

LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
CURB		DOOR	
CONCRETE DROP CURB		HANDICAP RAMP	
ASPHALT PAVEMENT		PARKING STALL COUNT	
CONCRETE PAVEMENT SIDEWALK		EASEMENT FENCE / SETBACK LINE	
SIGN		SEATING WALL	
		AUTOMOBILE	
		BOLLARD	

SITE PLAN NOTES:

1. INSPECT THE SITE PRIOR TO SUBMISSION OF BIDS AND MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER.
2. ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE CIVIL DRAWINGS FOR THE LAYOUT AND CONSTRUCTION OF THE BUILDING FOUNDATIONS AND/OR OTHER BUILDING ELEMENTS. REPORT ANY DISCREPANCIES BETWEEN CIVIL, ARCHITECTURE AND STRUCTURAL DRAWINGS IN WRITING TO THE CIVIL ENGINEER PRIOR TO CONSTRUCTION BUILDING FOUNDATIONS AND/OR OTHER BUILDING ELEMENTS.
3. NOTIFY THE OWNER AND H2M (TELEPHONE 631-756-8000) AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF THE WORK. THE SAME NOTICE SHALL BE REQUIRED WHEN RESUMING WORK AFTER ANY STOPPAGE OR DELAY.
4. COMPLETE ALL SURVEY AND STAKEOUT AS REQUIRED TO PROPERLY COMPLETE THE WORK.
5. PERFORM DAILY CLEANUP OPERATIONS INCLUDING REMOVAL OF DEBRIS AND EXCESS CONSTRUCTION MATERIAL, AND DRIVEWAY/STREET CLEANING TO THE SATISFACTION OF THE OWNER.
6. DURING ALL NON-WORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT SITE.
7. ALL CURB DIMENSIONS SHOWN REFER TO THE FACE OF CURB.
8. ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
9. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER TO MINIMIZE INTERRUPTION TO THE OWNER'S OPERATIONS.
10. RESTORE SURROUNDING AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION. RESTORE TO NEW CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
11. RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 4 INCHES OF TOPSOIL AND SEED.
12. REMOVE ALL ASPHALT FROM EXISTING CASTINGS.
13. SEAL ALL JOINTS BETWEEN NEW ASPHALT AND EXISTING ASPHALT WITH HOT ASPHALT CEMENT.

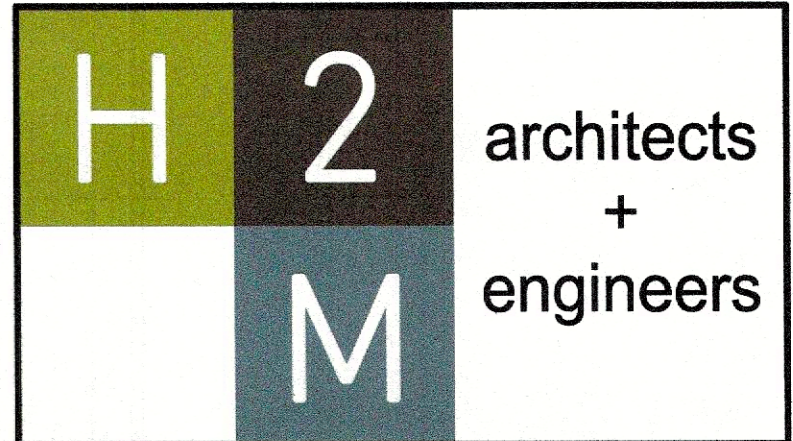
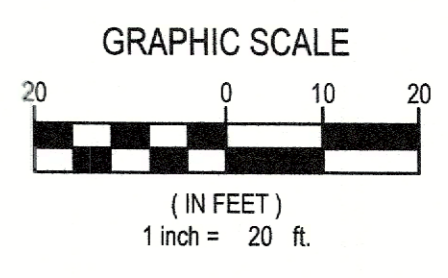
BULK REQUIREMENTS (IB DISTRICT):

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT AREA	40,000 SQ. FT.	14,806 SQ. FT.	14,806 SQ. FT.	NO CHANGE
MINIMUM LOT WIDTH	150 FT.	100 FT.	100 FT.	NO CHANGE
MINIMUM LOT DEPTH	150 FT.	150 FT.	150 FT.	NO CHANGE
MINIMUM FRONT YARD	50 FT.	61.6 FT.	82.6 FT.	OKAY
MINIMUM REAR YARD*	60 FT.	57.8 FT.	44.5 FT.	REQ. VARIANCE
MINIMUM 1 SIDE YARD*	30 FT.	16.8 FT.	18.2 FT.	OKAY**
MINIMUM BOTH SIDE YARDS	80 FT.	43.5 FT.	62.7 FT.	OKAY**
MAXIMUM LOT BUILDING COVERAGE	40%	8.97%	4.71%	OKAY
MAXIMUM BUILDING HEIGHT	40 FT.	< 40 FT.	< 40 FT.	OKAY
MAXIMUM LOT SURFACE COVERAGE	80%	36.61%	70.86%	OKAY

*REAR AND YARD SETBACKS DO NOT INCLUDE CANOPY.
**PRE-EXISTING NONCONFORMING CONDITION.

PROPERTY OWNER:
TREVOR OWENS
5 COQUINA ROAD
HILTON HEAD, SC 29928

TAX ID: 80-3-23
APPLICANT:
READY COFFEE COMPANY
7 NANCY COURT - NO. 2
WAPPINGER FALLS, NY 12580



538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com
NY Architecture & Landscape Architecture: No Certificate Required
NY Engineering Certificate of Authorization No. 0018178

CONSULTANTS:

MARK	DATE	DESCRIPTION

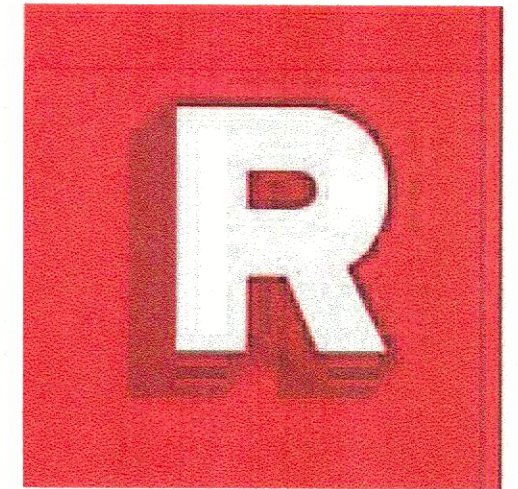
MARK	DATE	DESCRIPTION

DESIGNED BY: S. PETERS DRAWN BY: A. SODERMAN CHECKED BY: REVIEWED BY:

PROJECT No.: RCCI2502 DATE: DEC 2025 SCALE: AS SHOWN

READY COFFEE INC.

NEW DRIVE-THRU COFFEE SHOP



**1422 NY-300,
NEWBURGH, NY 12550**

CONTRACT

STATUS
SKETCH PLAN SUBMISSION

SHEET TITLE
SITE IMPROVEMENTS SKETCH

DRAWING No.
CS 100.00

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