
SECTION



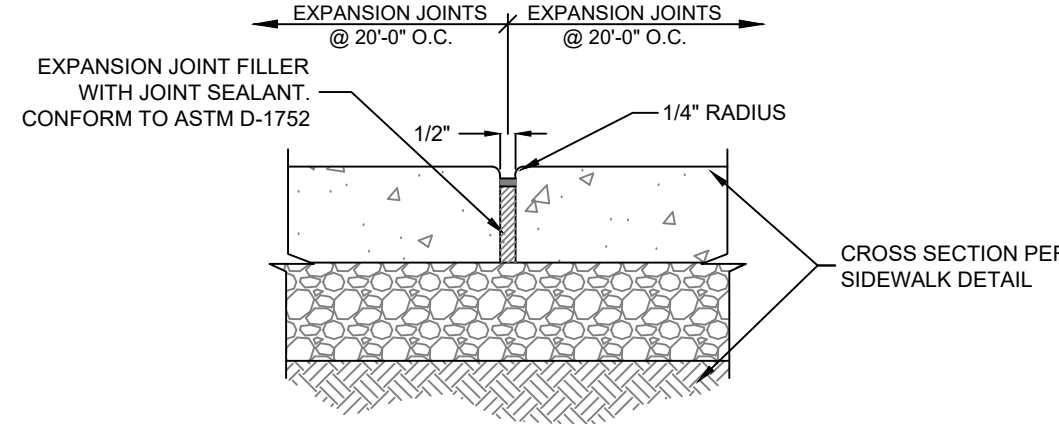
FINISH PLAN

- NOTES:**
1. CONTRACTOR SHALL TOOL EDGES AND JOINTS AS SHOWN THEN LIGHTLY BROOM FINISH ENTIRE SIDEWALK SURFACE.

FINISH PLAN



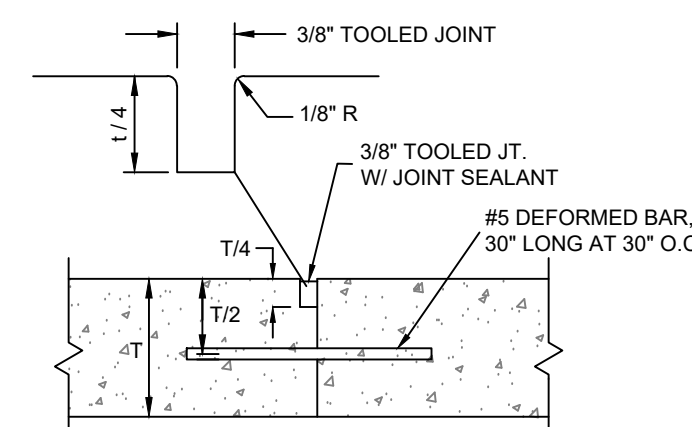
CONTROL JOINT



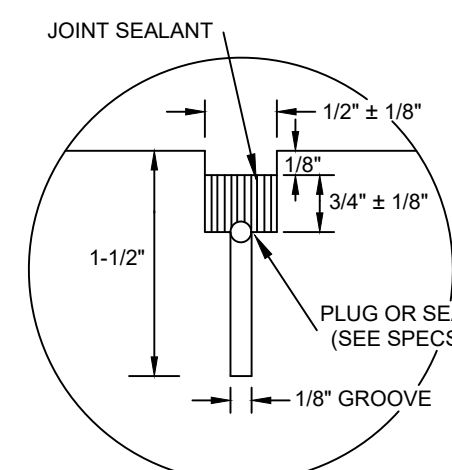
EXPANSION JOINT

2.02 SIDEWALK DETAILS

SCALE: NONE



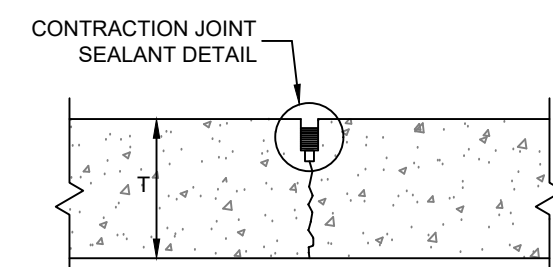
DOWELED CONSTRUCTION JOINT



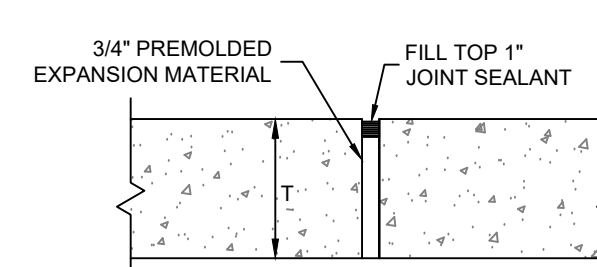
CONTRACTION JOINT SEALANT DETAIL

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.



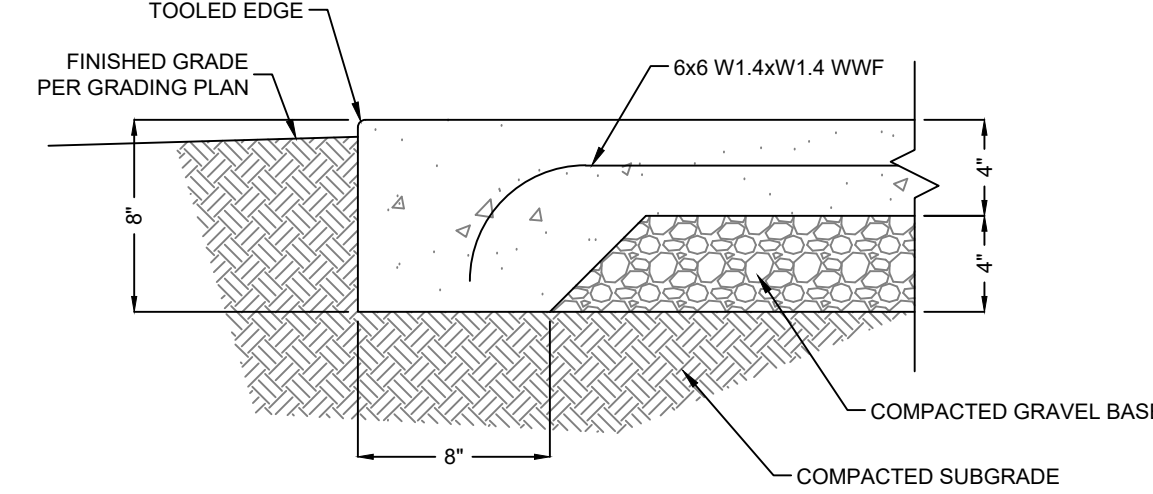
SAWED CONSTRUCTION JOINT



EXPANSION JOINT

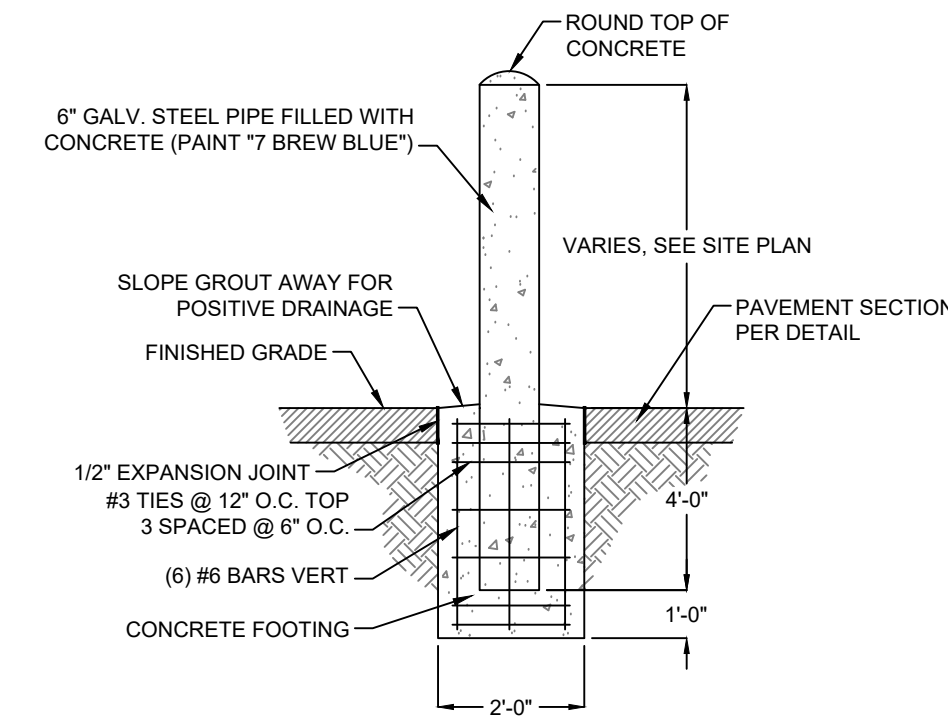
2.03 CONCRETE PAVEMENT JOINT DETAILS

SCALE: NONE



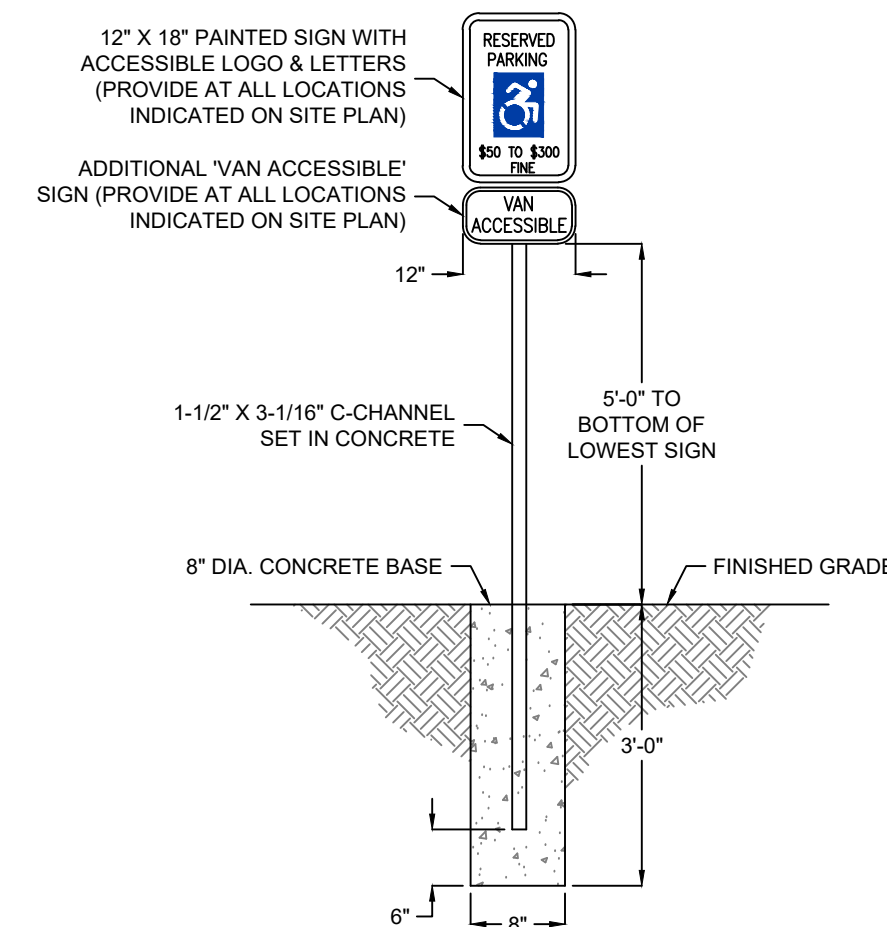
2.04 CONCRETE STOOP/WALK EDGE

SCALE: NONE



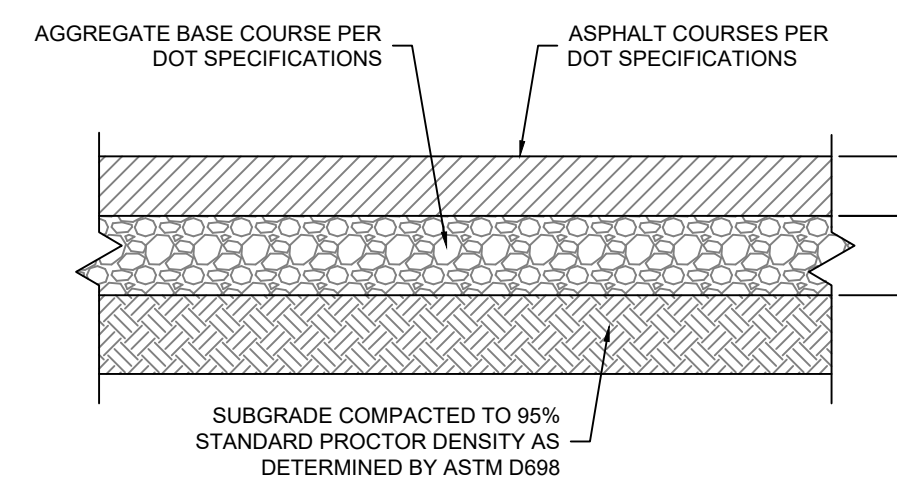
2.09 PIPE BOLLARD

SCALE: NONE



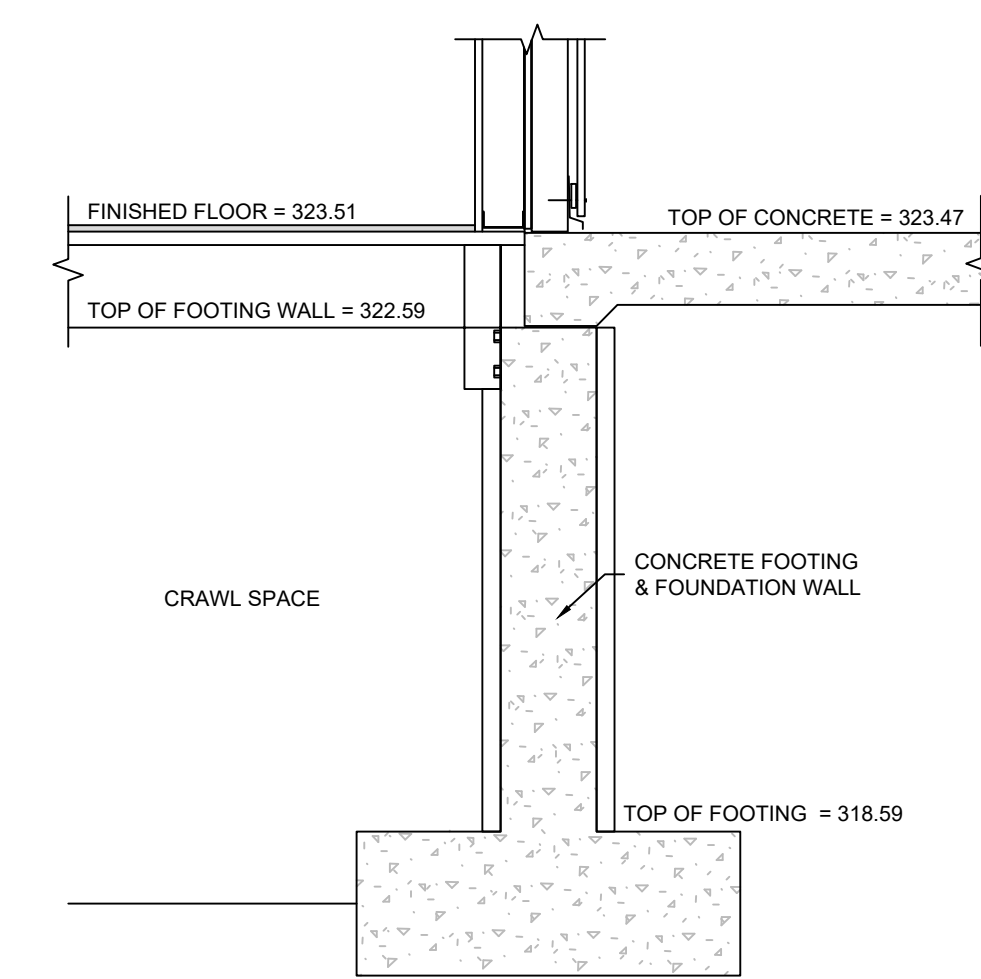
6.03 ADA ACCESSIBLE SIGN DETAIL

SCALE: NONE



2.06 ASPHALT PAVEMENT

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.

2.07 WALL ELEVATION SECTION DETAIL

SCALE: NONE



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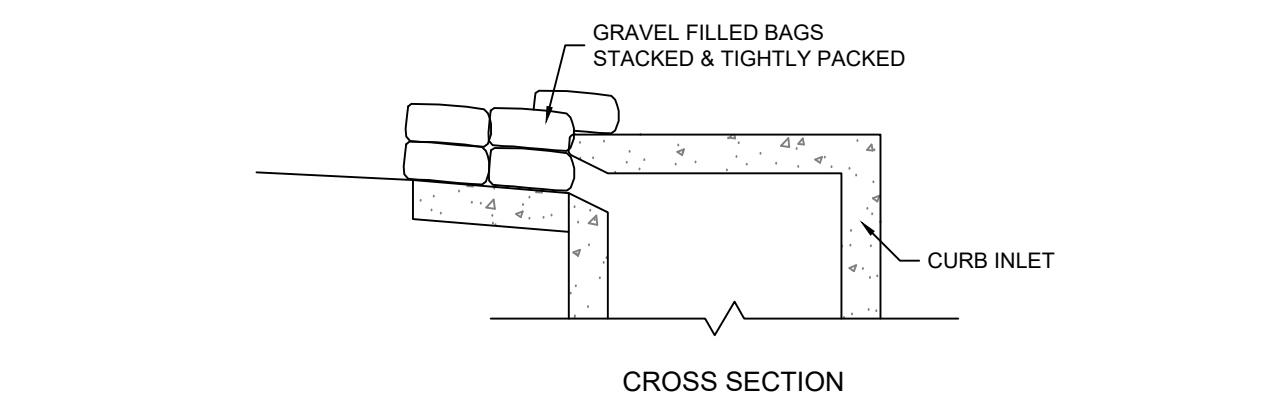
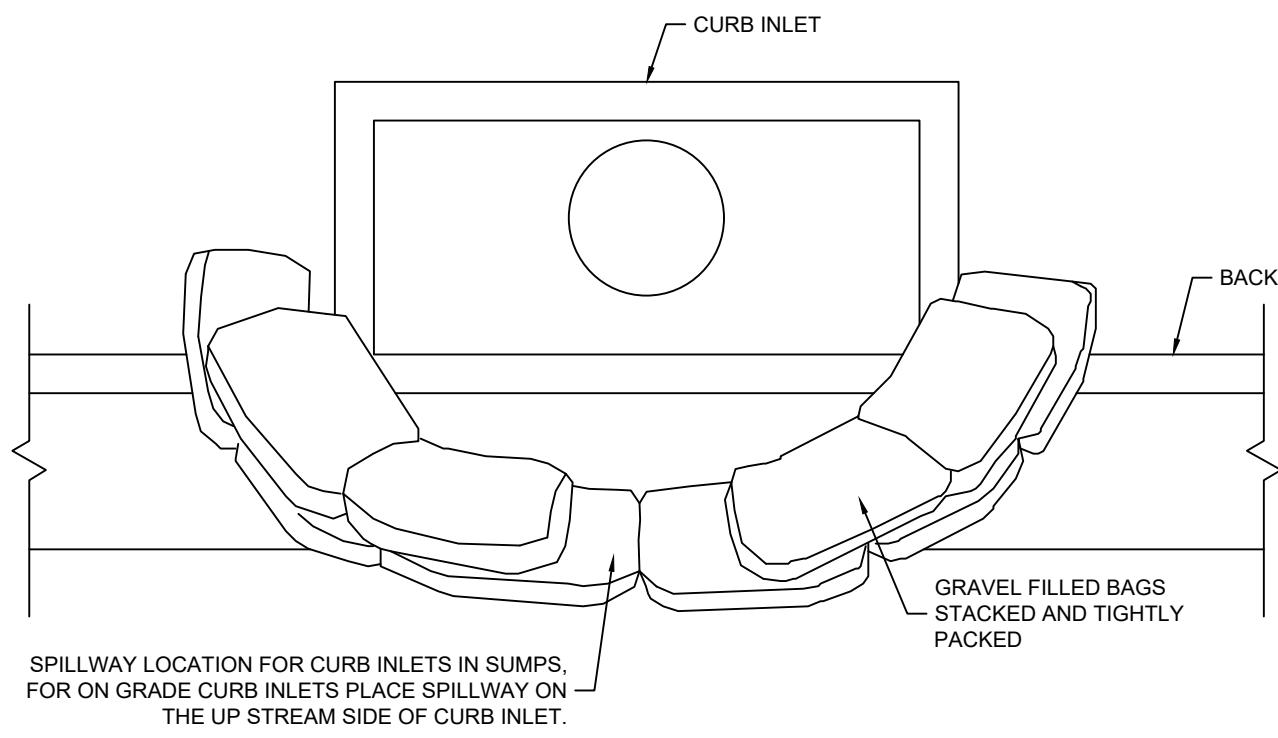
REVISION:

10-27-2025 UTILITY CHANGES
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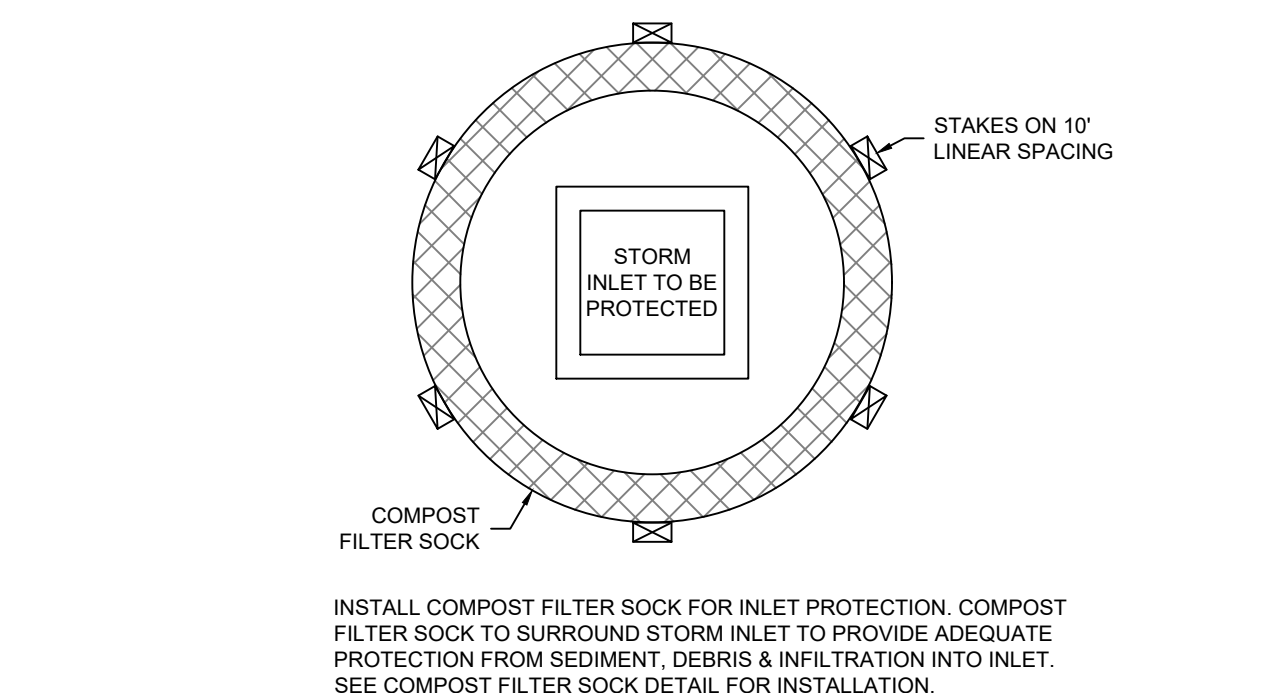
C7.1
DETAILS
DATE: OCTOBER 10, 2025



- 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.

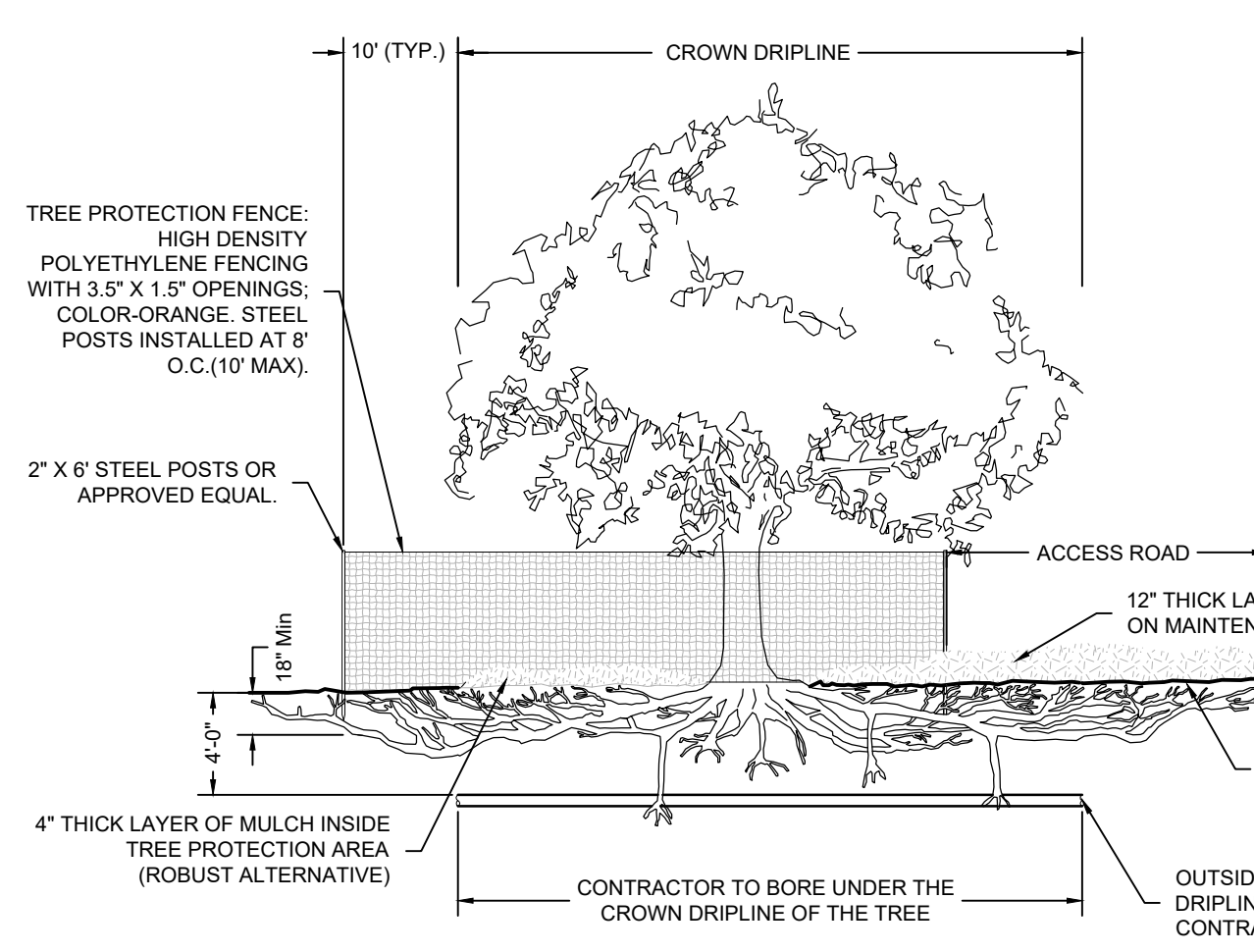
1.04 CURB INLET SEDIMENT BARRIER DETAIL

SCALE: NONE



1.05 STORM INLET PROTECTION DETAIL

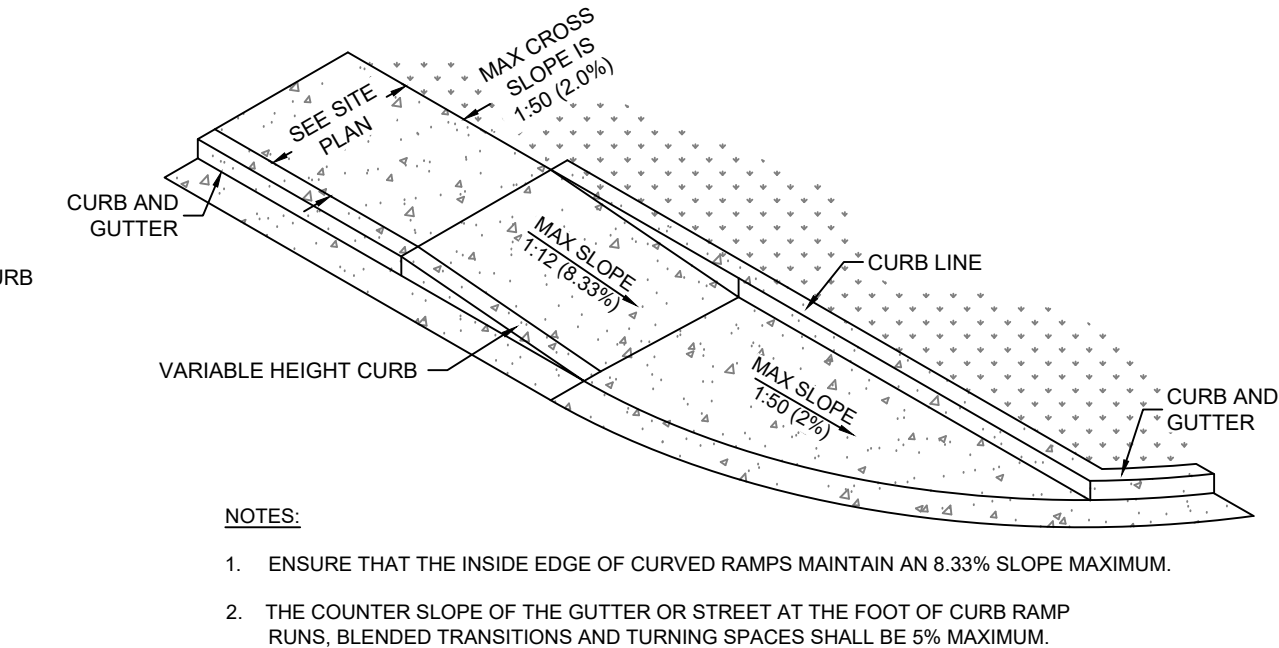
SCALE: NONE



- 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 PROTECTION 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 ERECTED.
 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.

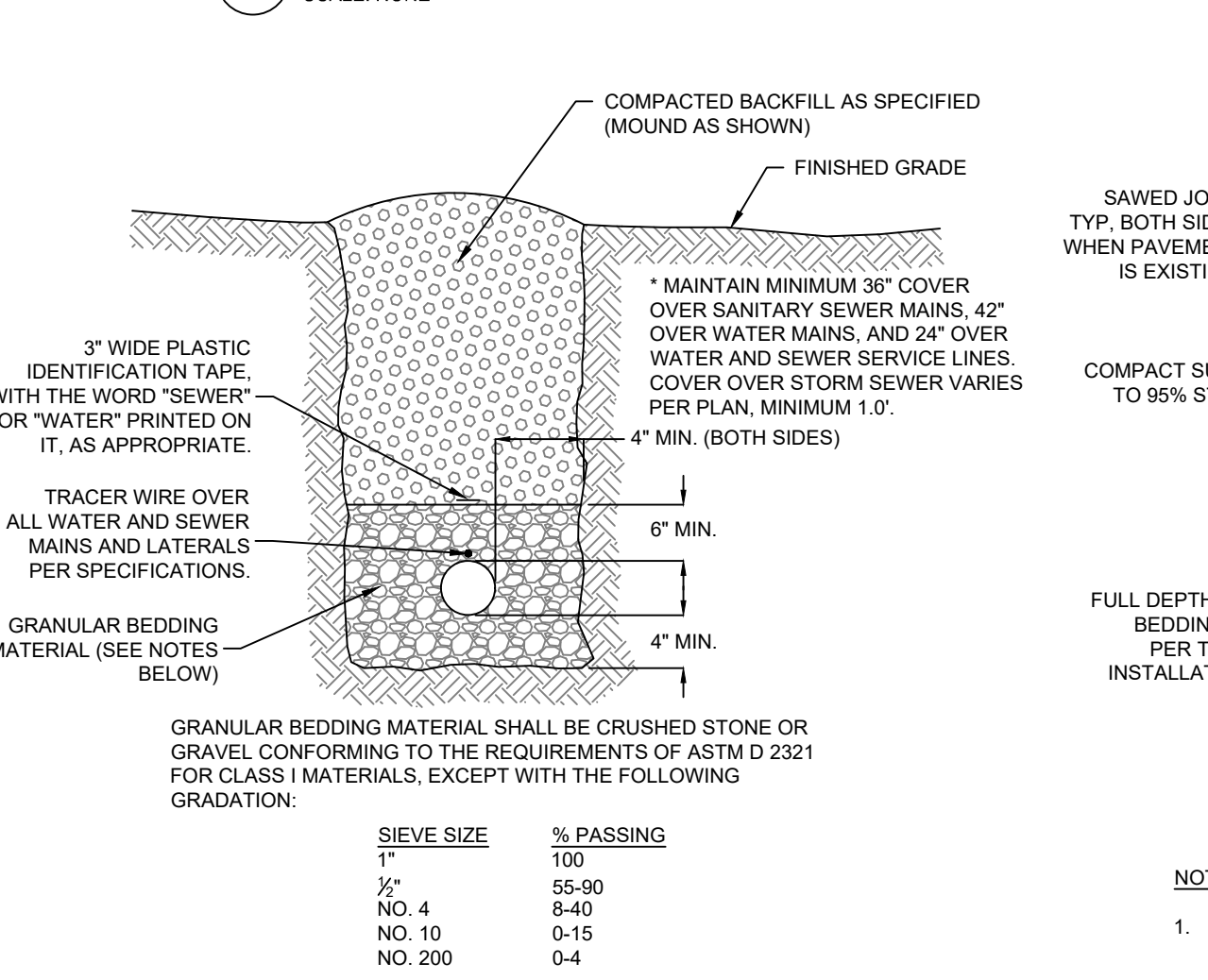
1.06 TREE PROTECTION FENCING

SCALE: NONE



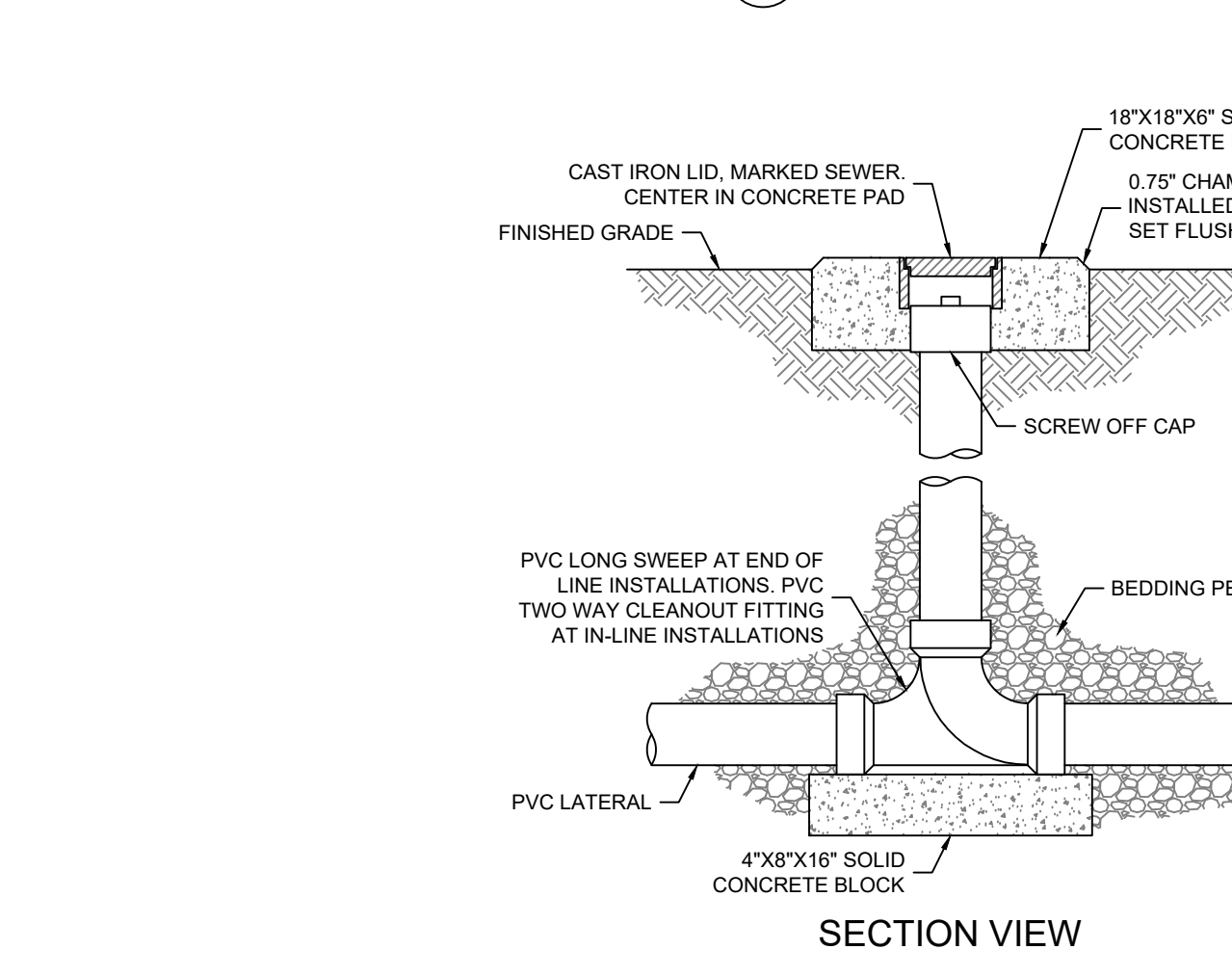
2.13 TYPE 3 CURB RAMP DETAIL

SCALE: NONE



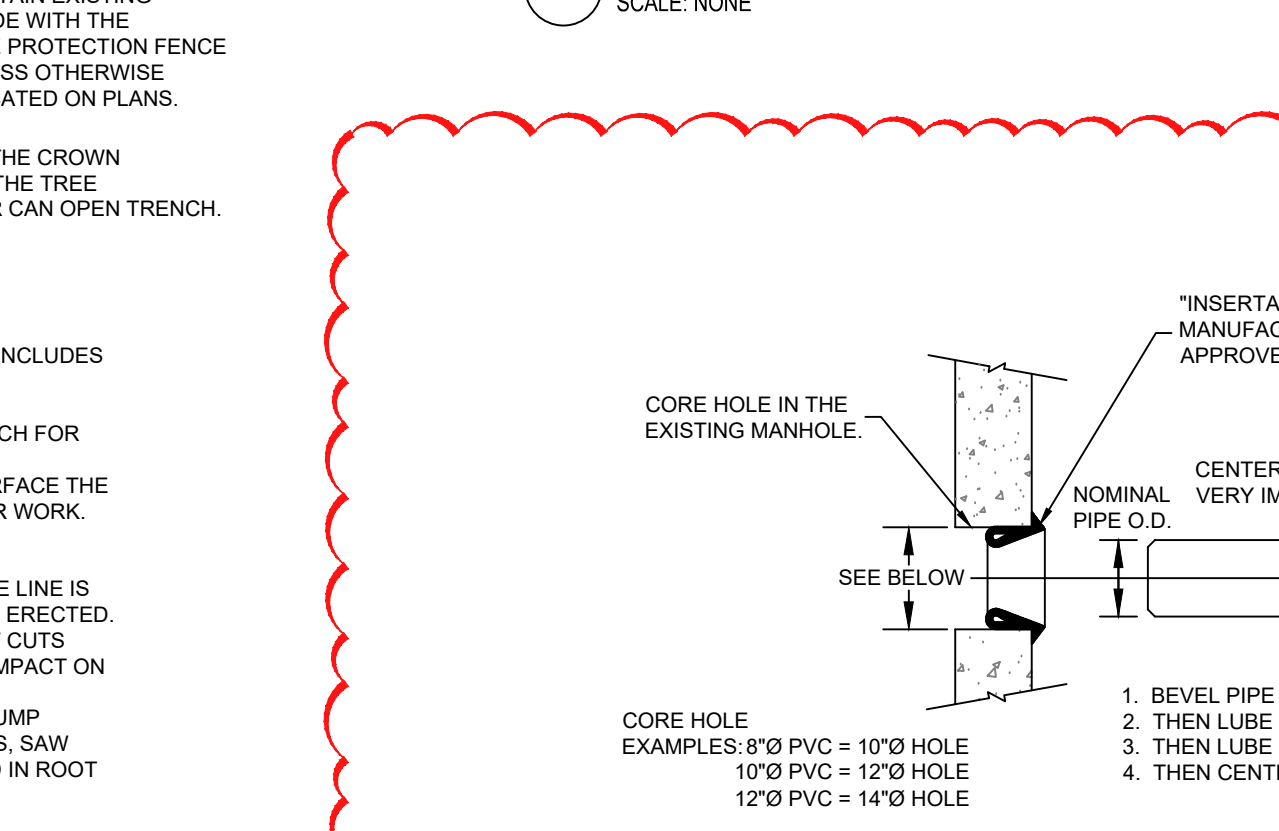
4.01 PIPE INSTALLATION

SCALE: NONE



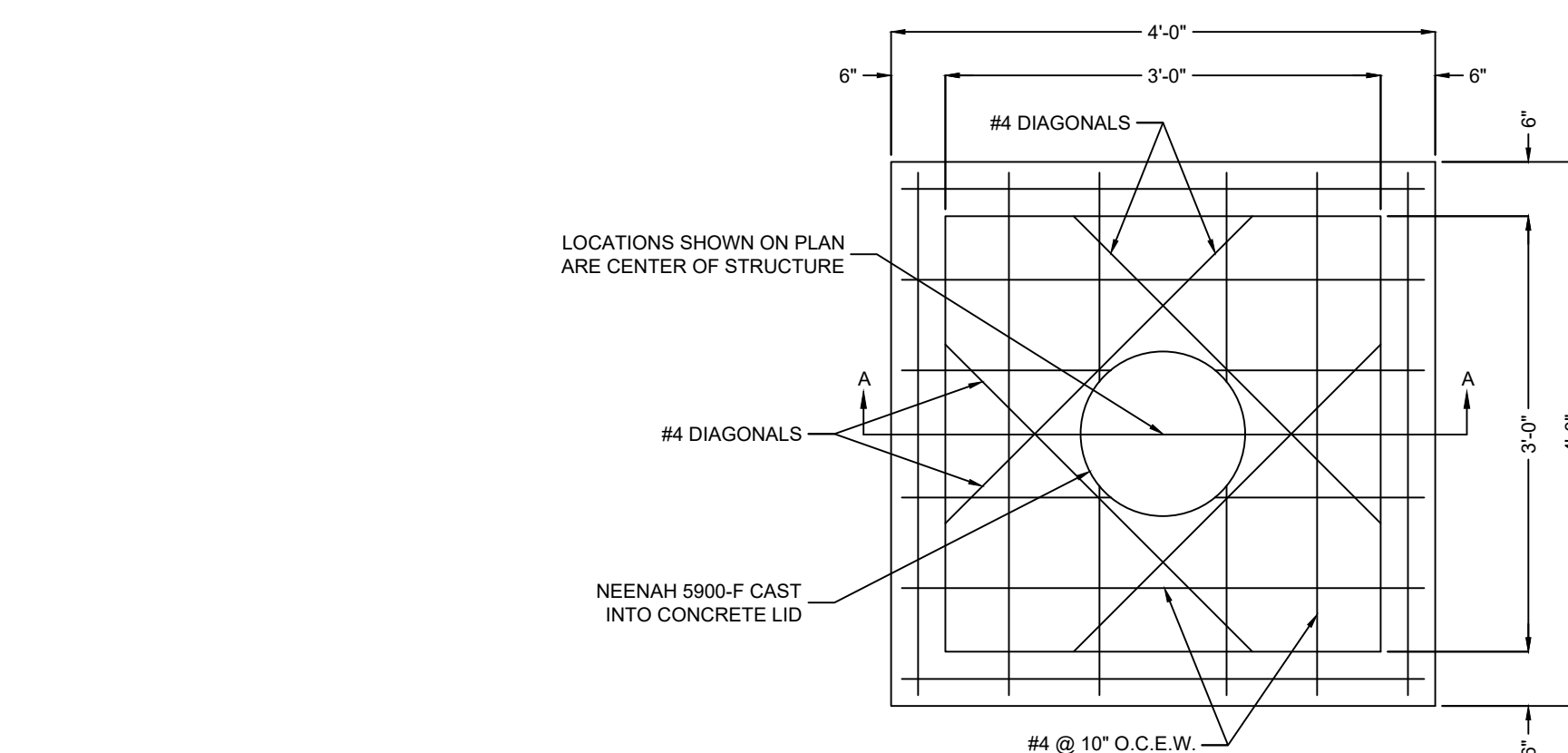
4.02 SEWER CLEANOUT DETAIL

SCALE: NONE



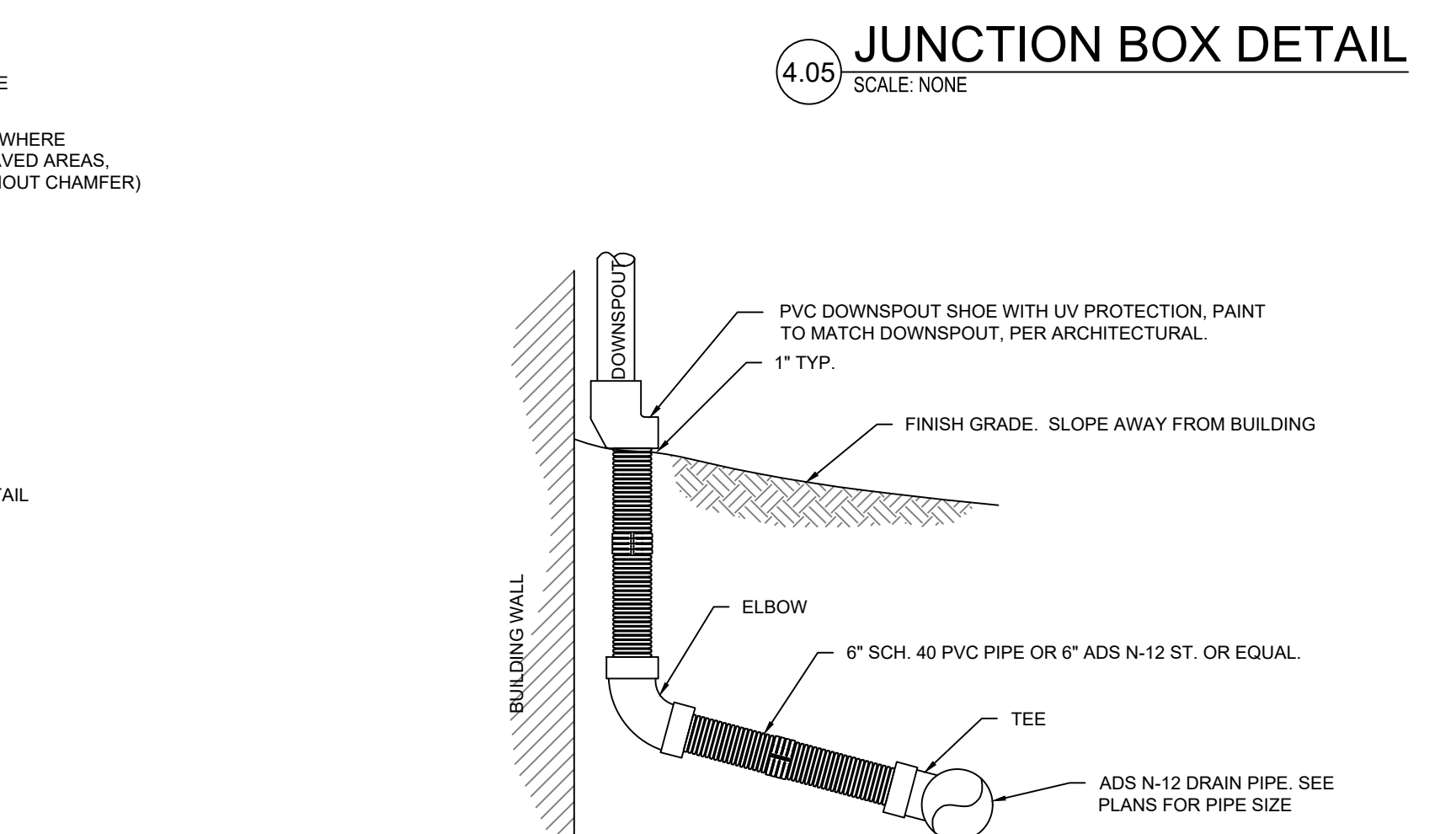
4.07 CONNECTION TO EXISTING MANHOLE

SCALE: NONE



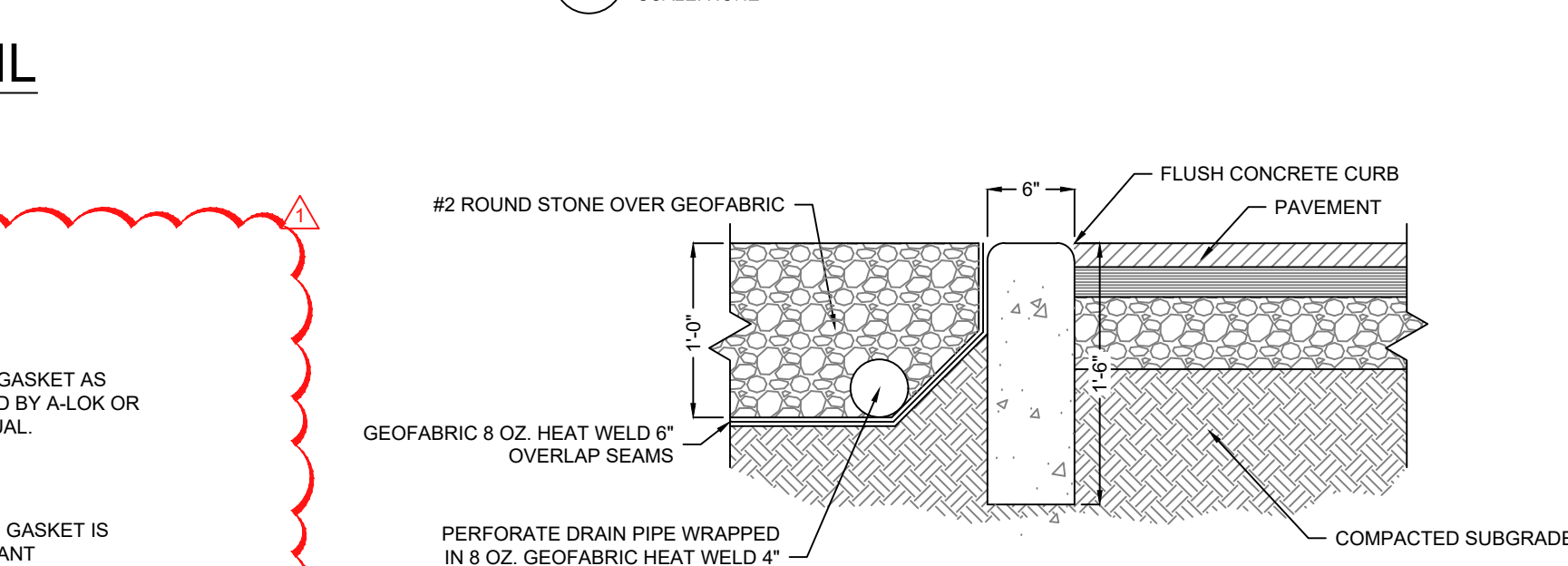
4.05 JUNCTION BOX DETAIL

SCALE: NONE



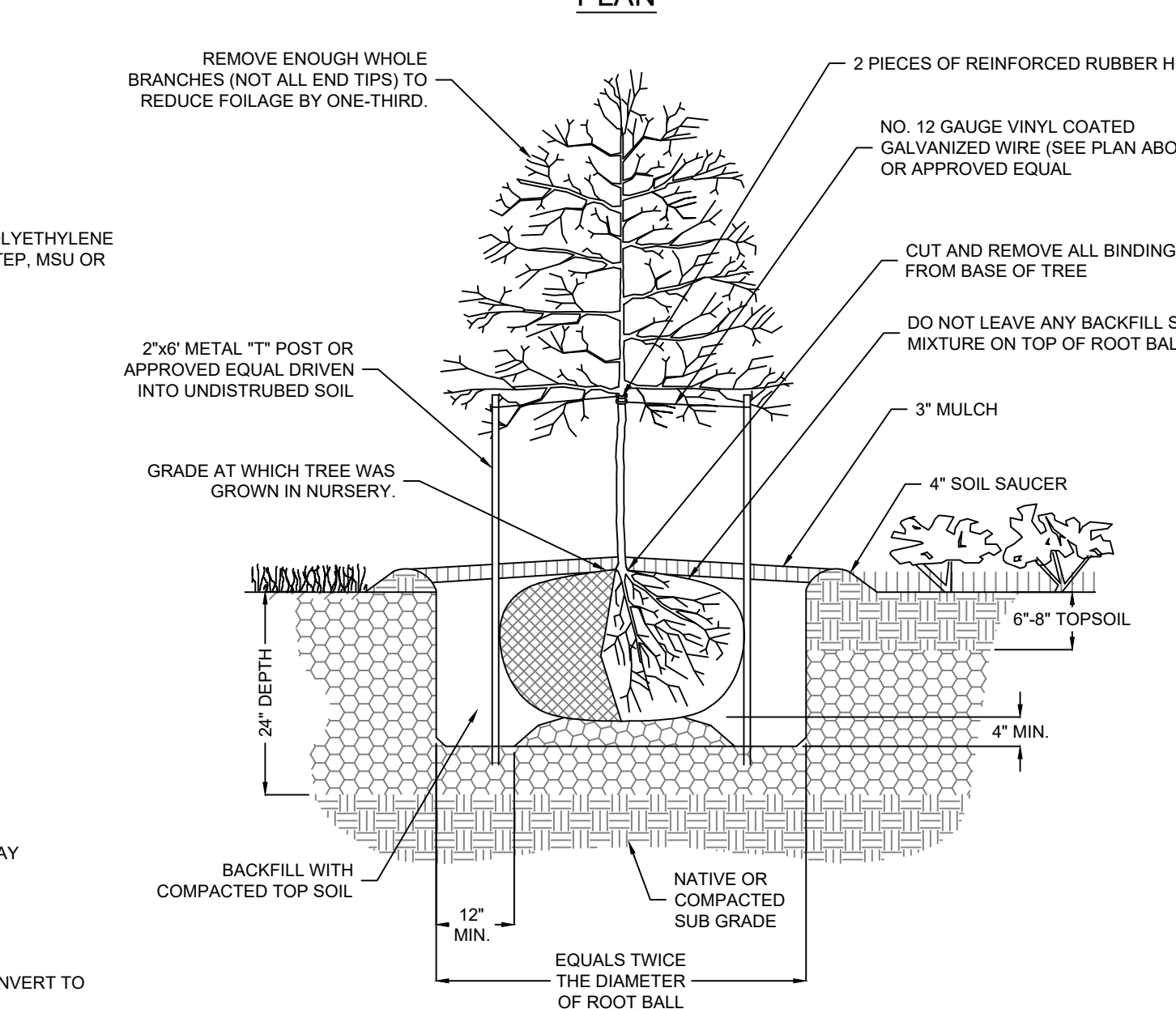
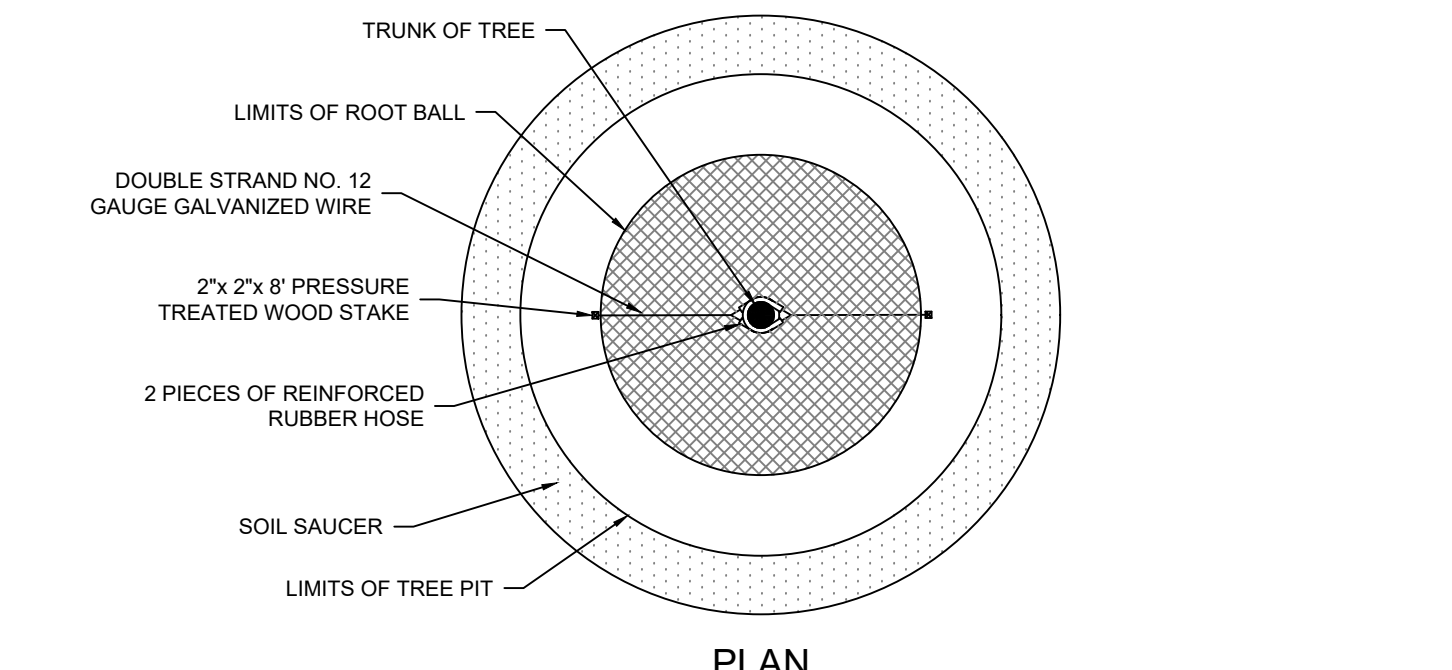
4.06 DOWNSPOUT CONNECTION

SCALE: NONE



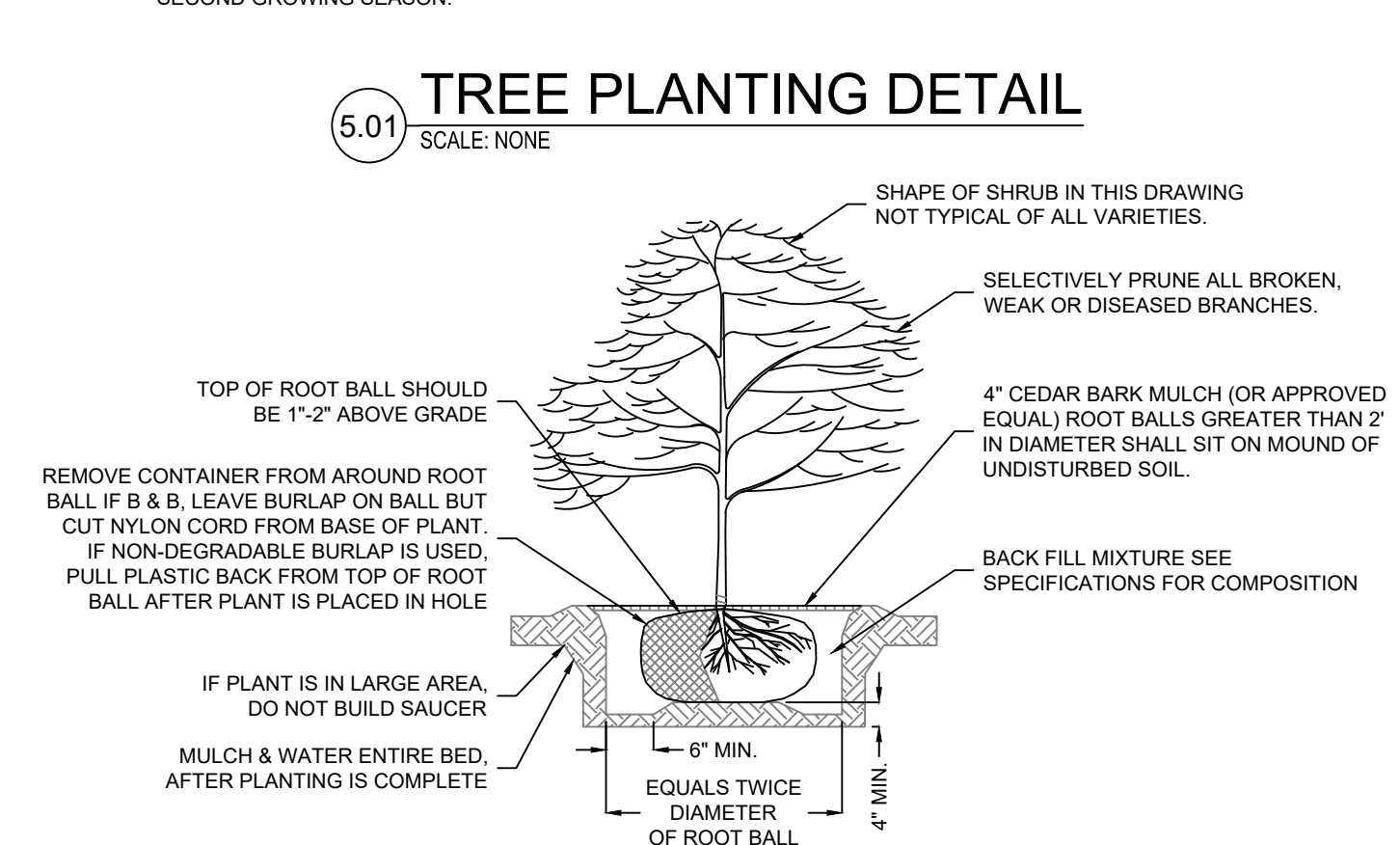
4.08 FLUSH CURB - SNOW STACK AREA

SCALE: NONE



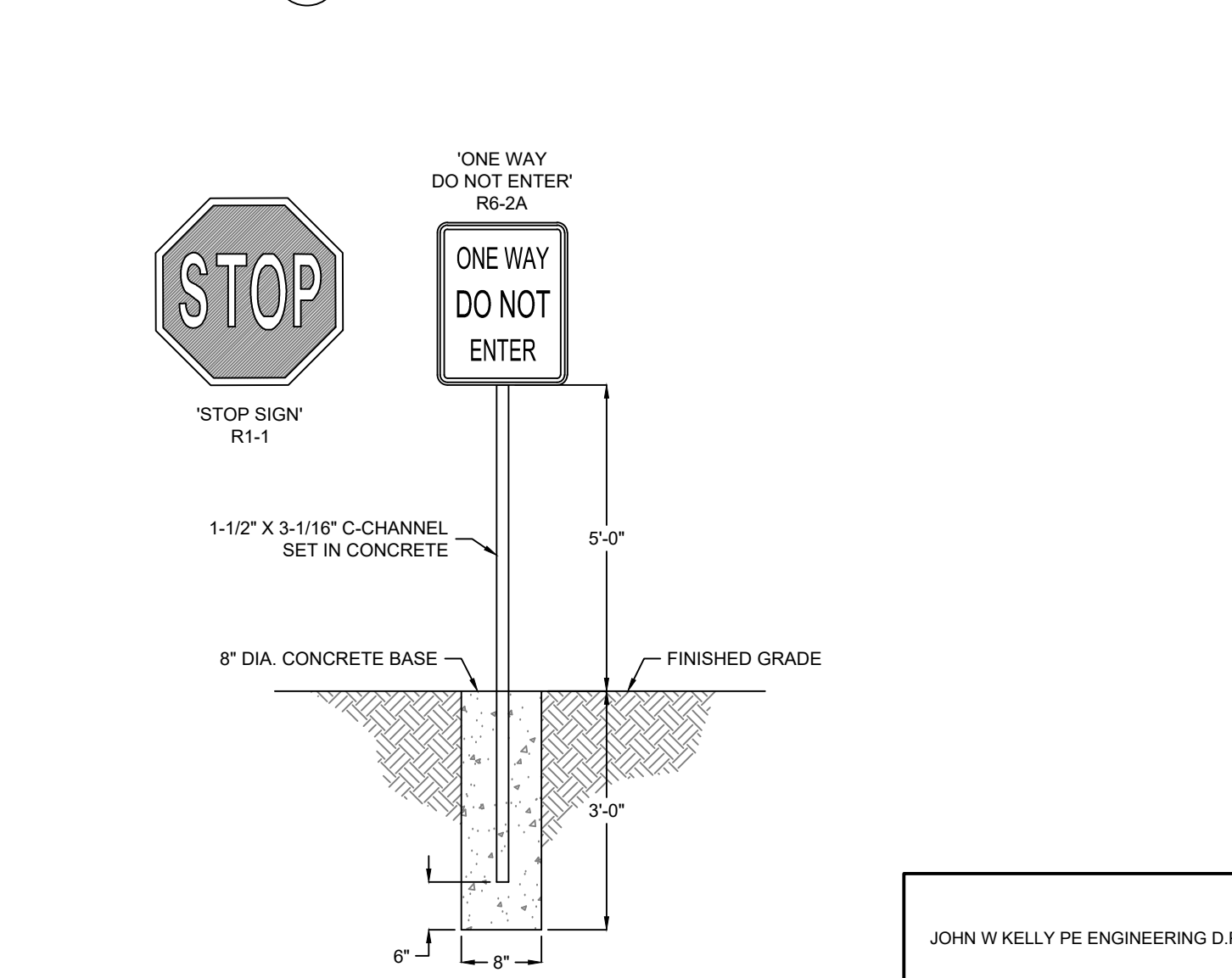
5.01 TREE PLANTING DETAIL

SCALE: NONE



5.02 SHRUB PLANTING DETAIL

SCALE: NONE



6.04 TYPICAL SIGN POST DETAIL

SCALE: NONE



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

PROJECT NUMBER: 91.186
REVISION:
10-27-2025 UTILITY CHANGES
11-06-2025 PLANNING BOARD REVIEW

7 BREW COFFEE
NORTH GREENBUSH, NY
531 N GREENBUSH RD,
NORTH GREENBUSH, NY 12144

7 BREW COFFEE

NORTH GREENBUSH, NY

531 N GREENBUSH RD,
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C7.2

DETAILS

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DATE: OCTOBER 10, 2025