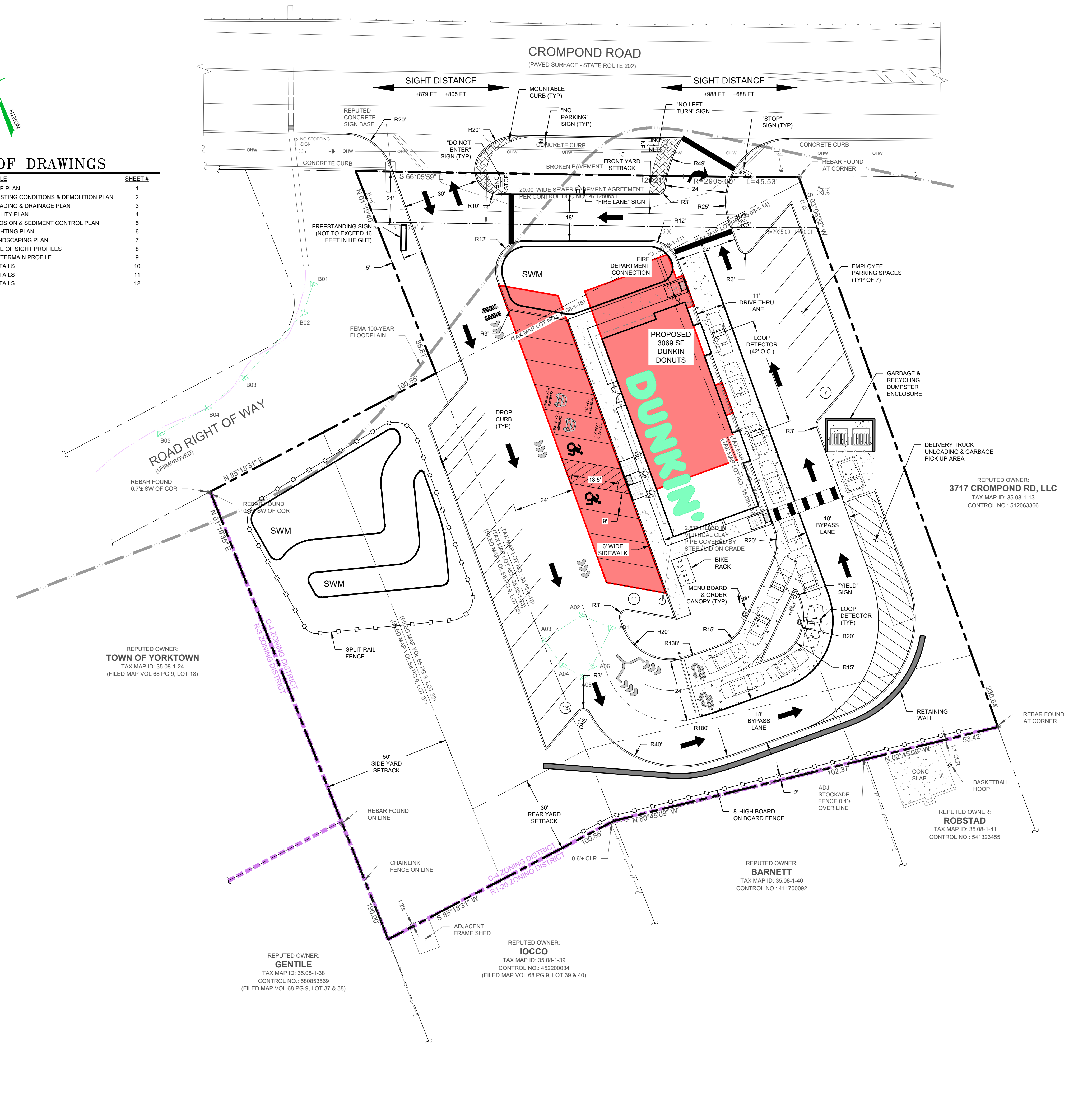


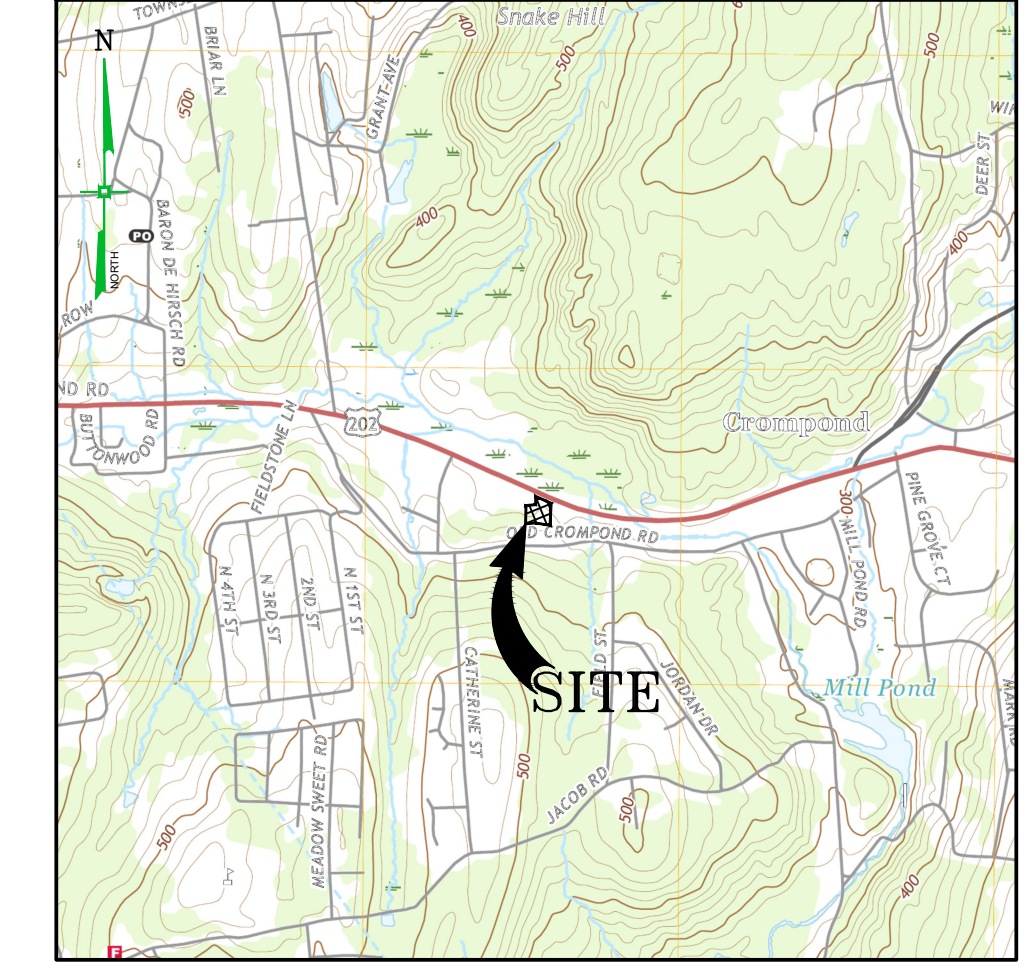
LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
C-101	SITE PLAN	1
C-102	EXISTING CONDITIONS & DEMOLITION PLAN	2
C-103	GRADING & DRAINAGE PLAN	3
C-104	UTILITY PLAN	4
C-105	EROSION & SEDIMENT CONTROL PLAN	5
C-106	LIGHTING PLAN	6
C-107	LANDSCAPING PLAN	7
C-201	LINE OF SIGHT PROFILES	8
C-301	WATERMAIN PROFILE	9
C-302	DETAILS	10
C-303	DETAILS	11
C-304	DETAILS	12



GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 35.08 BLOCK 1 LOTS 11, 14, 15 & 23
- TOTAL AREA OF SUBJECT PARCELS: 1.357± ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES PC ON OCTOBER 21, 2022.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER / APPLICANT: SDML REALTY, LLC
PO BOX 755
CROMPOND, NY 10517
- THE PROPOSED LOT SHALL BE SERVICED BY PUBLIC WATER AND SEWER SERVICES.
- WETLAND BOUNDARY AS PER FIELD DELINEATION BY ECOLOGICAL ANALYSIS, LLC ON DECEMBER 1, 2022 AND FIELD LOCATED BY ENGINEERING & SURVEYING PROPERTIES, PC ON DECEMBER 6, 2022.
- APPROXIMATE SIZE AND LOCATION OF FEMA 100-YEAR FLOODPLAIN TAKEN FROM THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAP, WESTCHESTER COUNTY, COMMUNITY: TOWN OF CORTLANDT AND YORKTOWN, NUMBER 36119C0303F, PANEL NUMBER 36 OF 426, EFFECTIVE DATE SEPTEMBER 29, 2007.
- FOOD DELIVERY SHALL TAKE PLACE BETWEEN THE HOURS OF 7 AM AND 4 PM.
- BOX TRUCK DELIVERY OF DONUTS SHALL TAKE PLACE DAILY BETWEEN THE HOURS OF 12 AM AND 2 AM.
- GARBAGE PICK UP SHALL TAKE PLACE BETWEEN THE HOURS OF 7 AM AND 4 PM.
- PER LOCAL LAW, A FIRE SPRINKLER SYSTEM WILL BE REQUIRED.



LOCATION MAP

SCALE: 1" = 200'

BULK REQUIREMENTS

TOWN OF YORKTOWN - ZONING DISTRICT C-4
PROPOSED USE: DRIVE-THRU (USE §300 ATCH 2)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	NONE	59,110 SF
LOT WIDTH	25 FEET	173.5 FEET
LOT DEPTH	100 FEET	263.9 FEET
FRONT YARD	15 FEET	31.4 FEET
REAR YARD	30 FEET	130.5 FEET
SIDE YARD *	50 FEET	63.8 FEET

MAXIMUM ALLOWABLE

BUILDING HEIGHT	35 FT	28.0 FT
LOT COVERAGE (BUILDINGS)	30 %	5.2 %

* NONE, BUT IF PROPERTY ADJOINS AN R DISTRICT, SHALL BE 50 FEET.

PARKING REQUIREMENTS

TOWN OF YORKTOWN - ZONING DISTRICT C-4
PROPOSED USE: DRIVE-THRU (USE §300-182(A)(5))

BUILDING AREA:	AREA DEVOTED TO PATRON USE	1,130 SF
AREA DEVOTED TO FOOD PREPARATION	1,783 SF	
TOTAL BUILDING AREA	2,913 SF	
PARKING SPACES REQUIRED:		
1,130 SF x 1 SPACE PER 50 SF =	23 SPACES	
1,783 SF x 1 SPACE PER 100 SF =	18 SPACES	
TOTAL SPACES REQUIRED:	41 SPACES	
TOTAL SPACES PROVIDED:	31 SPACES *	

* WAIVER REQUESTED FROM TOTAL REQUIRED PARKING SPACES.

LOADING REQUIREMENTS

TOWN OF YORKTOWN - ZONING DISTRICT C-4
PROPOSED USE: DRIVE-THRU (USE §300-186(A)(1))

BUILDING AREA:	2,913 SF
LOADING SPACES REQUIRED:	
FIRST 4,000 SF x 1 SPACE =	1 SPACE
1 ADDITIONAL SPACE FOR EACH 40,000 SF =	0 SPACES
TOTAL SPACES REQUIRED:	1 SPACE
TOTAL SPACES PROVIDED:	1 SPACE

No.	DATE	DESCRIPTION
0	12/16/22	INITIAL SUBMISSION
1	01/10/23	REVISED PER PLANNING BOARD COMMENTS

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	01/10/23
	SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1 OF 12
<input type="checkbox"/> WCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> WCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 20 ft.

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71 CLINTON STREET
MONTGOMERY, NY 12549
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SITE PLAN

SDML REALTY, LLC.
3735 CROMPOND ROAD
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK

JOB #:	1932.01	DRAWN BY:	RMB
DATE:	12/16/22	SCALE:	1" = 20'
REVISION:	1 - 01/10/23	TAX LOT:	35.08-1-11, 14, 15 & 23

C-101

1932.01 - 2006 Yorktown Donut1932.01 - Site Plan (Resourced) (dwg)
Date Printed: Feb 21, 2023, 4:59pm