

# TOWN OF YORKTOWN PLANNING DEPARTMENT

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Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565

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## SIGNED SITE PLAN TRANSMITTAL

**DATE:** May 10, 2022  
**TO:** ABACA  
Assessor  
Building Inspector  
Town Engineer  
Planning Department File  
Water Department  
Applicant  
**FROM:** Planning Department  
**SUBJECT:** Signed Site Plan – Taco Bell - Mohegan Lake  
**PLAN NAME:** Taco Bell – Mohegan Lake  
**TAX ID:** 15.16-1-21; 3571 Mohegan Avenue

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We are transmitting herewith the following:

### SIGNED SITE PLAN

ABACA	<input checked="" type="checkbox"/>	PDF only
Assessor	<input checked="" type="checkbox"/>	PDF only
Building Inspector:	<input checked="" type="checkbox"/>	PDF only
Town Engineer:	<input checked="" type="checkbox"/>	PDF & Paper Copy
Planning Department File:	<input checked="" type="checkbox"/>	PDF & Paper Copy
Water Department	<input checked="" type="checkbox"/>	PDF only
Applicant:	<input checked="" type="checkbox"/>	PDF & Paper Copy

John A. Tegeder, R.A.  
Director of Planning

# SITE PLAN APPROVAL DRAWINGS

# PROPOSED TACO BELL RESTAURANT

**TAX MAP SECTION 15.16 | BLOCK 1 | LOT 21**  
**3571 MOHEGAN AVENUE**  
**TOWN OF YORKTOWN, NY**

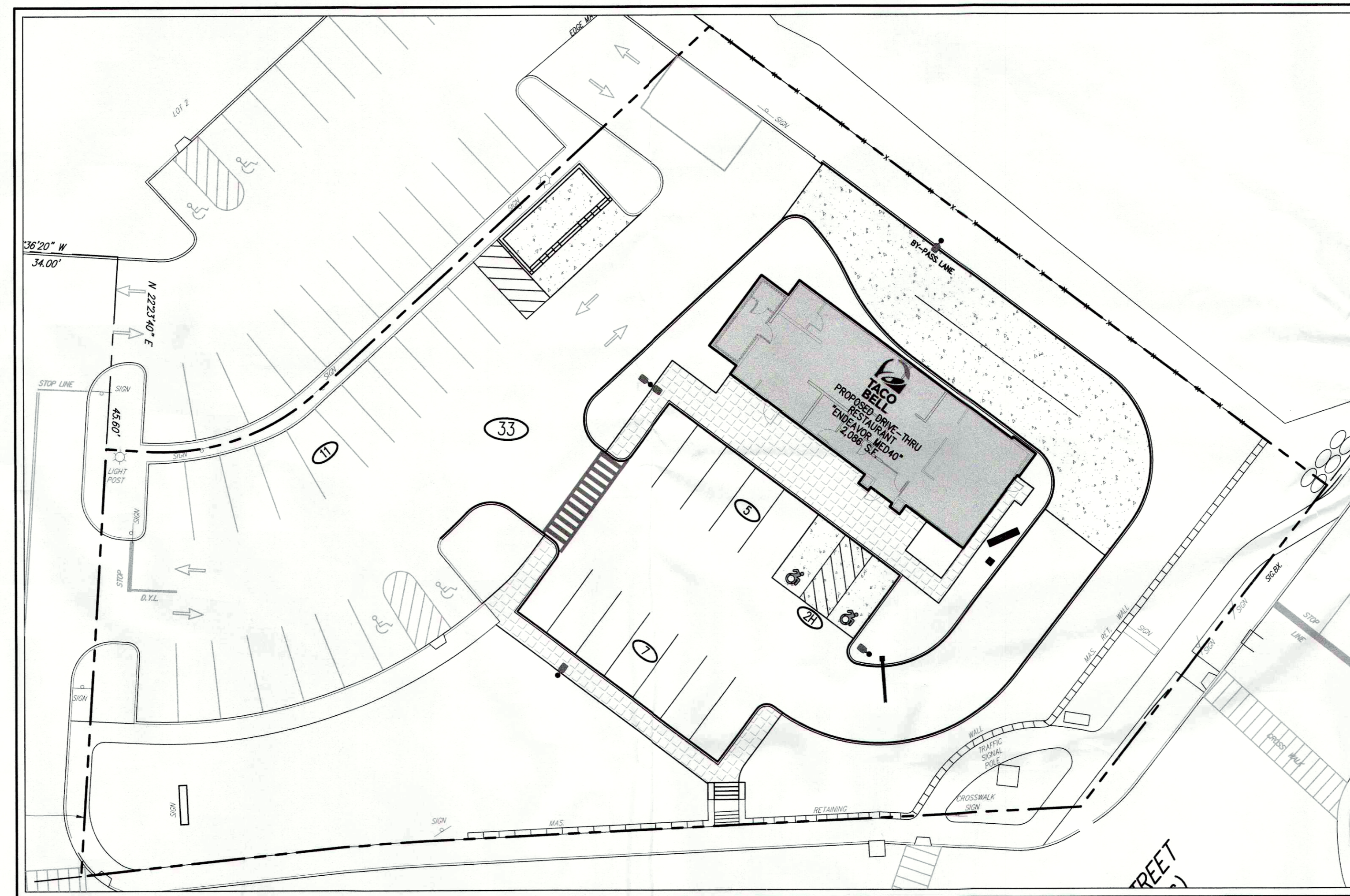
**APPROVED**  
 on the 21<sup>st</sup> day of September, 2021  
 Planning Board, Town of Yorktown, NY  
 by Resolution Number 21-24  
 Planning Board Chairman  
 Date 9/21/2021

**JMC** Site Planner, Civil & Traffic Engineer,  
 and Landscape Architect:  
 120 BEDFORD ROAD  
 ARMONK, NY 10504  
 (914) 273-5225

**Applicant:**  
**KEYSTONE MOHEGAN LAKE LLC**  
 25 ROUTE 59  
 NYACK, NY 10960  
 (201) 863-3670

**Owner:**  
**CELESTIAL ROUTE 6**  
 222 BLOOMINGDALE ROAD, SUITE 115  
 WHITE PLAINS, NY 10605

**Surveyor:**  
**WARD CARPENTER ENGINEERS, INC.**  
 76 MAMARONECK AVENUE  
 WHITE PLAINS, NY 10601  
 (914) 949-6000



**JMC Drawing List:**

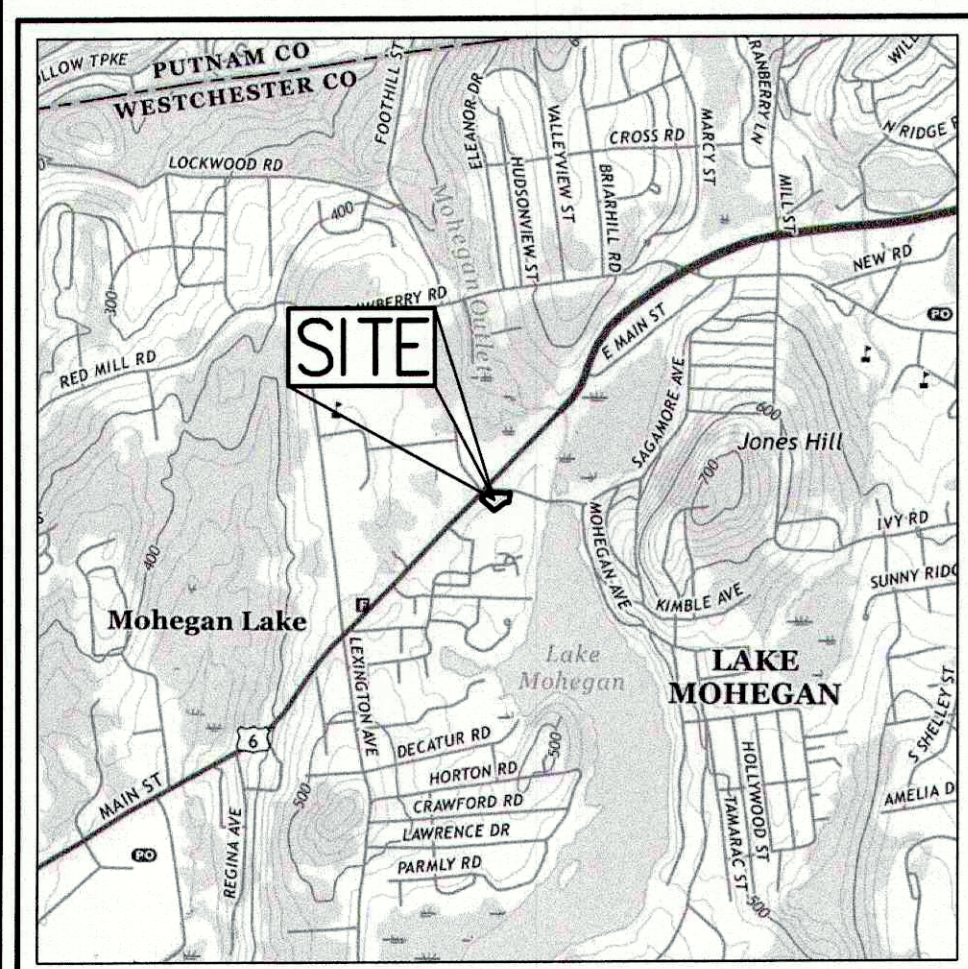
- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS MAP
- C-020 DEMOLITION PLAN
- C-100 LAYOUT PLAN
- C-110 DELIVERY VEHICLE TURNING ANALYSES
- C-120 REFUSE VEHICLE TURNING ANALYSES
- C-130 PASSENGER VEHICLE TURNING ANALYSES
- C-200 GRADING PLAN
- C-300 UTILITIES PLAN
- C-400 SITE EROSION AND SEDIMENT CONTROL PLAN
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- L-100 LANDSCAPING PLAN
- L-110 SITE SECTIONS

TABLE OF LAND USE				
SECTION 15.16, BLOCK 1, LOT 21				
ZONE "C-2" - "COMMERCIAL HAMLET CENTER"				
PROPOSED USE: FAST-FOOD RESTAURANT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
LOT AREA (ACRES)	N/A	0.83	0.83	
LOT WIDTH AT FRONT LINE OF MAIN BUILDING (FEET)	25	148.9	148.9	
LOT DEPTH (FEET)	N/A	144.5	144.5	
BUILDING HEIGHT (FEET)	35	<35	<35	
LOT COVERAGE BY BUILDING (PERCENT)	30	N/A	5.8	
<b>YARDS</b>				
FRONT BUILDING SETBACK (FEET)	15	N/A	56.2±	
REAR BUILDING SETBACK (FEET)	30	N/A	54.2±	
SIDE BUILDING SETBACK (FEET)	17 / 25 <sup>00</sup>	N/A	35.0±	
<b>PARKING SUMMARY</b>				
STANDARD SPACES (SPACES)	23	21	29	
ACCESSIBLE SPACES (SPACES)	2	2	4	
TOTAL SPACES (SPACES)	25 <sup>00</sup>	23	33 <sup>00</sup>	

**NOTES:**

- PER SECTION 300 ATTACHMENT 2 OF THE TOWN OF YORKTOWN CODE, THE SIDE YARD SETBACK SHALL BE 17 FEET IF USED AS A ONE-WAY VEHICULAR ACCESS, AND 25 FEET IF USED AS A TWO-WAY VEHICULAR ACCESS.
- PER SECTION 300-182(A)(5) OF THE TOWN OF YORKTOWN ZONING CODE, FOR RESTAURANT USES, 1 PARKING SPACE IS REQUIRED FOR EACH 50 S.F. OF FLOOR AREA DEVOTED TO PATRON USE, PLUS 1 PARKING SPACE FOR EACH 100 SQUARE FEET OF FLOOR AREA DEVOTED TO FOOD PREPARATION OR ANCILLARY USE.
 

TACO-BELL RESTAURANT:	600 S.F. OF FLOOR AREA DEVOTED TO PATRON USE / 50 = 12 PARKING SPACES
	1,050 S.F. OF FLOOR AREA DEVOTED TO FOOD PREPARATION OR ANCILLARY USE / 100 = 10.5 PARKING SPACES
	440 S.F. OF REMAINING FLOOR AREA / 250 = 1.8 PARKING SPACES
<b>TOTAL:</b>	<b>24.3 OR 25 PARKING SPACES REQUIRED.</b>



**VICINITY MAP**  
 SCALE: 1" = 2,000'  
 SOURCE: USGS / 2016

**GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFETY" (1-800-962-7862) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUPLICATE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS, IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES. ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED LIST OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



No.	Revision	Date	By
1.	ISSUED FOR PUBLIC NOTICING	10/06/2020	PD
2.	REVISED PER TOWN COMMENTS	03/12/2021	PD
3.	REVISED PER TOWN COMMENTS	09/20/2021	CFD
4.	ISSUED FOR SITE PLAN SIGNATURE	09/28/2021	CFD

Previous Editions Obsolete



**NOT FOR CONSTRUCTION**

**JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC**  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD • ARMONK, NY 10504  
 voice 914.273.5225 • fax 914.273.2102  
 www.jmcpllc.com

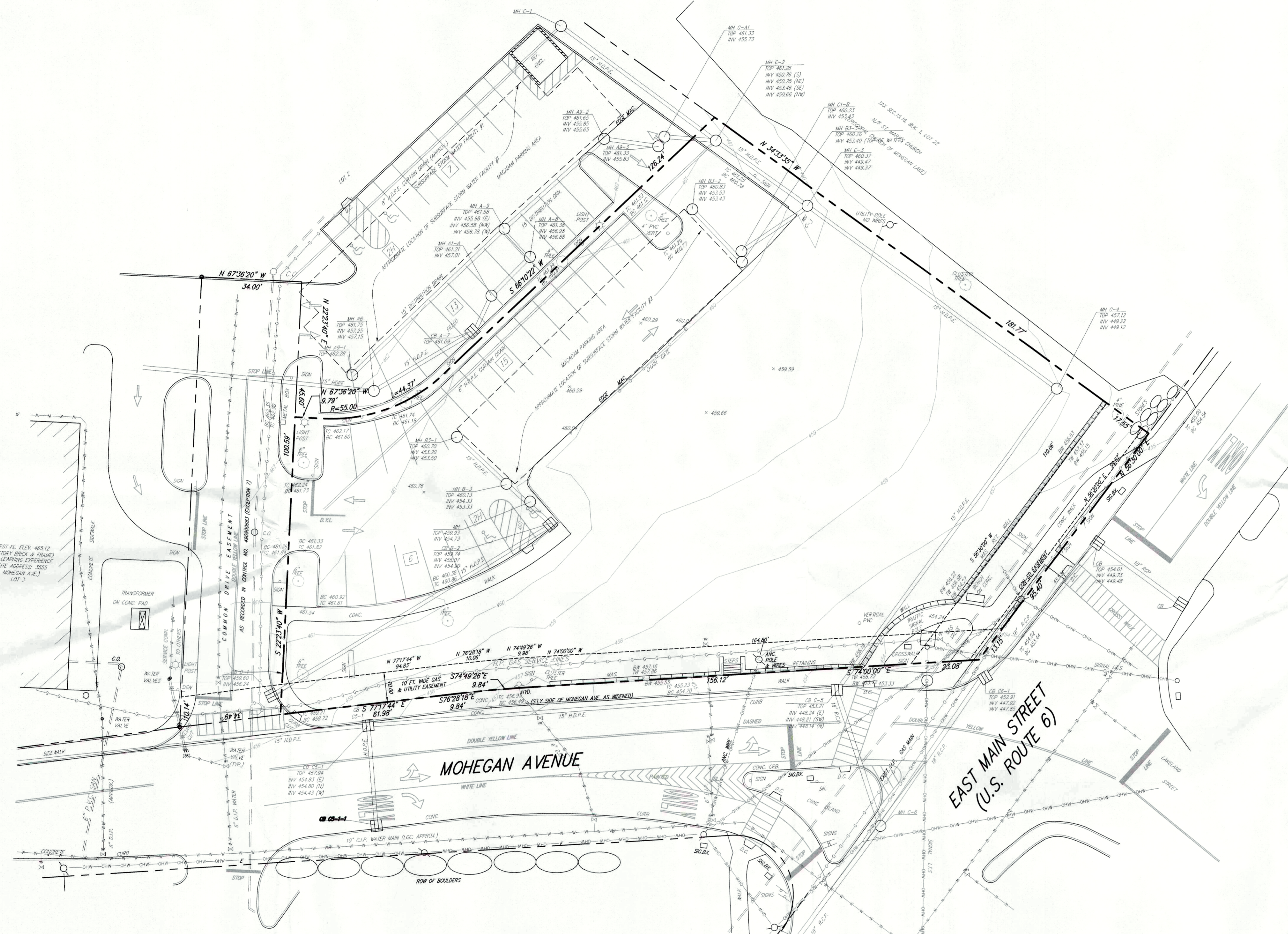
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

State of New York Seal: **DIEGO A. VILLARREAL**, LICENSED PROFESSIONAL ENGINEER

Drawn: PD Approved: JAR  
 Scale: NOT TO SCALE  
 Date: 08/21/2020  
 Project No: 20045  
 2006-SITE COVER COVER.ser  
 Drawing No: **C-000**

**NOT FOR CONSTRUCTION**

DISCLAIMER: This plan is prepared by the undersigned professional engineer or architect in accordance with the laws of the State of New York. It is intended for the use of the client and is not to be used for any other purpose. The undersigned professional engineer or architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom. The client is advised to consult with the undersigned professional engineer or architect regarding any questions or concerns. The undersigned professional engineer or architect is not responsible for any conditions not shown on this plan or for any conditions that may exist on the site. The undersigned professional engineer or architect is not responsible for any conditions that may exist on the site. The undersigned professional engineer or architect is not responsible for any conditions that may exist on the site.



**LEGEND**

- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- ▭ EXISTING BUILDING LINE
- ▬ EXISTING PAVEMENT EDGE
- ▬ EXISTING CURB LINE
- ~ EXISTING INDEX CONTOUR
- ~ EXISTING CONTOUR
- ▬ EXISTING RETAINING WALL
- 4" PINE
- ↑ EXISTING DIRECTIONAL ARROWS
- ▬ EXISTING PAINT
- ▭ EXISTING PARKING WITH NUMBER OF SPACES
- ▭ EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- ▬ EXISTING PEDESTRIAN CROSSING
- ▬ EXISTING STORM DRAIN LINE AND SIZE
- ▬ EXISTING SANITARY LINE AND SIZE
- ▬ EXISTING WATER LINE
- ▬ EXISTING GAS LINE
- ▬ EXISTING OVERHEAD WIRES
- ▬ EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN

**NOTES:**

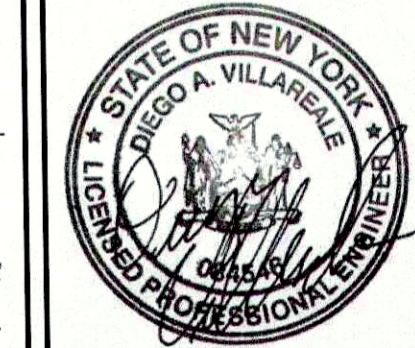
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY PREPARED BY WARD CARPENTER ENGINEERS, INC., ENTITLED "SURVEY OF PROPERTY," LAST UPDATED 05/19/2020.

**APPROVED**  
Resolution Number 21-24  
Date 9/27/2021

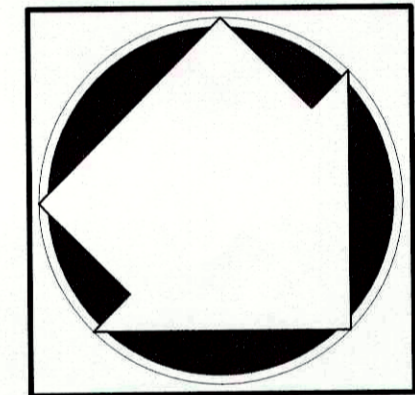
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1.	ISSUED FOR PUBLIC NOTICING	10/06/2020	PD
2.	REVISED PER TOWN COMMENTS	03/12/2021	PD
3.	REVISED PER TOWN COMMENTS	09/20/2021	CDF
4.	ISSUED FOR SITE PLAN SIGNATURE	09/28/2021	CDF

Drawn: PD	Approved: JAR
Scale: 1" = 20'	Date: 08/21/2020
Project No: 20045	
20MS-SITE	EXIST
EXIST	EXIST
Drawing No: <b>C-010</b>	



**EXISTING CONDITIONS MAP**  
**PROPOSED TACO BELL RESTAURANT**  
3571 MOHEGAN AVENUE  
TOWN OF YORKTOWN, NY



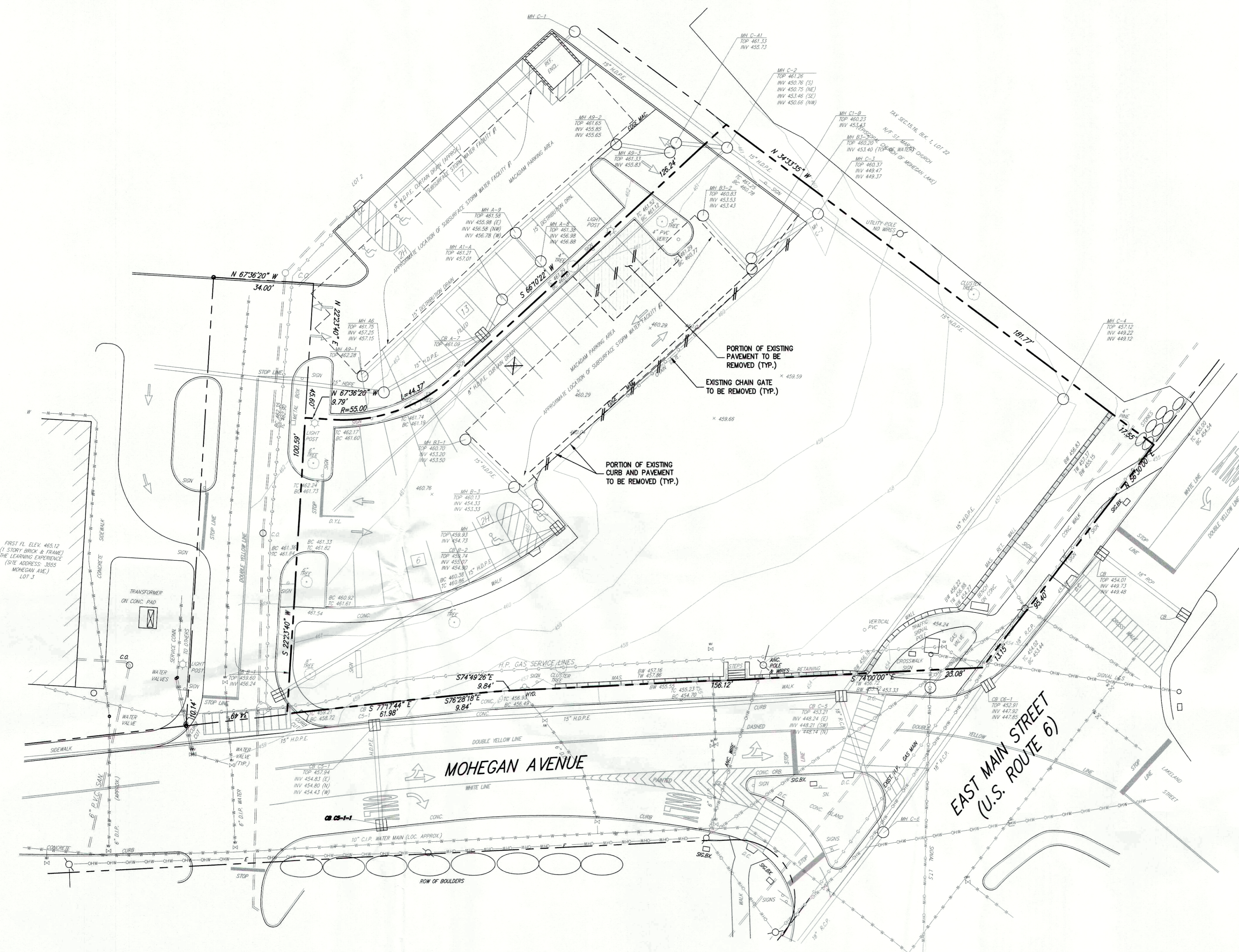
**JMC**

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD - ARMONK, NY 10504  
voice 914.273.5225 - fax 914.273.2102  
www.jmcpic.com

APPLICANT: **KEYSTONE MOHEGAN LAKE LLC**  
25 ROUTE 59  
NYACK, NY 10960  
ARCHITECT: **WIENER ARCHITECTURE GROUP, LLC**  
191 CENTRAL AVENUE, SUITE 228  
NEWARK, NEW JERSEY 07103

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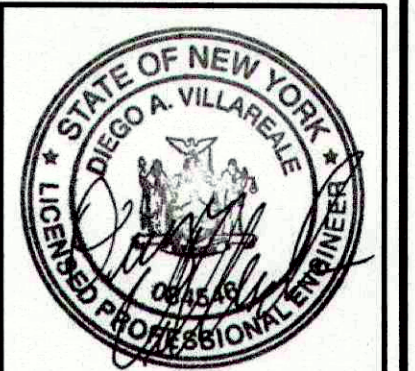
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
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	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
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	EXISTING TREE AND DESIGNATION
	EXISTING TREE TO BE REMOVED
	EXISTING DIRECTIONAL ARROWS
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	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING FEATURE TO BE REMOVED
	PROPOSED SAWCUT LINE

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY PREPARED BY WARD CARPENTER ENGINEERS, INC., ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY," LAST UPDATED 11/28/2007.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF YORKTOWN BUILDING DEPARTMENT AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE TOWN OF YORKTOWN BUILDING DEPARTMENT.
- ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
- ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF YORKTOWN.
- ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
- EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH C-400, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF YORKTOWN OR JMC.
- EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
- ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
- THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE. INFORMATION AND COORDINATION, ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
- PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE TOWN OF YORKTOWN BUILDING DEPARTMENT, ENGINEERING DEPARTMENT, AND JMC.
- THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE TOWN OF YORKTOWN BUILDING DEPARTMENT THAT FIVE (5) DAYS' PRIOR NOTIFICATION WAS GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION WAS GIVEN TO THE APPROPRIATE COMMUNITY BOARD PRIOR TO THE COMMENCEMENT OF DEMOLITION.

APPROVED  
Resolution Number 21-24  
Date 9/27/2021

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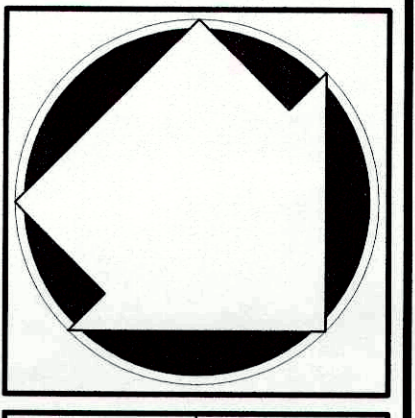
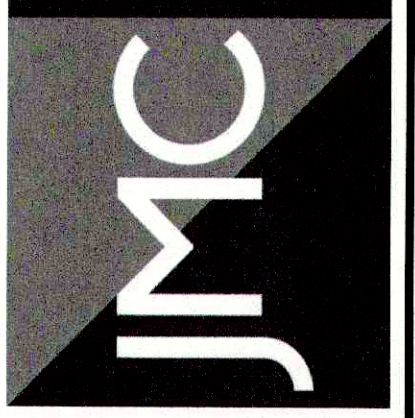


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4.	ISSUED FOR SITE PLAN SIGNATURE	09/28/2021	CDF

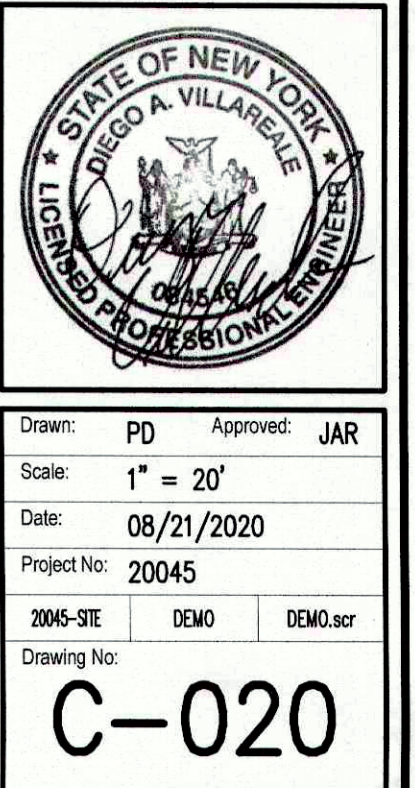
Drawn: PD	Approved: JAR
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Project No: 20045	20045-SITE DEMO DEMO.scr
Drawing No: C-020	

APPLICANT: KEYSTONE MOHEGAN LAKE LLC  
25 ROUTE 59  
NYACK, NY 10960  
ARCHITECT: WIENER ARCHITECTURE GROUP, LLC  
191 CENTRAL AVENUE, SUITE 228  
NEWARK, NEW JERSEY 07103

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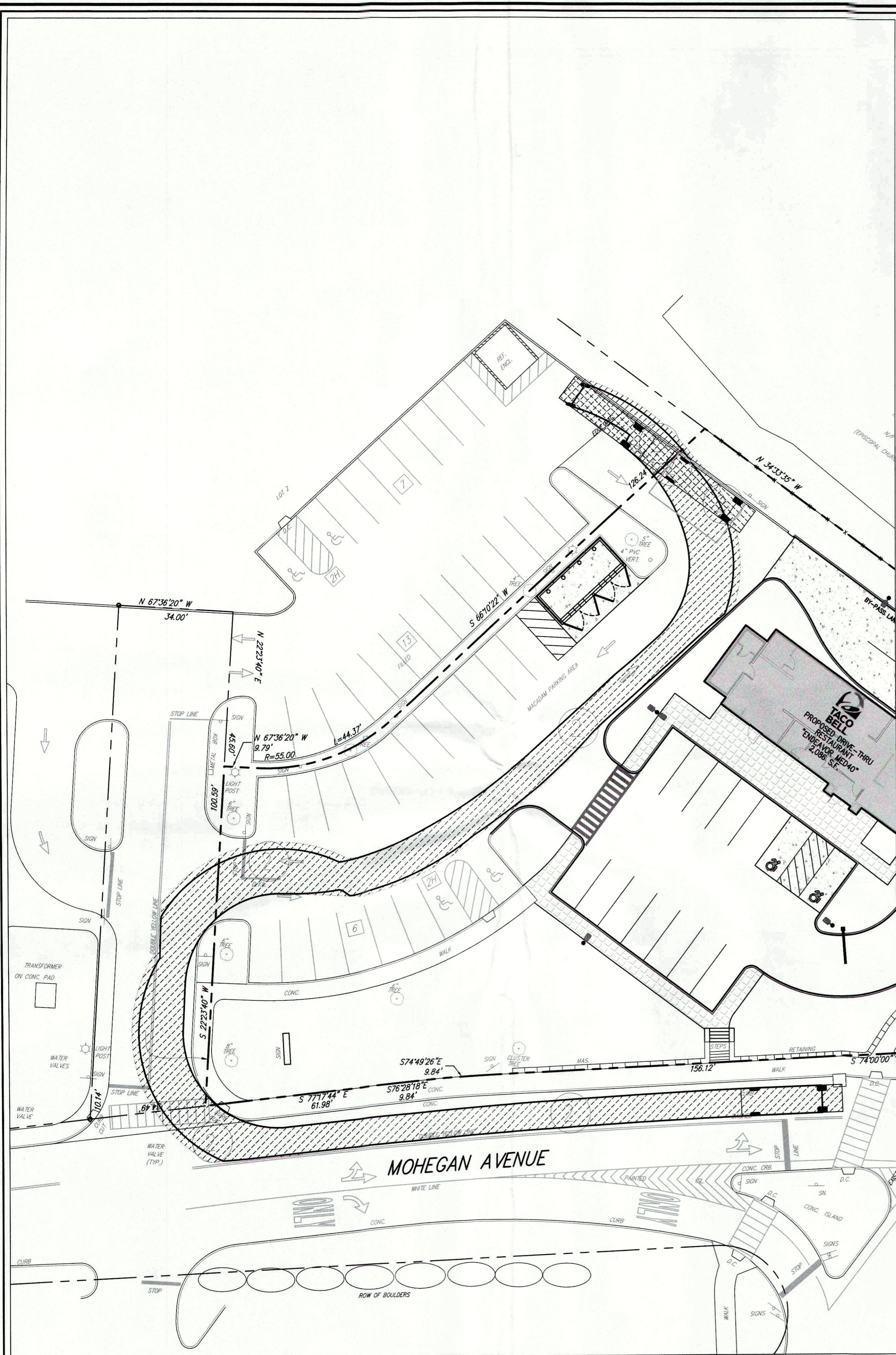
DEMOLITION PLAN  
PROPOSED TACO BELL RESTAURANT  
3571 MOHEGAN AVENUE  
TOWN OF YORKTOWN, NY



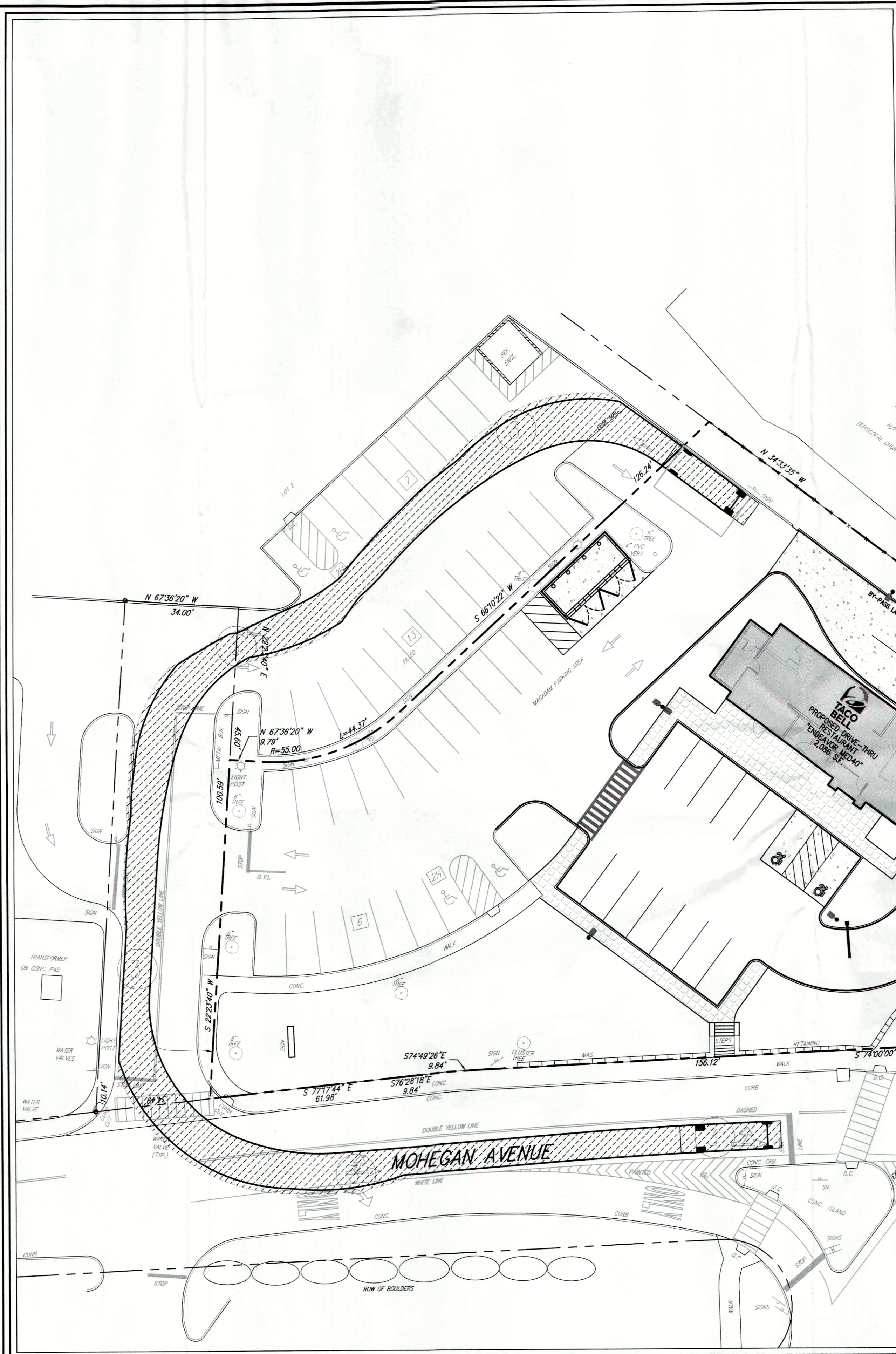


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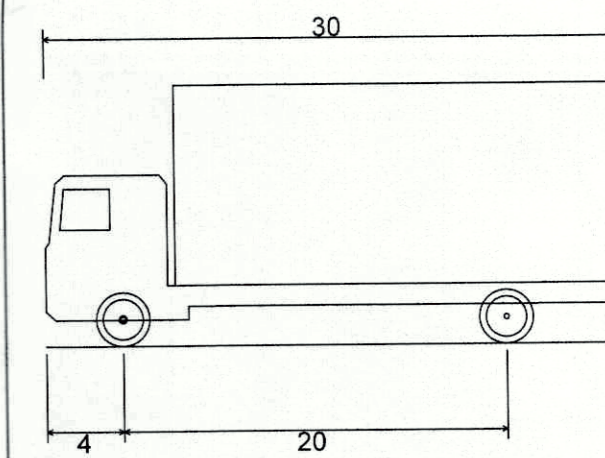
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**ENTERING MOVEMENT**



**EXITING MOVEMENT**

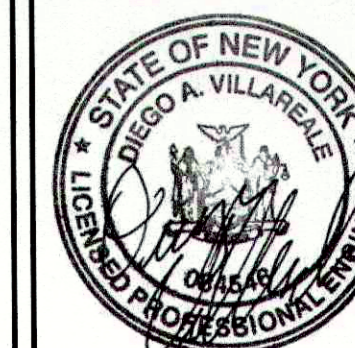


SU-30 - Single Unit Truck  
 Overall Length 30.000ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.367ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Max Steering Angle (Virtual) 31.80°

**SU-30 PROFILE**  
 SCALE: N.T.S.

**APPROVED**  
 Resolution Number 21-24  
 Date 9/27/2021

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Drawn: PD	Approved: JAR
Scale: 1" = 20'	Date: 08/21/2020
Project No: 20045	
2006-SITE TRUCK	TRUCK.scr
Drawing No:	

Previous Editions Obsolete

**C-110**

APPLICANT: **KEYSTONE MOHEGAN LAKE LLC**  
 25 ROUTE 59  
 NYACK, NY 10960

ARCHITECT: **WIENER ARCHITECTURE GROUP, LLC**  
 191 CENTRAL AVENUE, SUITE 228  
 NEWARK, NEW JERSEY 07103

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 voice 914.273.5229 • fax 914.273.2102  
 www.jmcplic.com

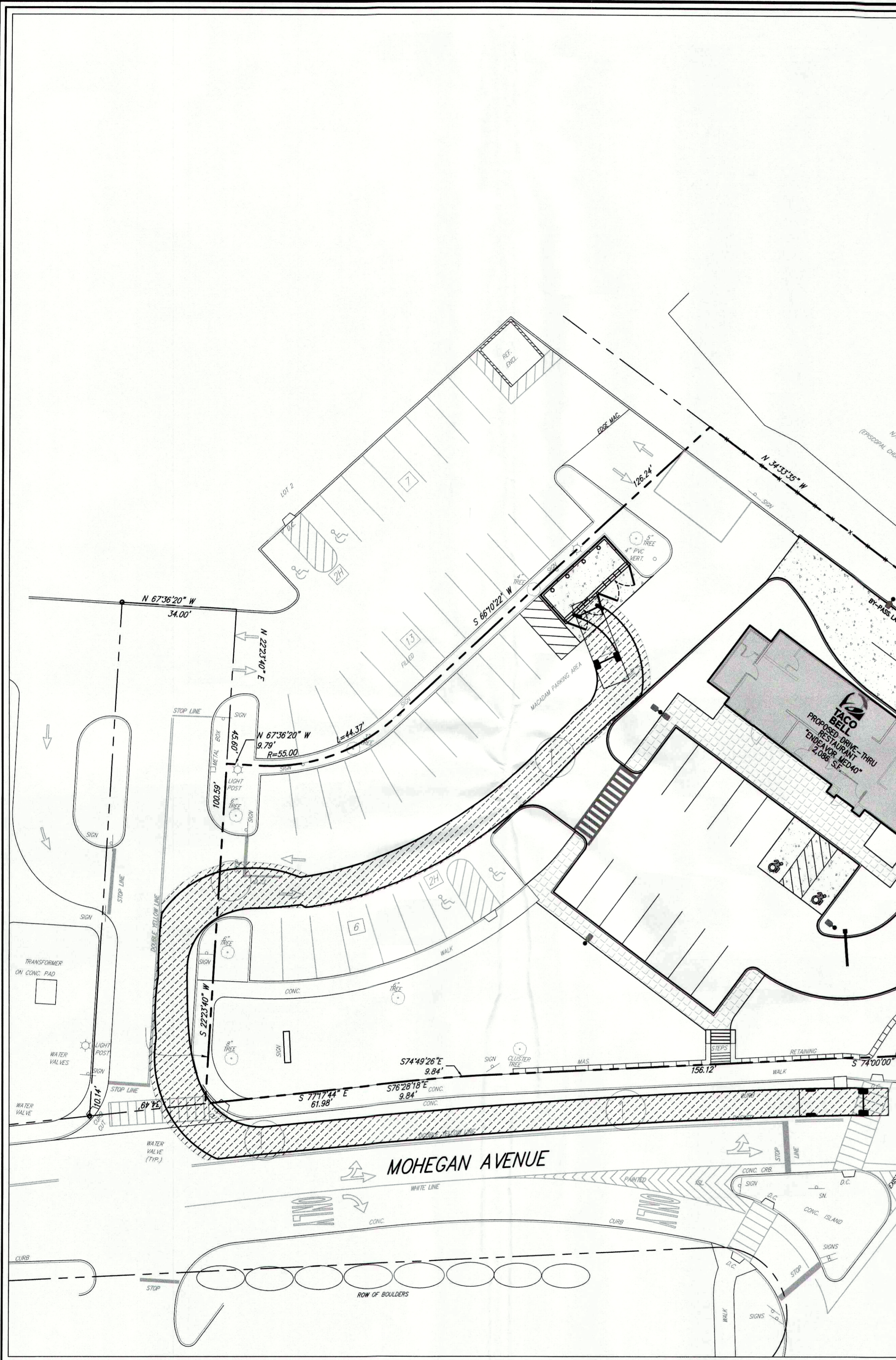


**DELIVERY VEHICLE TURNING ANALYSES**

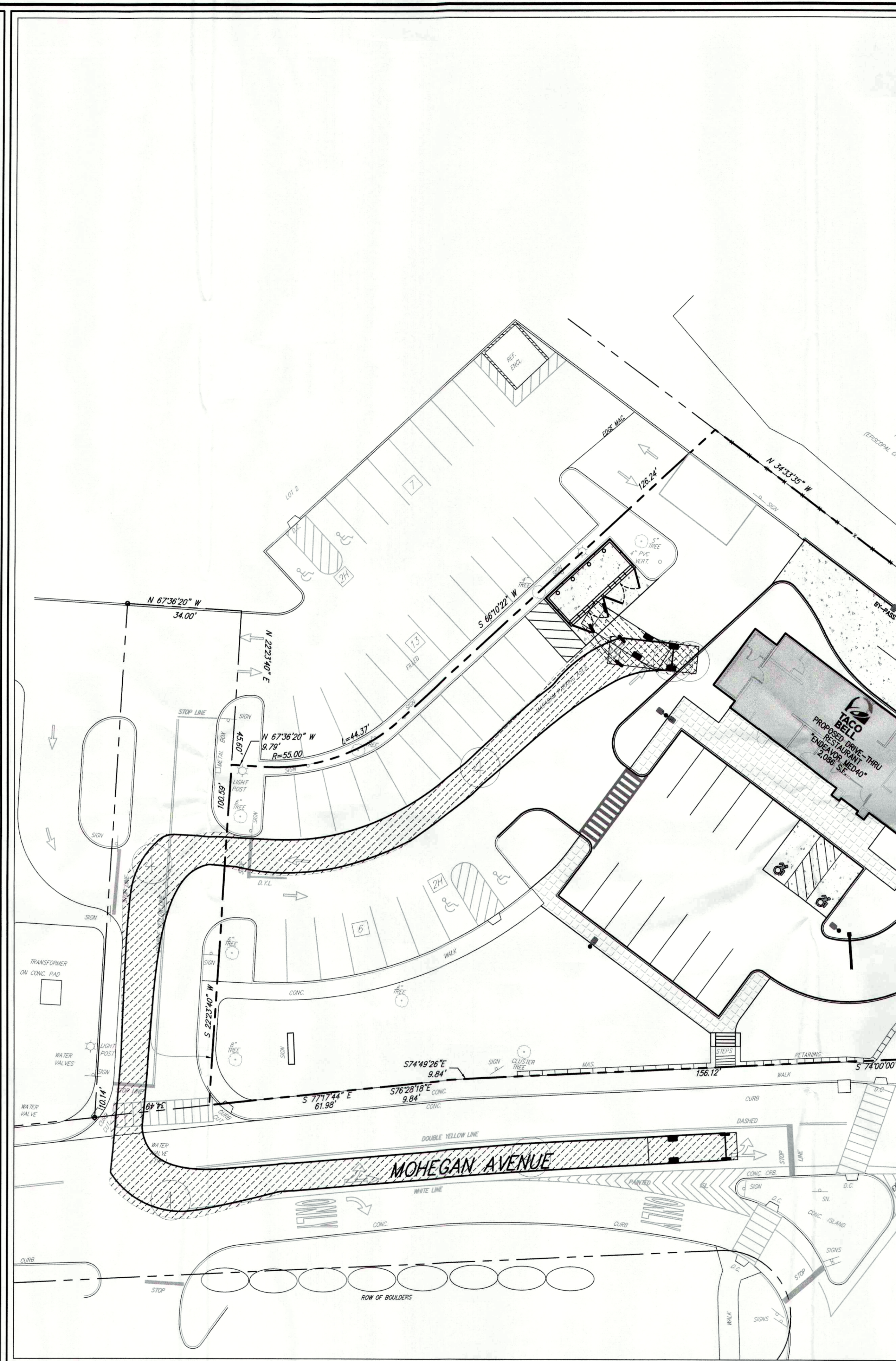
**PROPOSED TACO BELL RESTAURANT**  
 3571 MOHEGAN AVENUE  
 TOWN OF YORKTOWN, NY

NOT FOR CONSTRUCTION

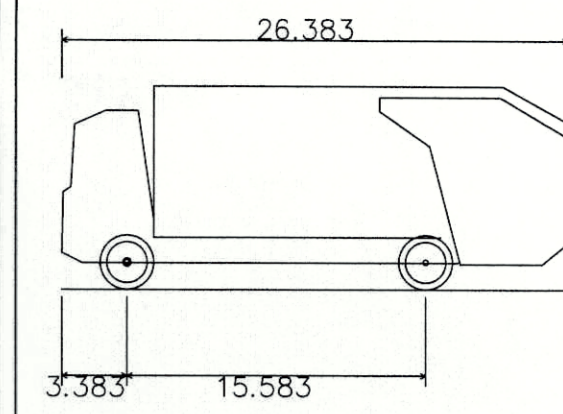
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ENTERING MOVEMENT



EXITING MOVEMENT

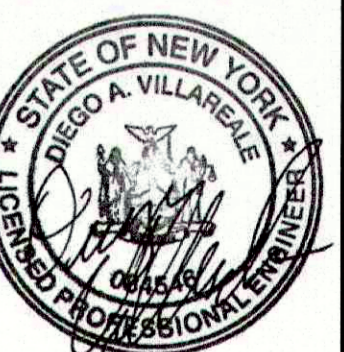


Refuse Vehicle  
 Overall Length 26.383ft  
 Overall Width 8.042ft  
 Overall Body Height 10.488ft  
 Min Body Ground Clearance 1.318ft  
 Track Width 8.042ft  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 25.200ft

**REFUSE VEHICLE PROFILE**  
 SCALE: N.T.S.

**APPROVED**  
 Resolution Number 21-24  
 Date 9/27/2021

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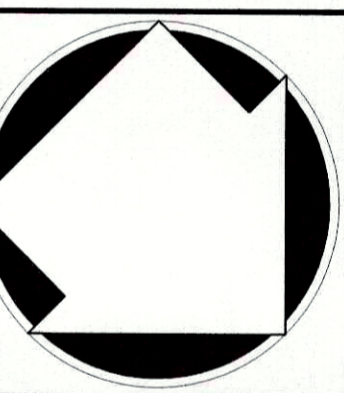
No.	Revision	Date	By
1.	ISSUED FOR PUBLIC NOTICING	10/06/2020	PD
2.	REVISED PER TOWN COMMENTS	03/12/2021	PD
3.	REVISED PER TOWN COMMENTS	09/20/2021	CDF
4.	ISSUED FOR SITE PLAN SIGNATURE	09/28/2021	CDF

Drawn: PD	Approved: JAR
Scale: 1" = 20'	
Date: 08/21/2020	
Project No: 20045	
2006-SITE REFUSE TRUCK.scr	
Drawing No:	

C-120

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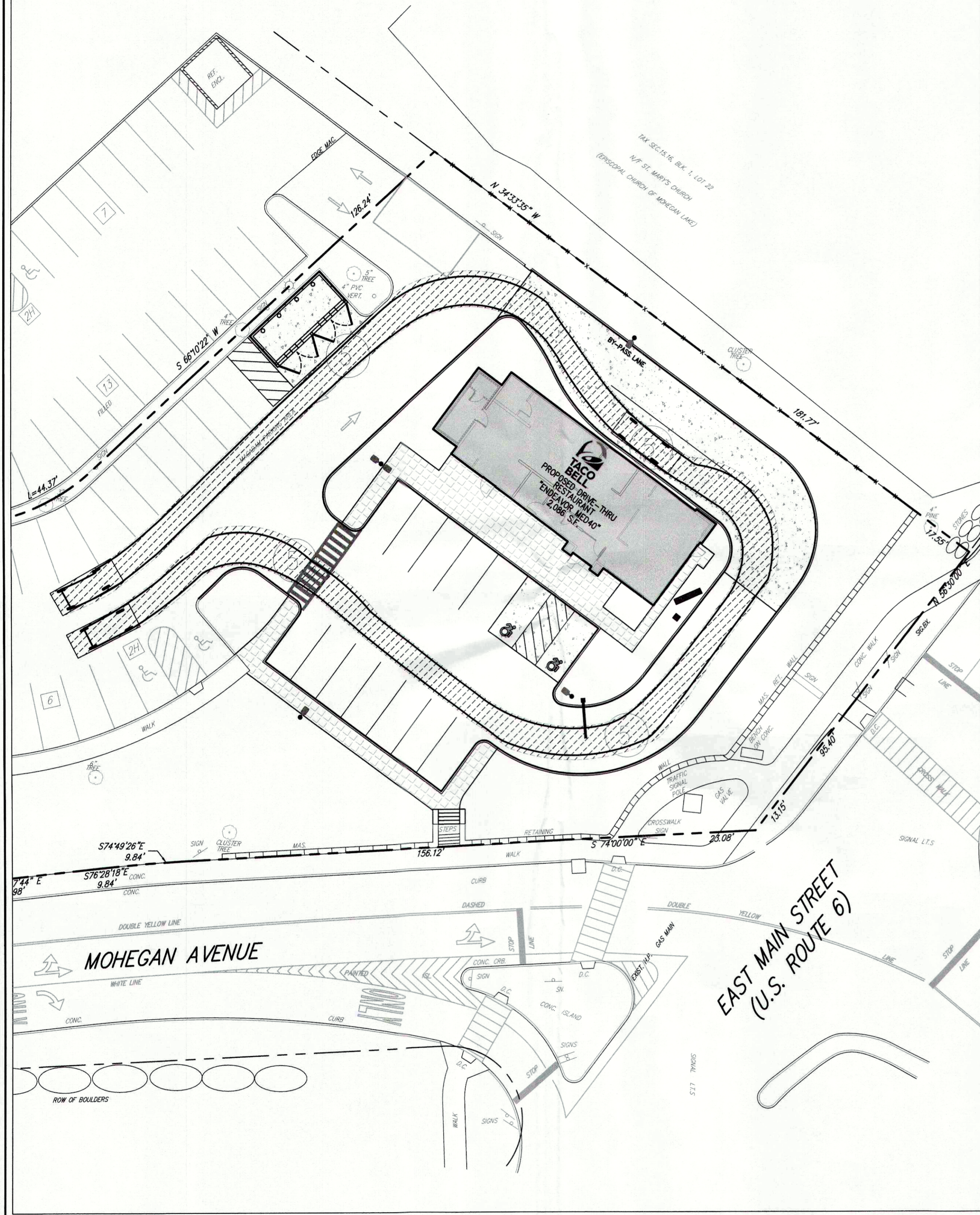


REFUSE VEHICLE TURNING ANALYSES  
 PROPOSED TACO BELL RESTAURANT  
 3571 MOHEGAN AVENUE  
 TOWN OF YORKTOWN, NY

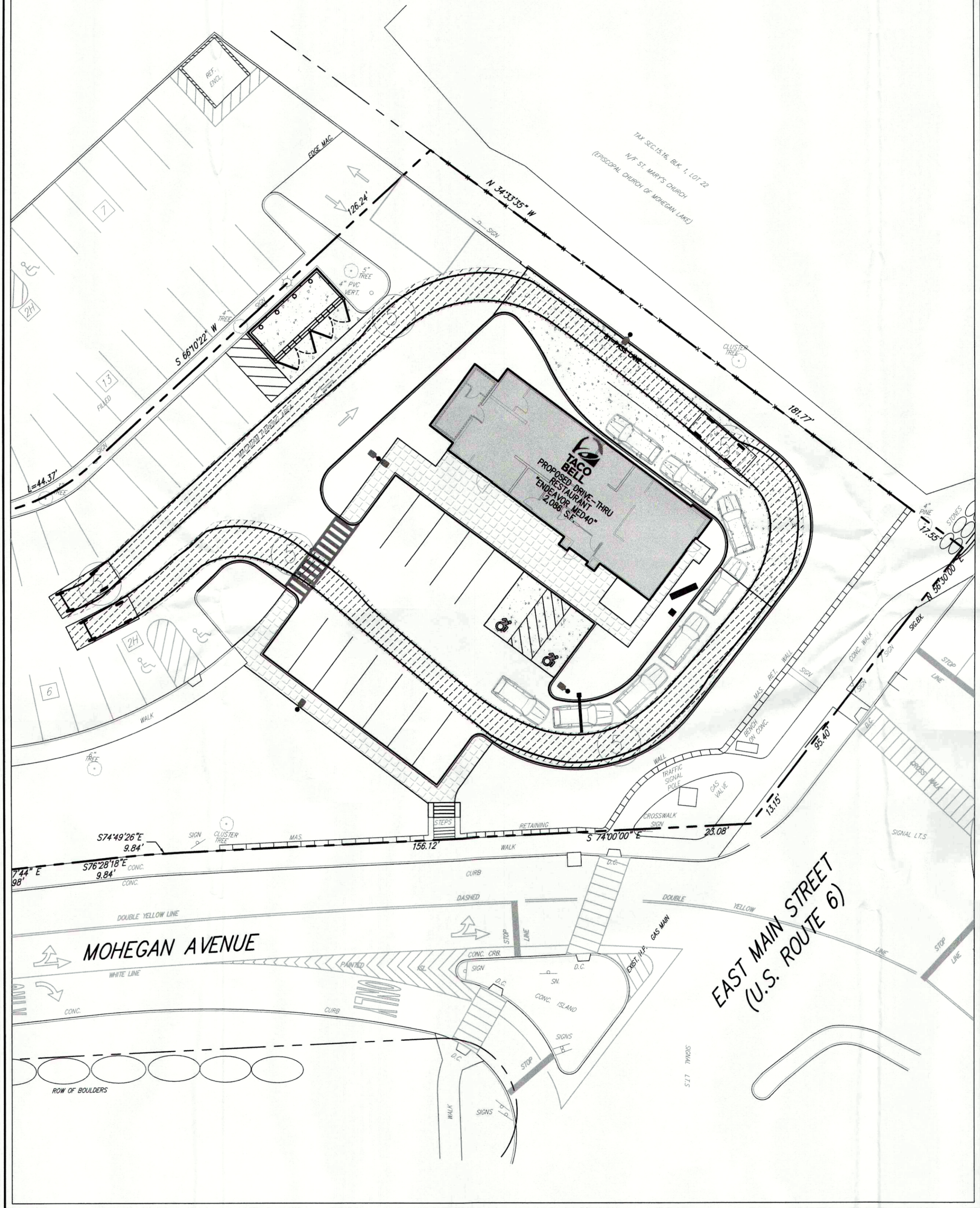
APPLICANT: KEYSTONE MOHEGAN LAKE LLC  
 25 ROUTE 59  
 NYACK, NY 10960  
 ARCHITECT: WIENER ARCHITECTURE GROUP, LLC  
 191 CENTRAL AVENUE, SUITE 228  
 NEWARK, NEW JERSEY 07103

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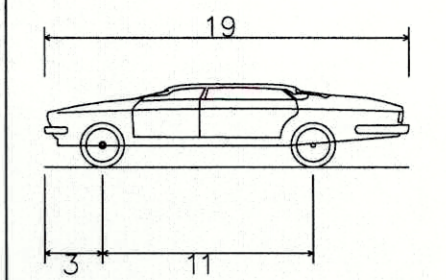
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**DRIVE-THROUGH LANE**



**BYPASS LANE**



P - Passenger Car	19.000ft
Overall Length	7.000ft
Overall Width	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

**PASSENGER VEHICLE PROFILE**  
SCALE: N.T.S.

**APPROVED**  
Resolution Number 21-24  
Date 9/27/2021

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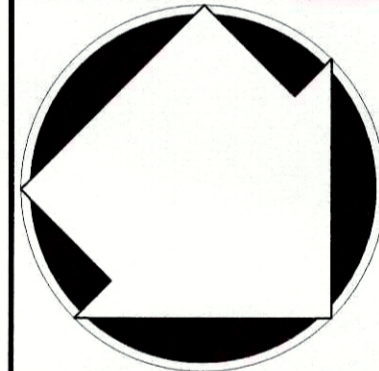
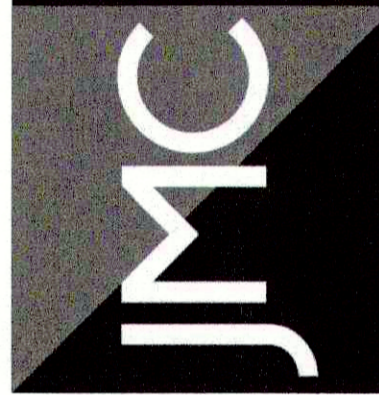
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Drawn: PD	Approved: JAR
Scale: 1" = 20'	Date: 08/21/2020
Project No: 20045	
2005-SIE	PASSENGER TRUCK.cdr
Drawing No:	<b>C-130</b>

APPLICANT: **KEYSTONE MOHEGAN LAKE LLC**  
25 ROUTE 59  
NYACK, NY 10960

ARCHITECT: **WIENER ARCHITECTURE GROUP, LLC**  
191 CENTRAL AVENUE, SUITE 228  
NEWARK, NEW JERSEY 07103

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**PASSENGER VEHICLE TURNING ANALYSES**

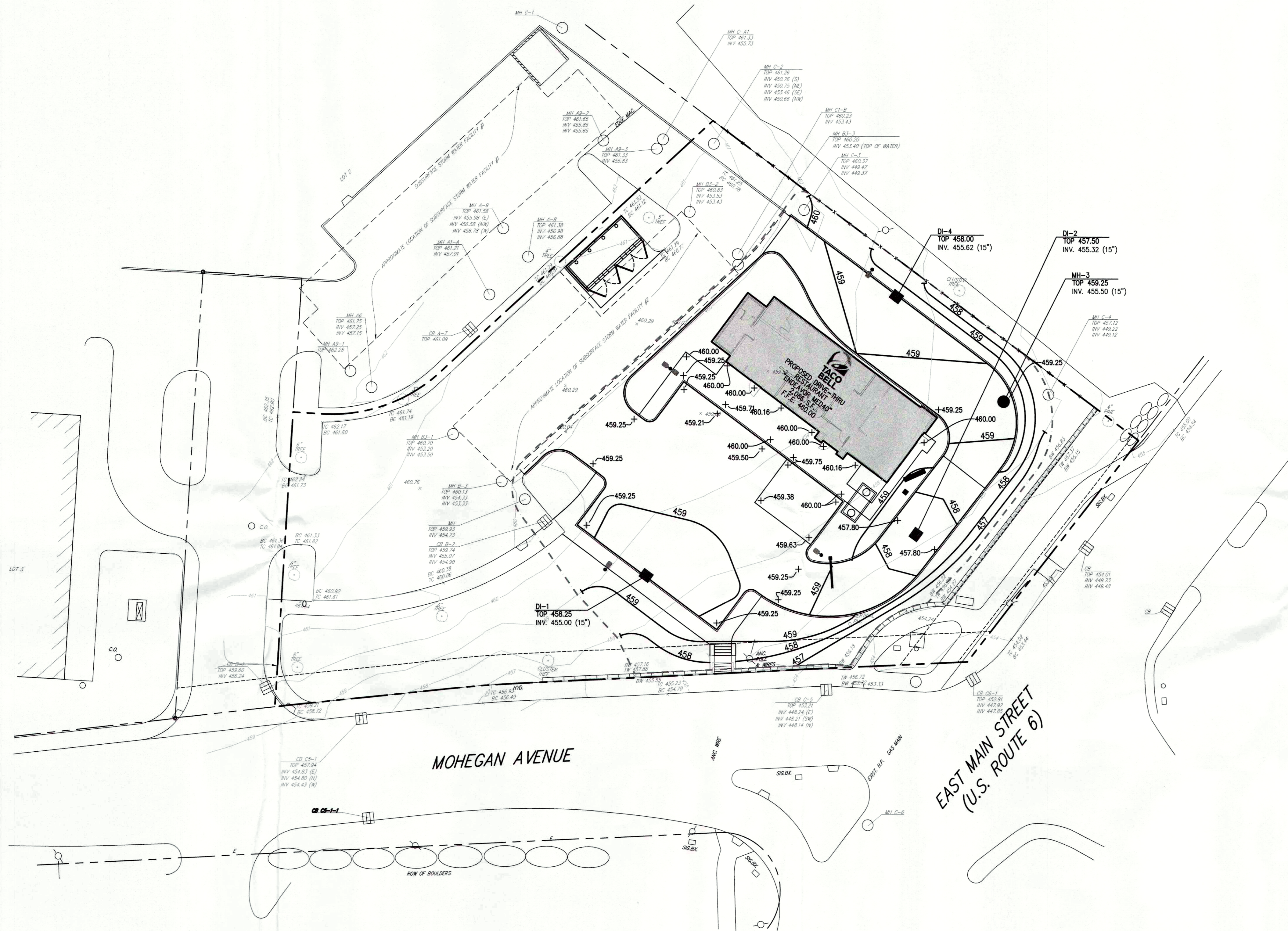
**PROPOSED TACO BELL RESTAURANT**  
3571 MOHEGAN AVENUE  
TOWN OF YORKTOWN, NY

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- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "AS-BUILT & TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 04/27/2020, AND LAST REVISED 05/19/2020.
  - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
  - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
  - EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
  - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.

**APPROVED**  
 Resolution Number 21-24  
 Date 9/27/2021

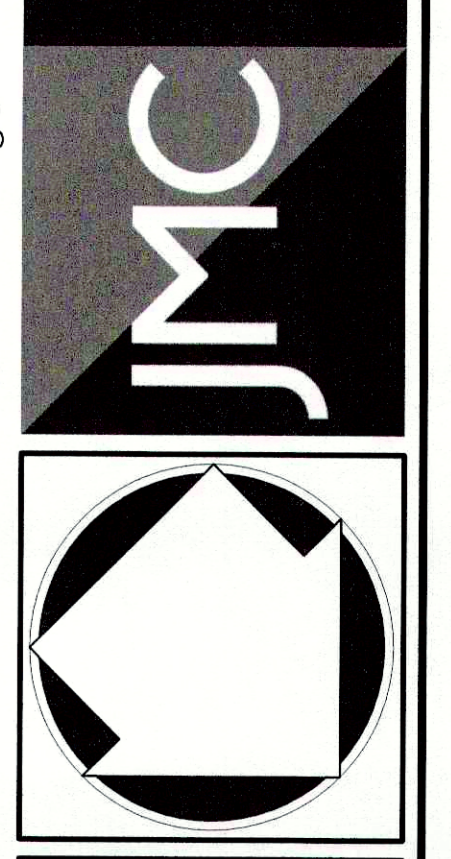
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4.	ISSUED FOR SITE PLAN SIGNATURE	09/28/2021	CDF

APPLICANT: **KEYSTONE MOHEGAN LAKE LLC**  
 25 ROUTE 69  
 NYACK, NY 10960

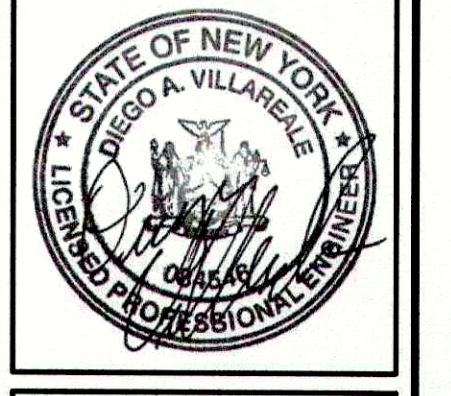
ARCHITECT: **WIENER ARCHITECTURE GROUP, LLC**  
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 NEWARK, NEW JERSEY 07103

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 www.jmcplic.com



**GRADING PLAN**

**PROPOSED TACO BELL RESTAURANT**  
 3571 MOHEGAN AVENUE  
 TOWN OF YORKTOWN, NY

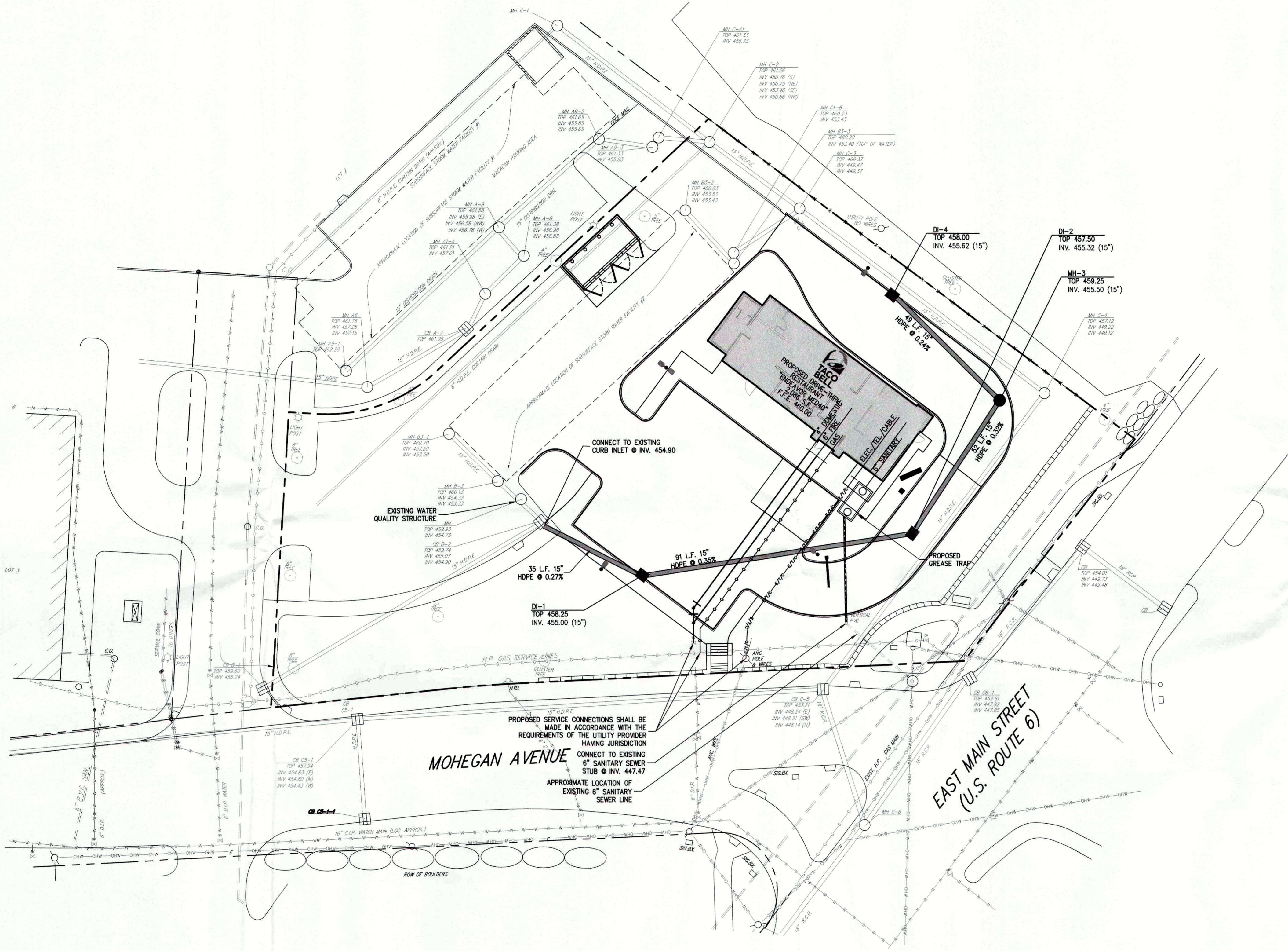


Drawn: PD Approved: JAR  
 Scale: 1" = 20'  
 Date: 08/21/2020  
 Project No: 20045  
 2005-SE GRAD GRAD.scr  
 Drawing No:  
**C-200**

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LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE CI DRAIN INLET
	PROPOSED TYPE DI DRAIN INLET
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC/TELEPHONE/CABLE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "AS-BUILT & TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 04/27/2020, AND LAST REVISED 05/19/2020.
  - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PROJECT THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PROJECT TO DISCOURAGE VEHICLE TRAFFIC.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2948. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
  - ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.

**APPROVED**  
 Resolution Number 21-24  
 Date 9/27/2021

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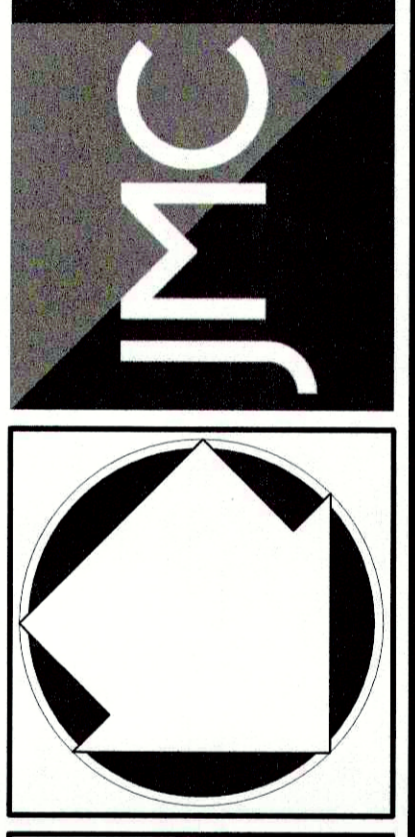
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4.	ISSUED FOR SITE PLAN SIGNATURE	09/28/2021	CDF				

Scale: 1" = 20'  
 Date: 08/21/2020  
 Project No: 20045  
 Drawing No: C-300

APPLICANT: **KEYSTONE MOHEGAN LAKE LLC**  
 25 ROUTE 59  
 NYACK, NY 10960

ARCHITECT: **WIENER ARCHITECTURE GROUP, LLC**  
 191 CENTRAL AVENUE, SUITE 228  
 NEWARK, NEW JERSEY 07103

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 voice 914.273.5225 • fax 914.273.2102  
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**UTILITIES PLAN**

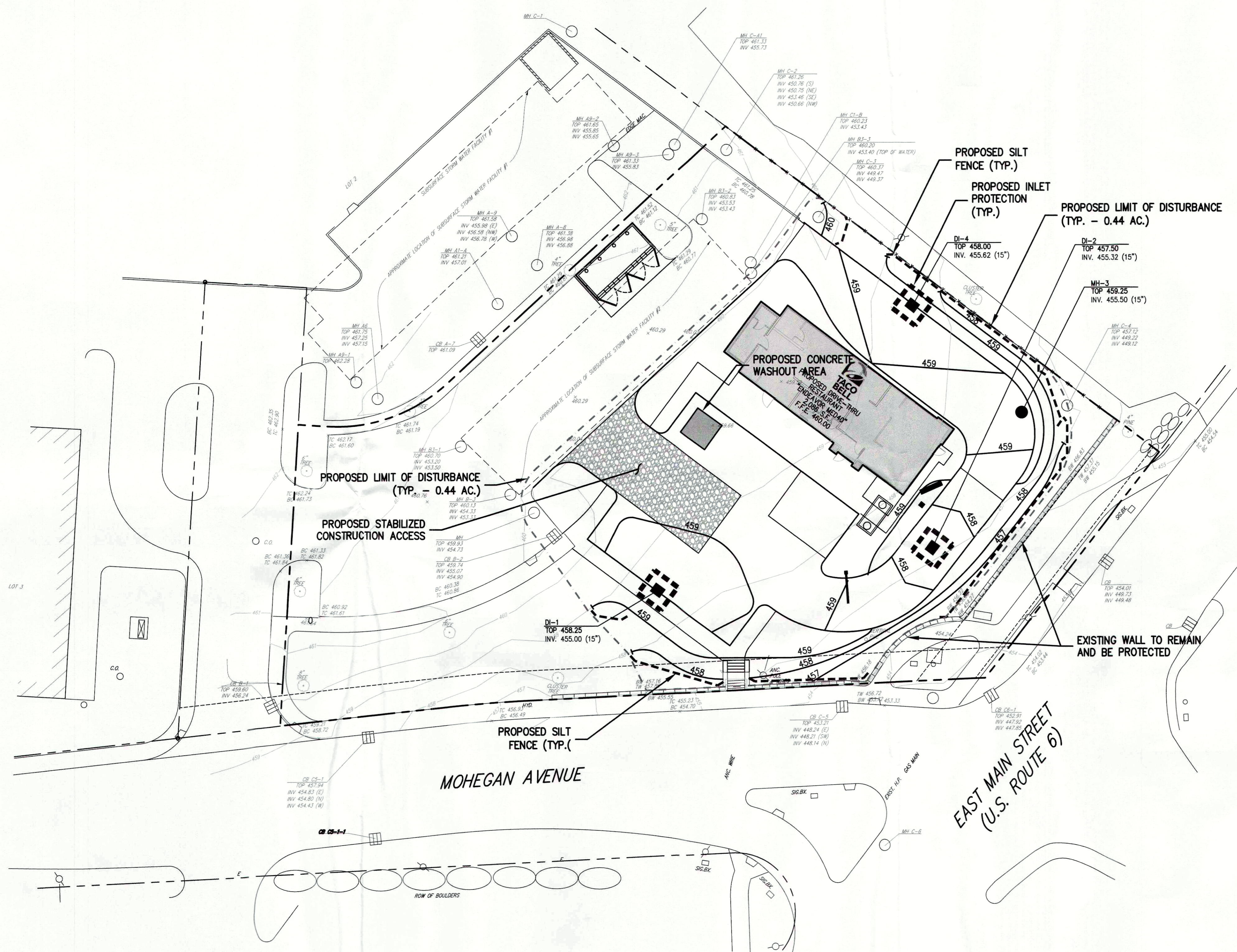
**PROPOSED TACO BELL RESTAURANT**  
 3571 MOHEGAN AVENUE  
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**LEGEND**

	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED CONCRETE WASHOUT AREA

- NOTES:**
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  - THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
  - PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
  - THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
  - THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
  - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
  - STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
  - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
  - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PROJECT THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
  - ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    - SEED MIXTURE AND RATE OF APPLICATION:
      - IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
      - IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROSTOOK" WINTER RYE (CERIAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
    - APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    - MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
  - ALL SEEDED AREAS SHALL BE FERTILIZED, RESEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
  - TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

**APPROVED**  
Resolution Number 21-24  
Date 9/27/2021

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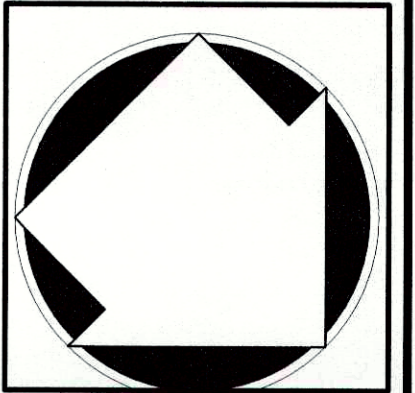
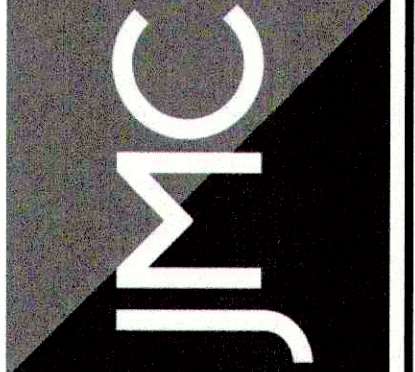
Scale: 1" = 20'  
Date: 08/21/2020  
Project No: 20045  
20045-SITE SE SE-007  
Drawing No: **C-400**

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APPLICANT: **KEYSTONE MOHEGAN LAKE LLC**  
25 ROUTE 59  
NYACK, NY 10960

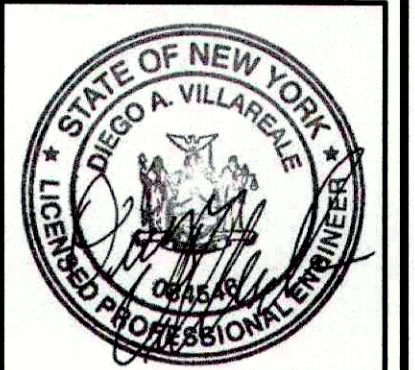
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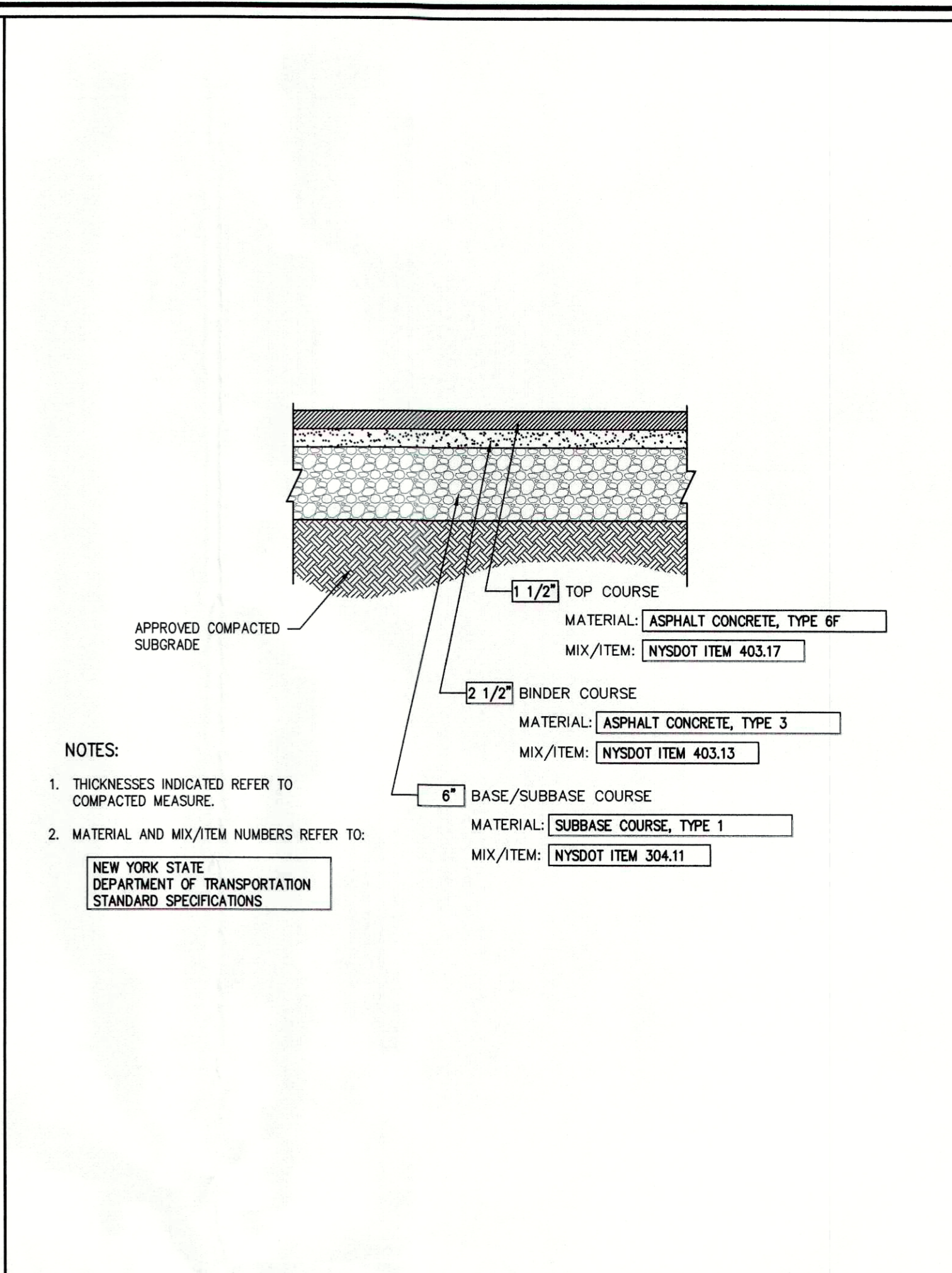
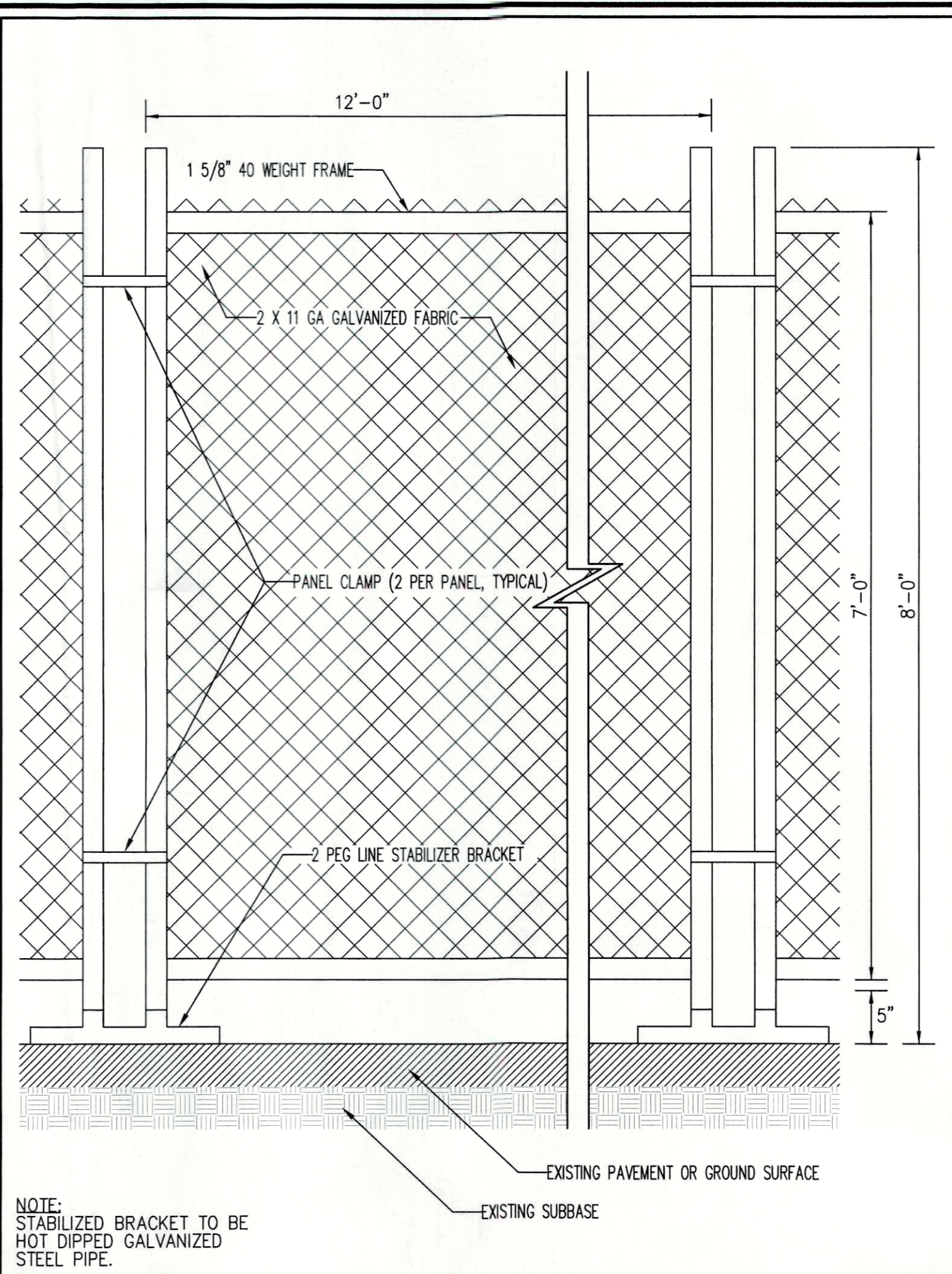
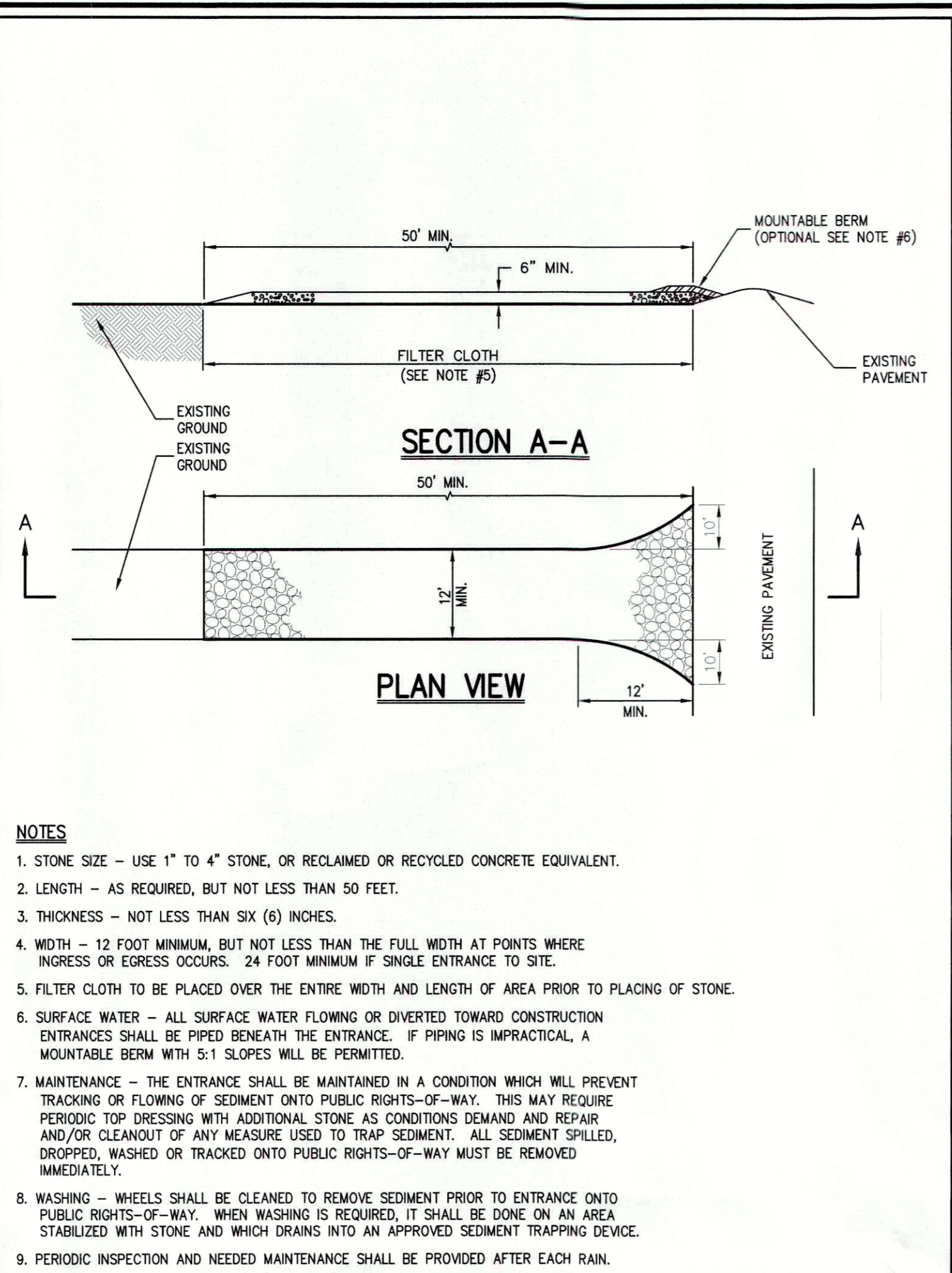
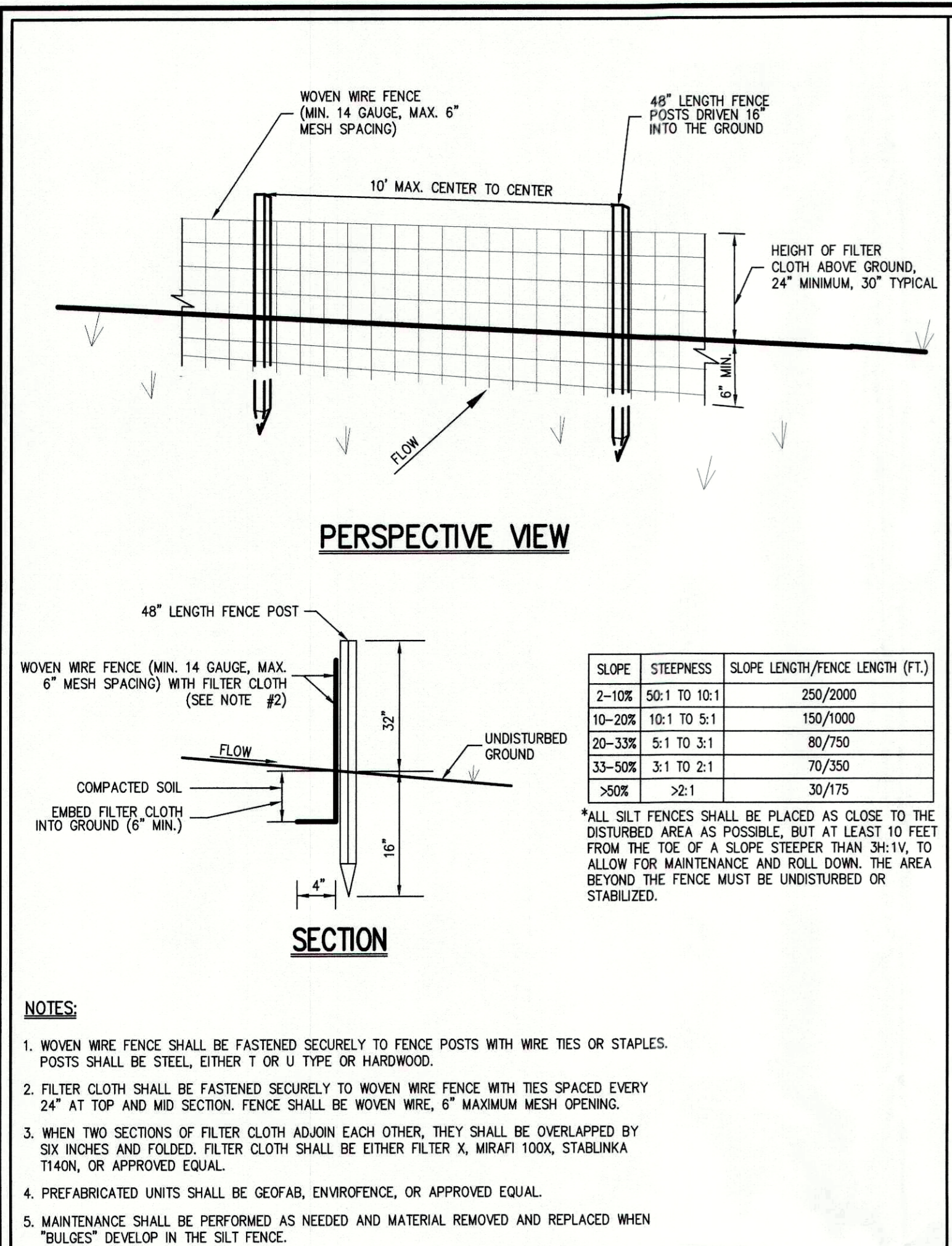


**EROSION AND SEDIMENT CONTROL PLAN**

**PROPOSED TACO BELL RESTAURANT**  
3571 MOHEGAN AVENUE  
TOWN OF YORKTOWN, NY



Drawn: PD Approved: JAR  
Scale: 1" = 20'  
Date: 08/21/2020  
Project No: 20045  
20045-SITE SE SE-007  
Drawing No: **C-400**

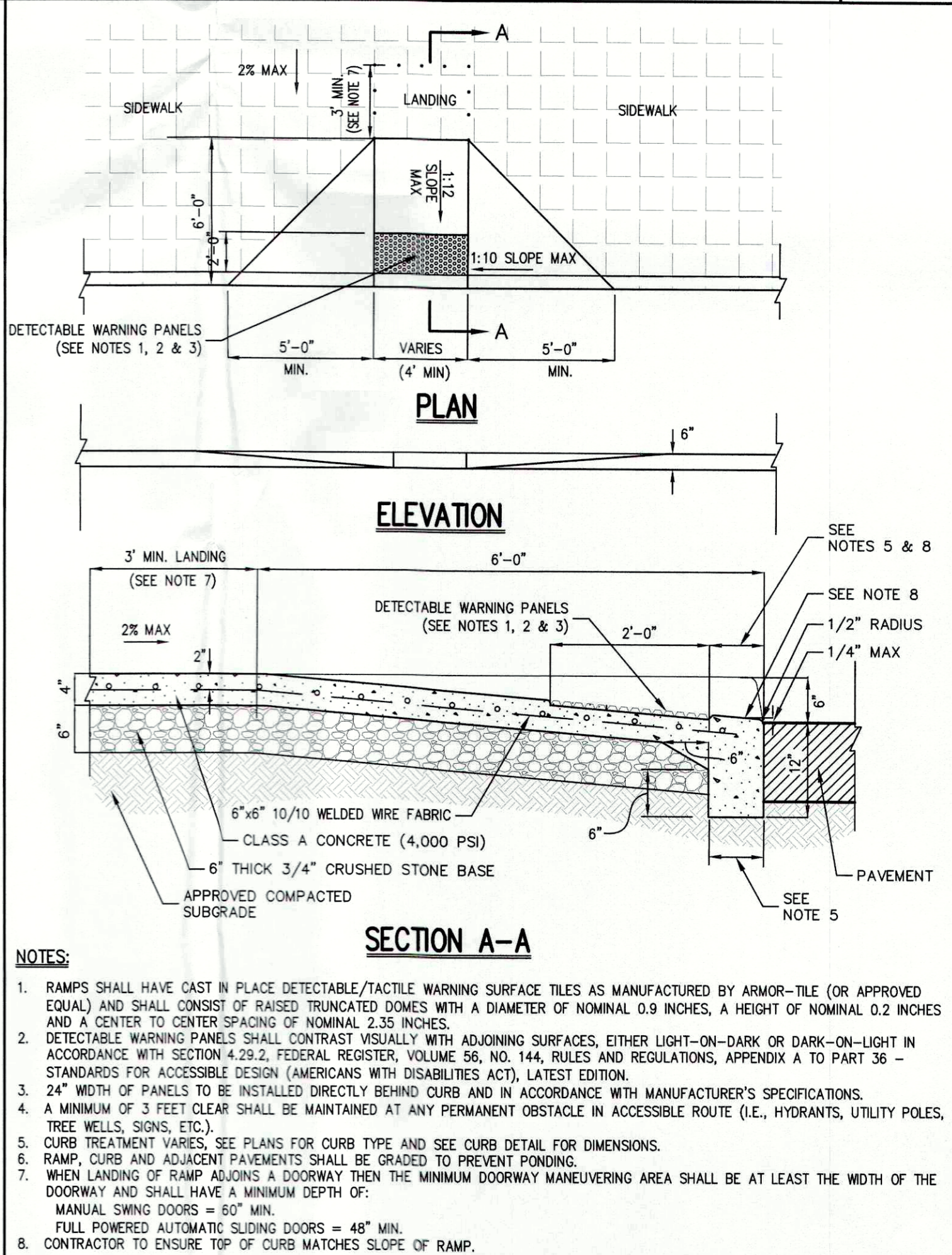
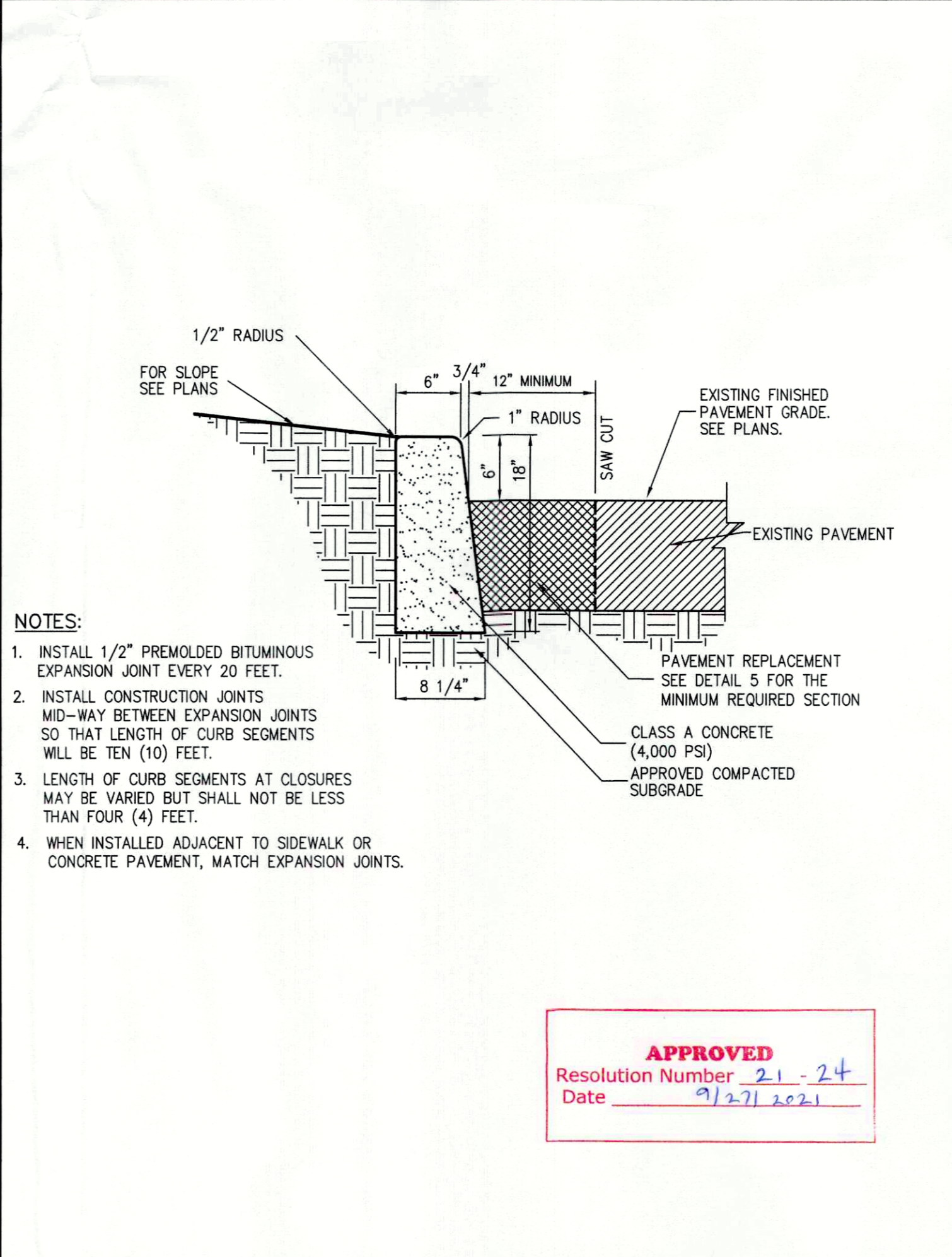
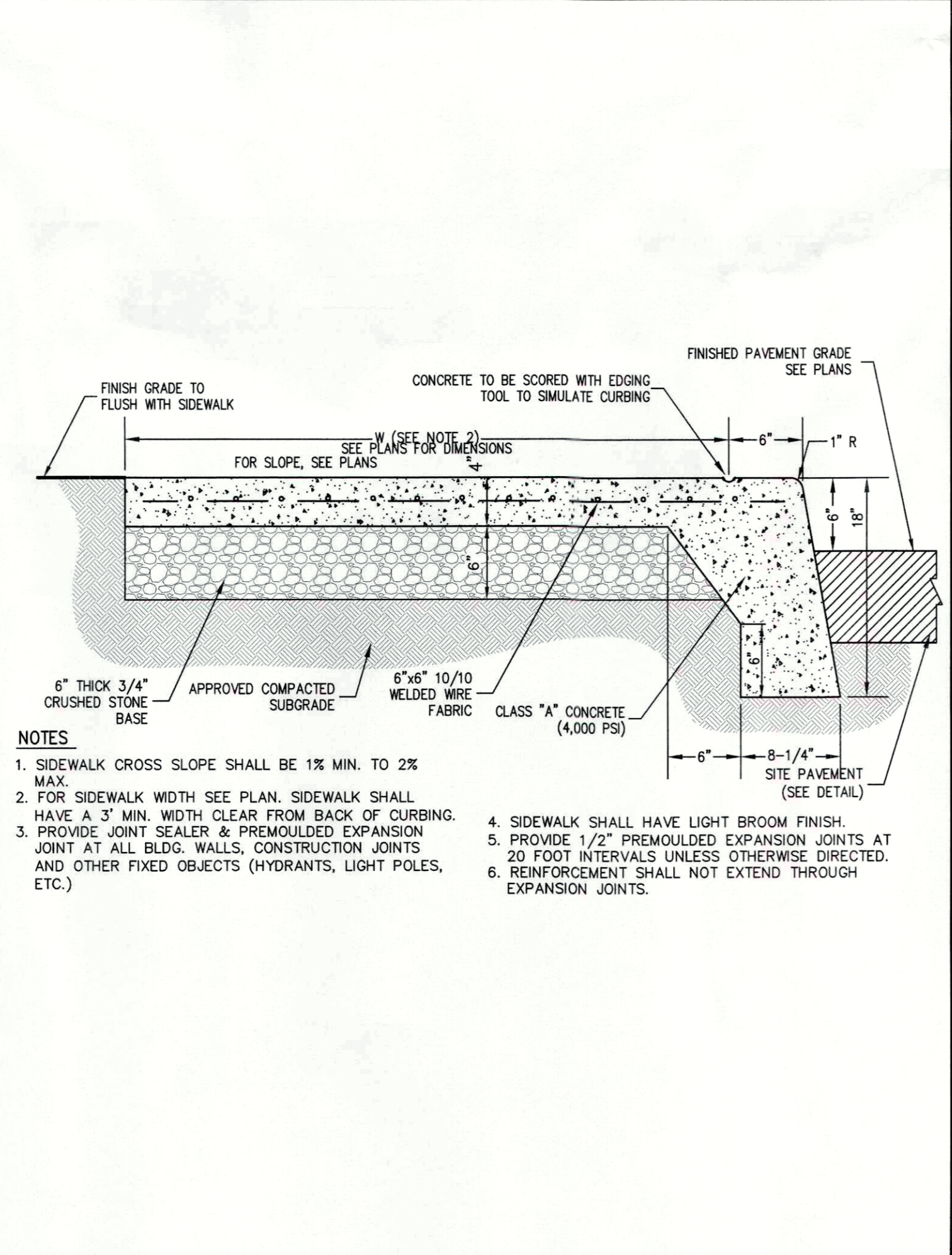
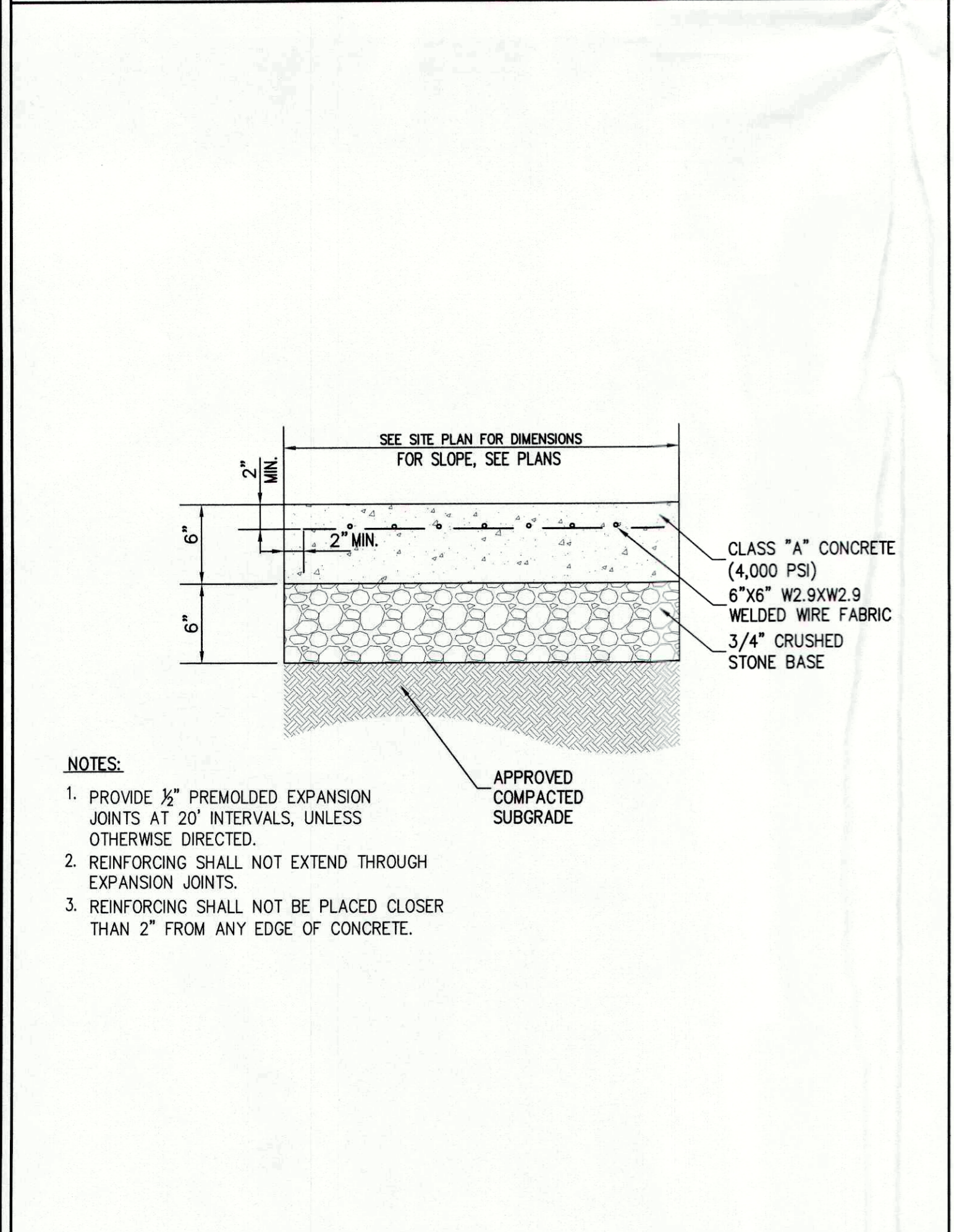


**SILT FENCE** 1

**STABILIZED CONSTRUCTION ACCESS** 2

**TEMPORARY CHAIN LINK CONSTRUCTION FENCE** 3

**ASPHALT PAVEMENT** 4



**CONCRETE PAVEMENT** 5

**MONOLITHIC CONCRETE CURB AND SIDEWALK** 6

**CAST-IN-PLACE CONCRETE CURB** 7

**DROP CURB & RAMP** 8

**APPROVED**  
Resolution Number 21-24  
Date 07/27/2021

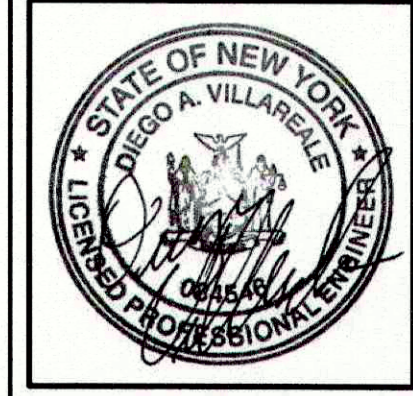
Revision	Date
1. ISSUED FOR PUBLIC NOTICING	10/06/2020
2. REVISED PER TOWN COMMENTS	03/12/2021
3. REVISED PER TOWN COMMENTS	09/20/2021
4. ISSUED FOR SITE PLAN SIGNATURE	09/28/2021

**JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC**  
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John Meyer Consulting, Inc.  
120 BEDFORD ROAD - ARMONK, NY 10504  
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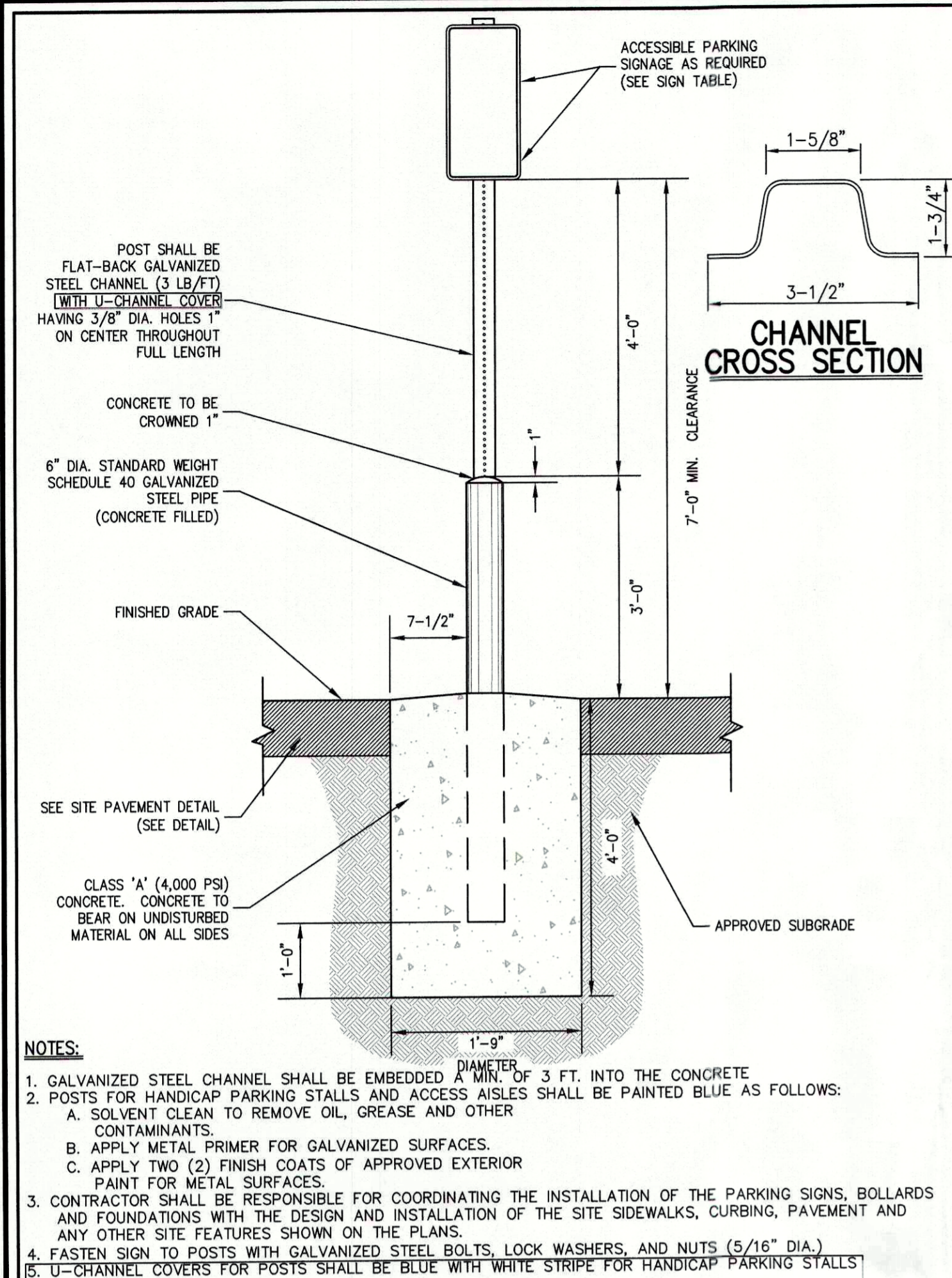
**CONSTRUCTION DETAILS**  
**PROPOSED TACO BELL RESTAURANT**  
3571 MOHEGAN AVENUE  
TOWN OF YORKTOWN, NY

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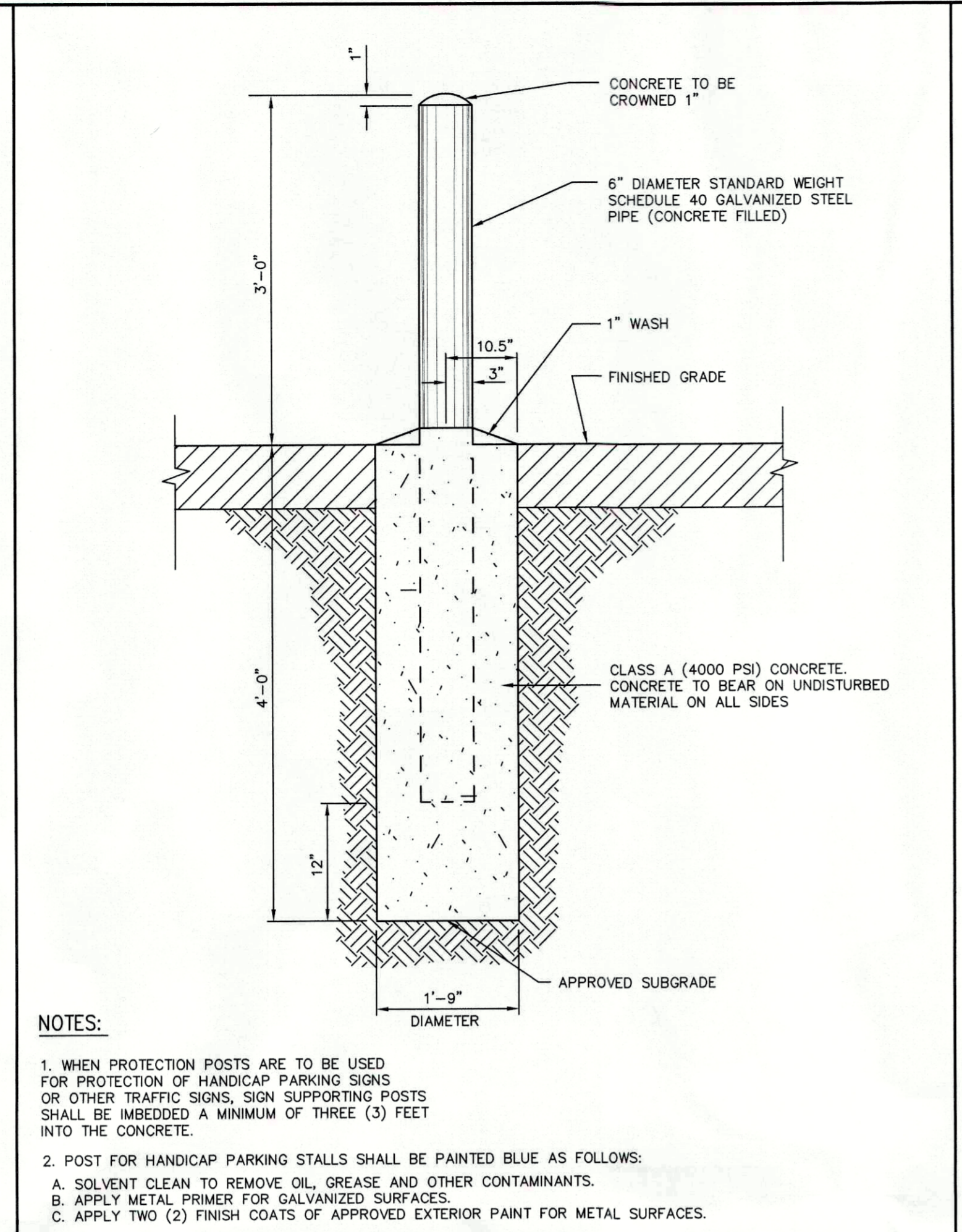
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Scale: NOT TO SCALE  
Date: 08/21/2020  
Project No: 20045  
2006-ITEMS C-900  
Drawing No: C-900

NOT FOR CONSTRUCTION



**NOTES:**

- GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MINIMUM OF 3 FT. INTO THE CONCRETE.
- POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:
  - SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
  - APPLY METAL PRIMER FOR GALVANIZED SURFACES.
  - APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SIDEWALKS, CURBING, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
- FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16\" DIA.)
- U-CHEANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

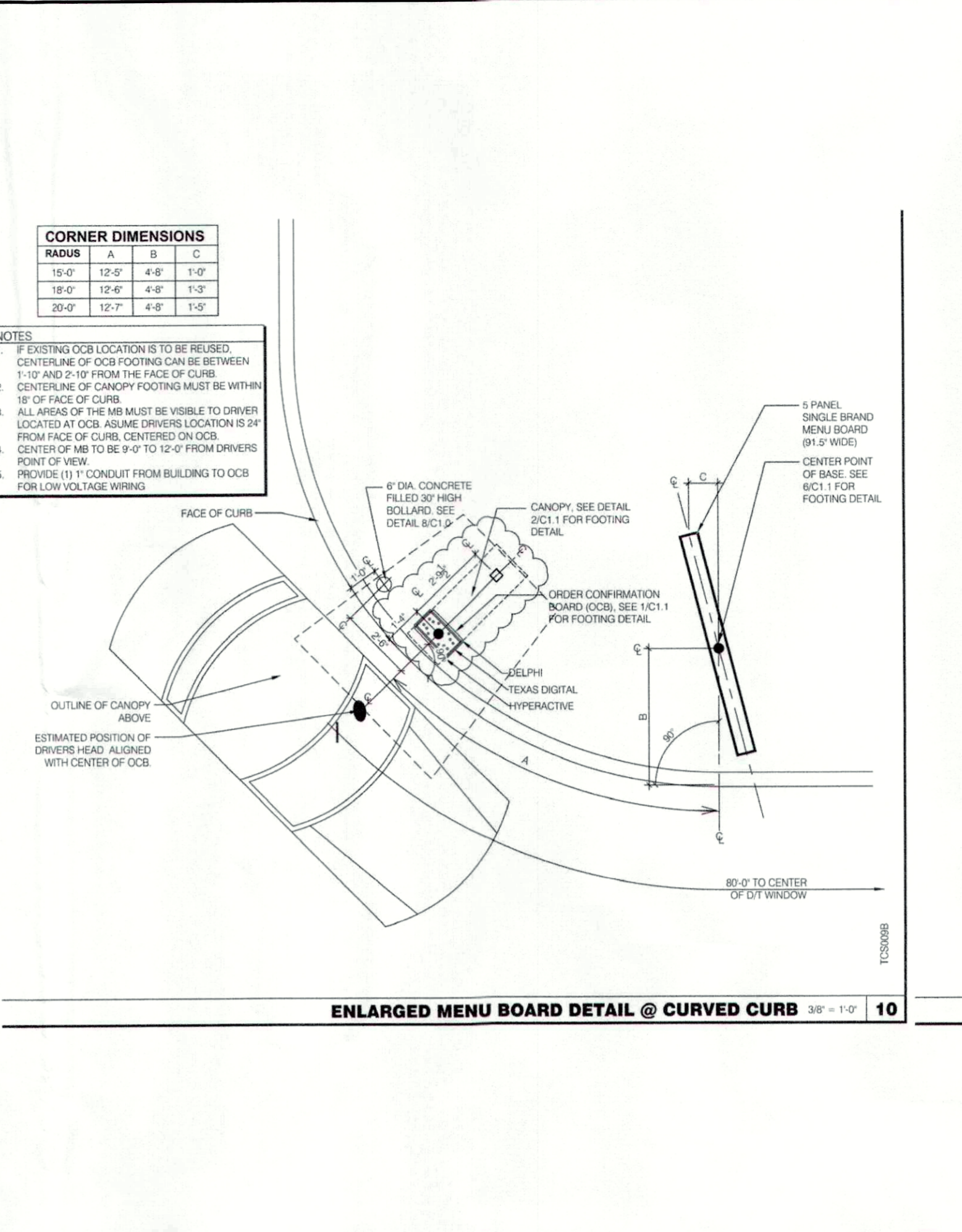


**NOTES:**

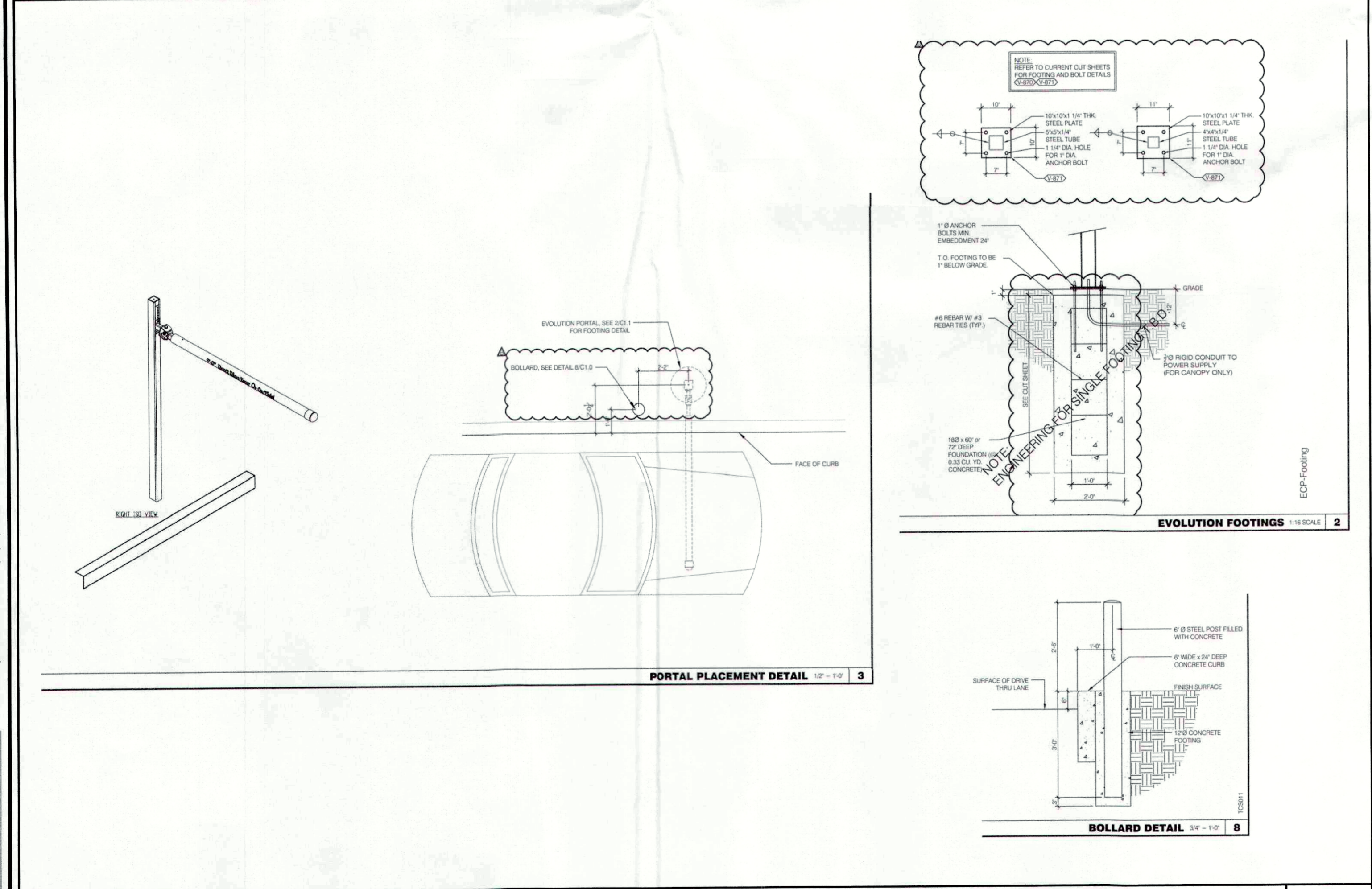
- WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SIGNS OR OTHER TRAFFIC SIGNS, SIGN SUPPORTING POSTS SHALL BE IMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.
- POST FOR HANDICAP PARKING STALLS SHALL BE PAINTED BLUE AS FOLLOWS:
  - SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
  - APPLY METAL PRIMER FOR GALVANIZED SURFACES.
  - APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.

ACCESSIBLE PARKING SIGN DETAIL 9

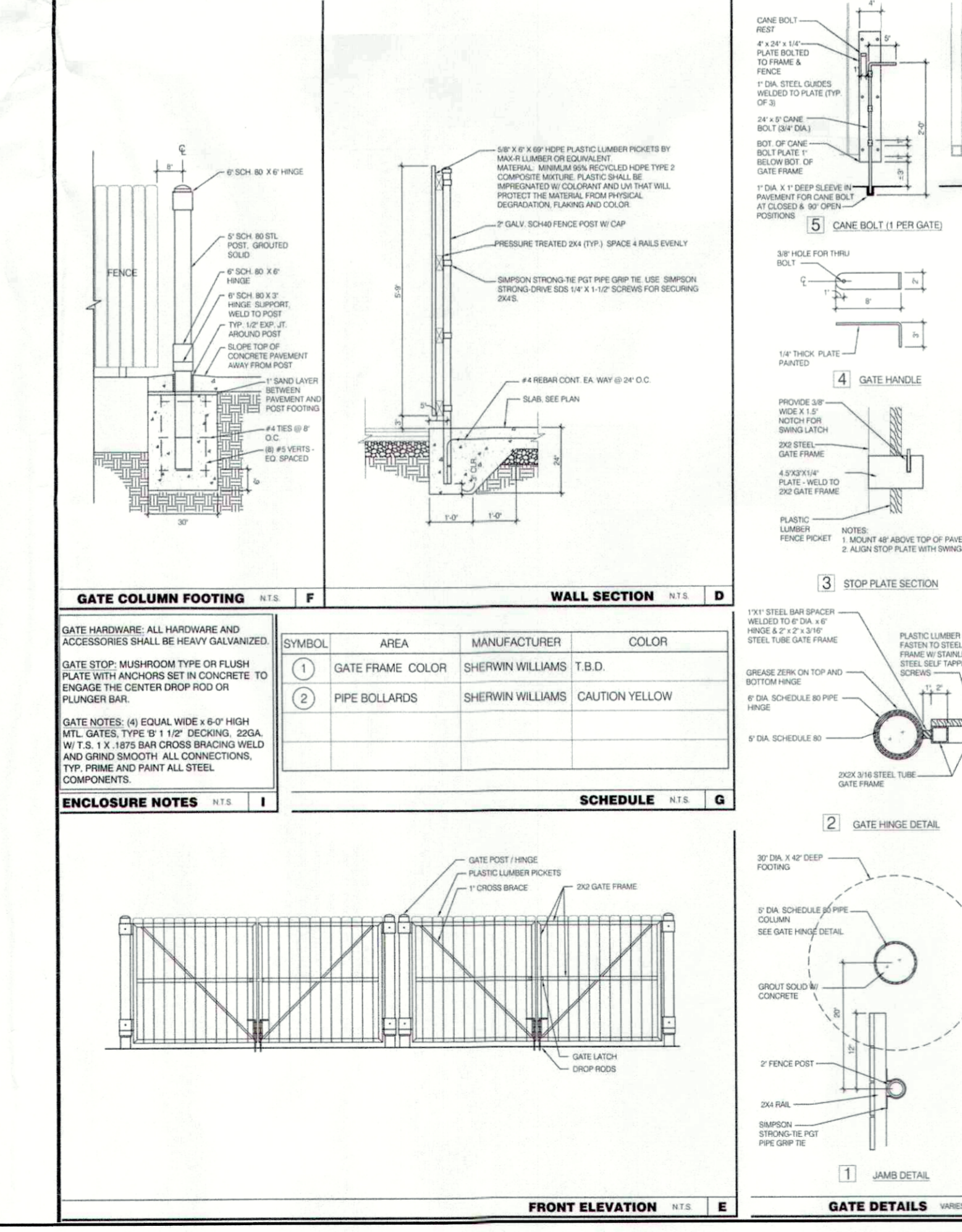
STEEL PIPE PROTECTION POST 10



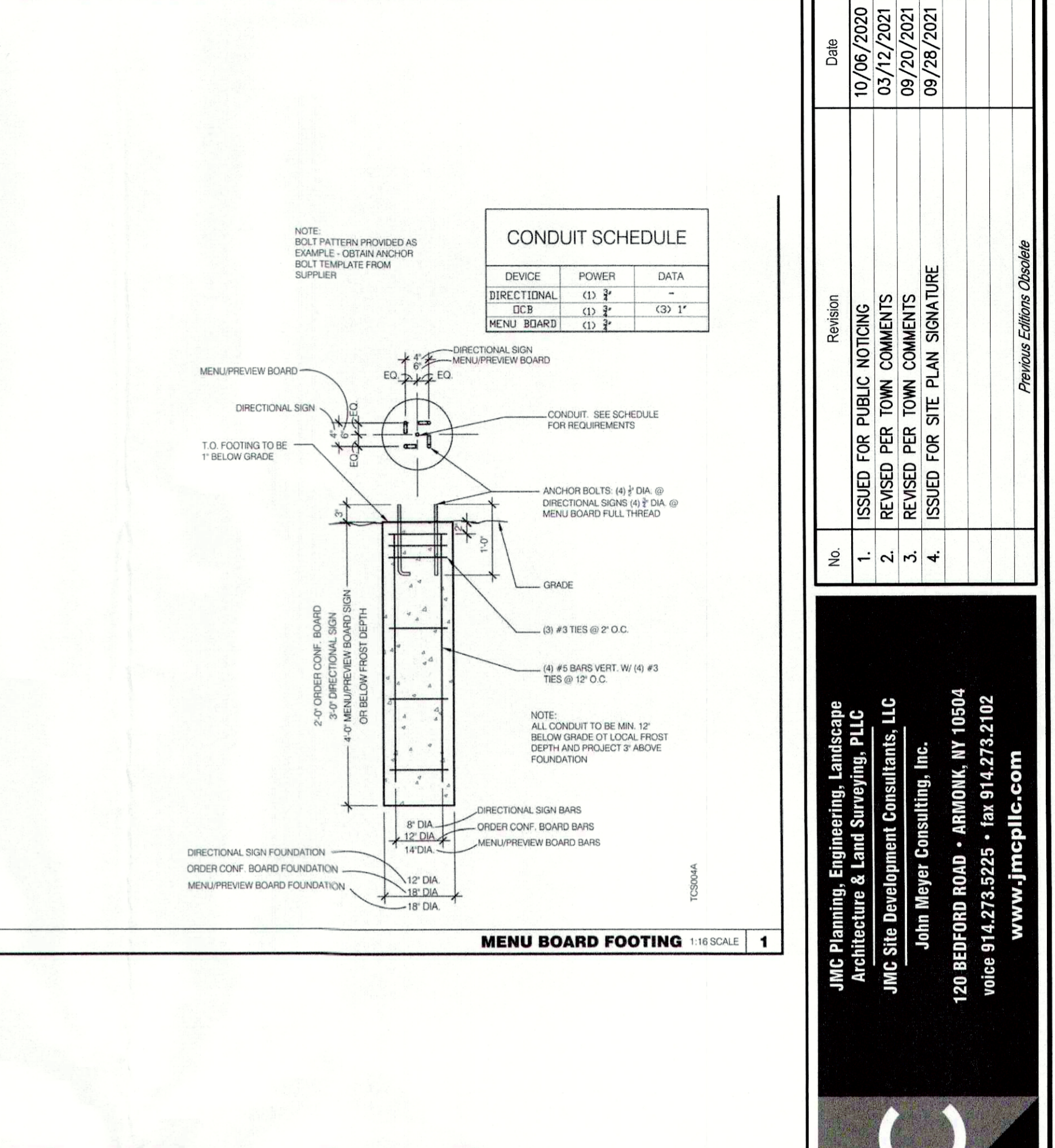
TACO BELL MENU BOARD (FOR INFORMATION ONLY - TO BE DETAILED AND SPECIFIED BY OTHERS) 11



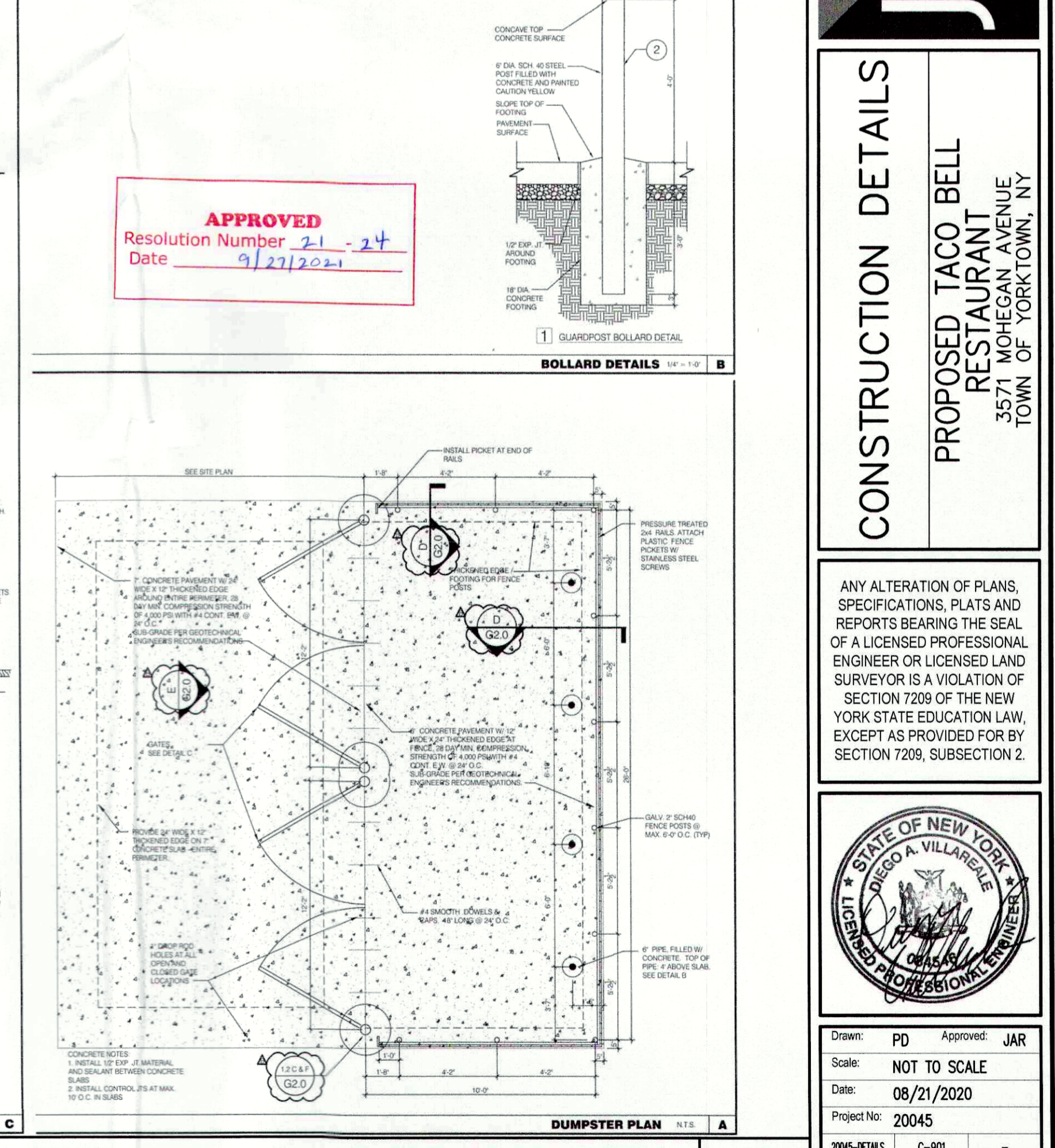
TACO BELL CLEARANCE BAR (FOR INFORMATION ONLY - TO BE DETAILED AND SPECIFIED BY OTHERS) 12



TACO BELL TRASH ENCLOSURE 13



CONSTRUCTION DETAILS 11



CONSTRUCTION DETAILS 13

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 03/12/2021  
 09/20/2021  
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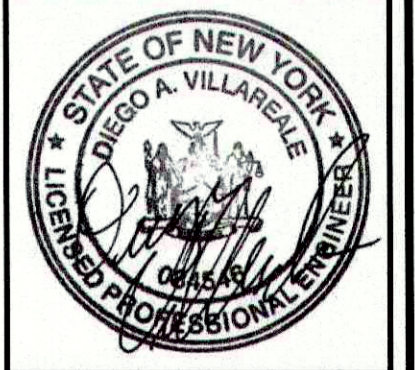
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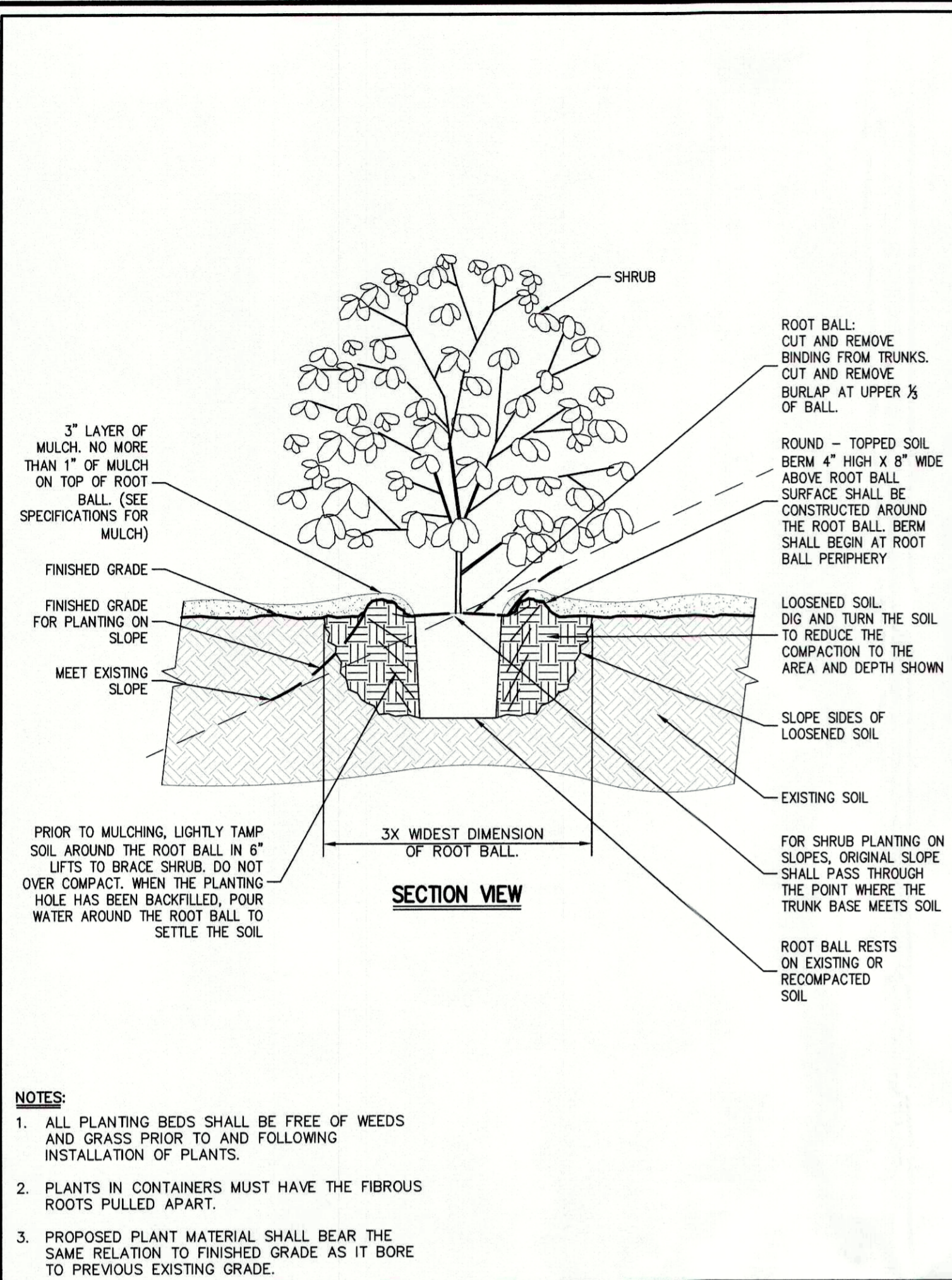
JMC CONSTRUCTION DETAILS

PROPOSED TACO BELL RESTAURANT 3571 MOHEGAN AVENUE TOWN OF YORKTOWN, NY

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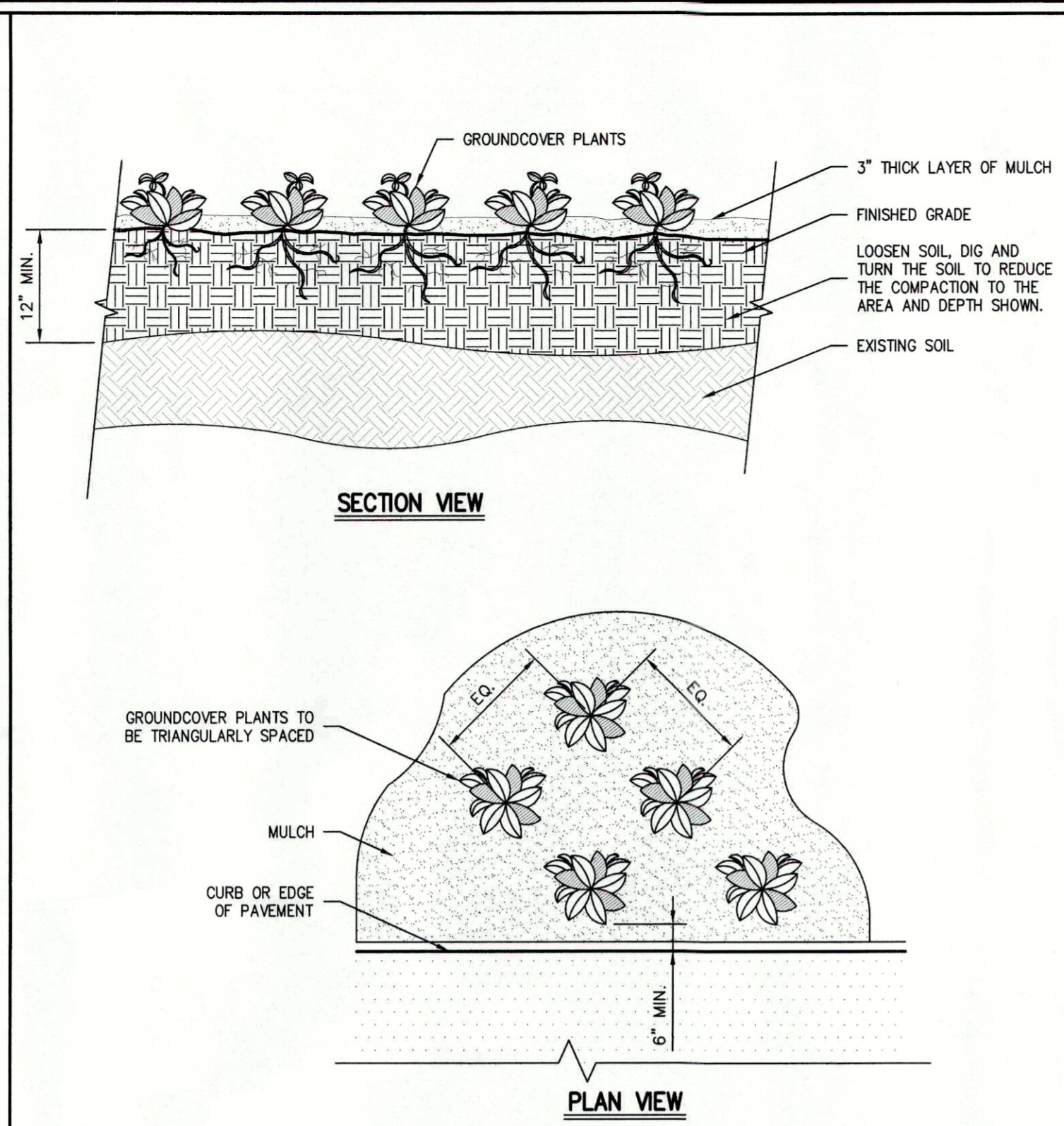


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 20045-DETAILS C-901  
 Drawing No: C-901



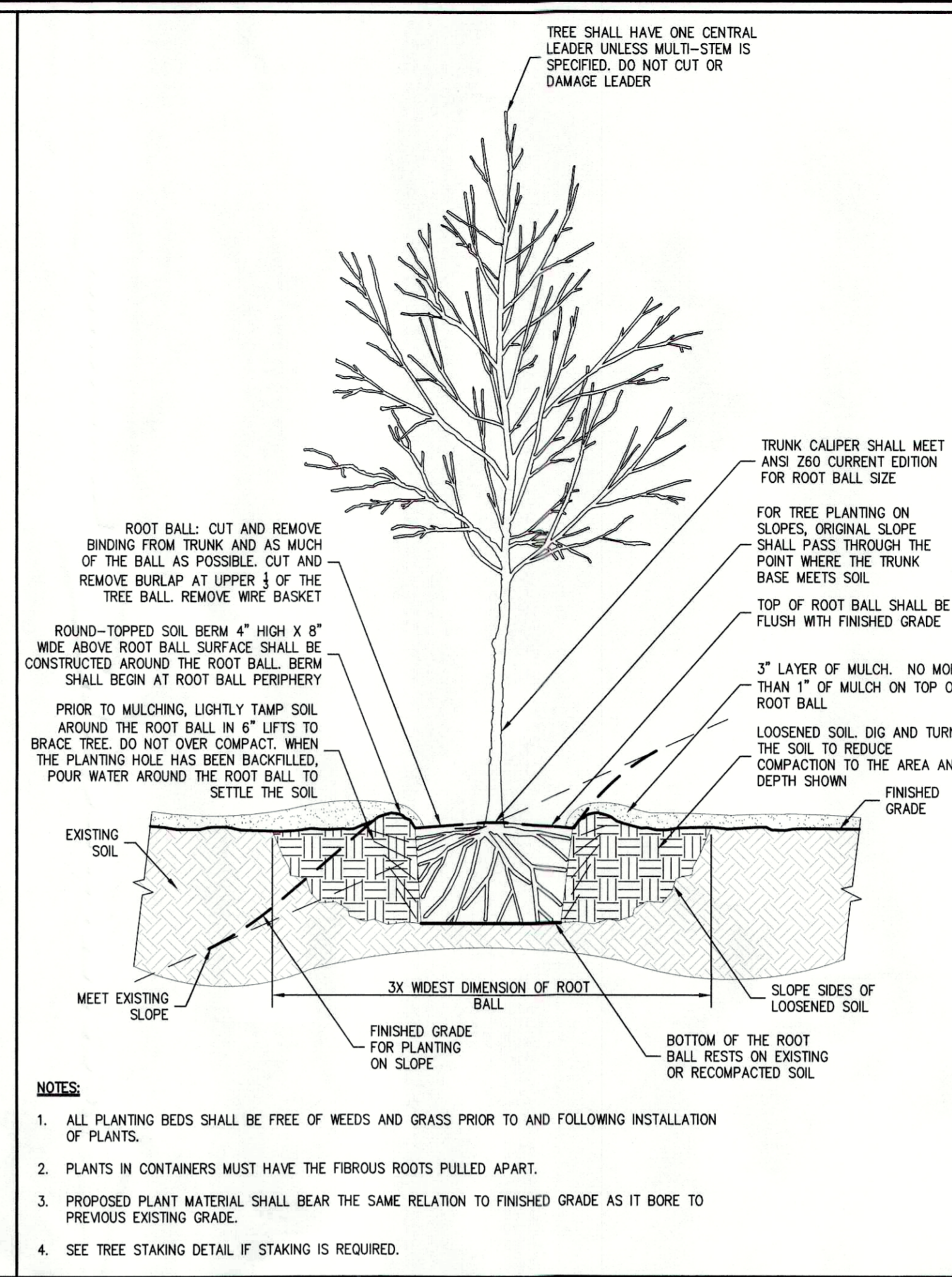
**SHRUB PLANTING**

14



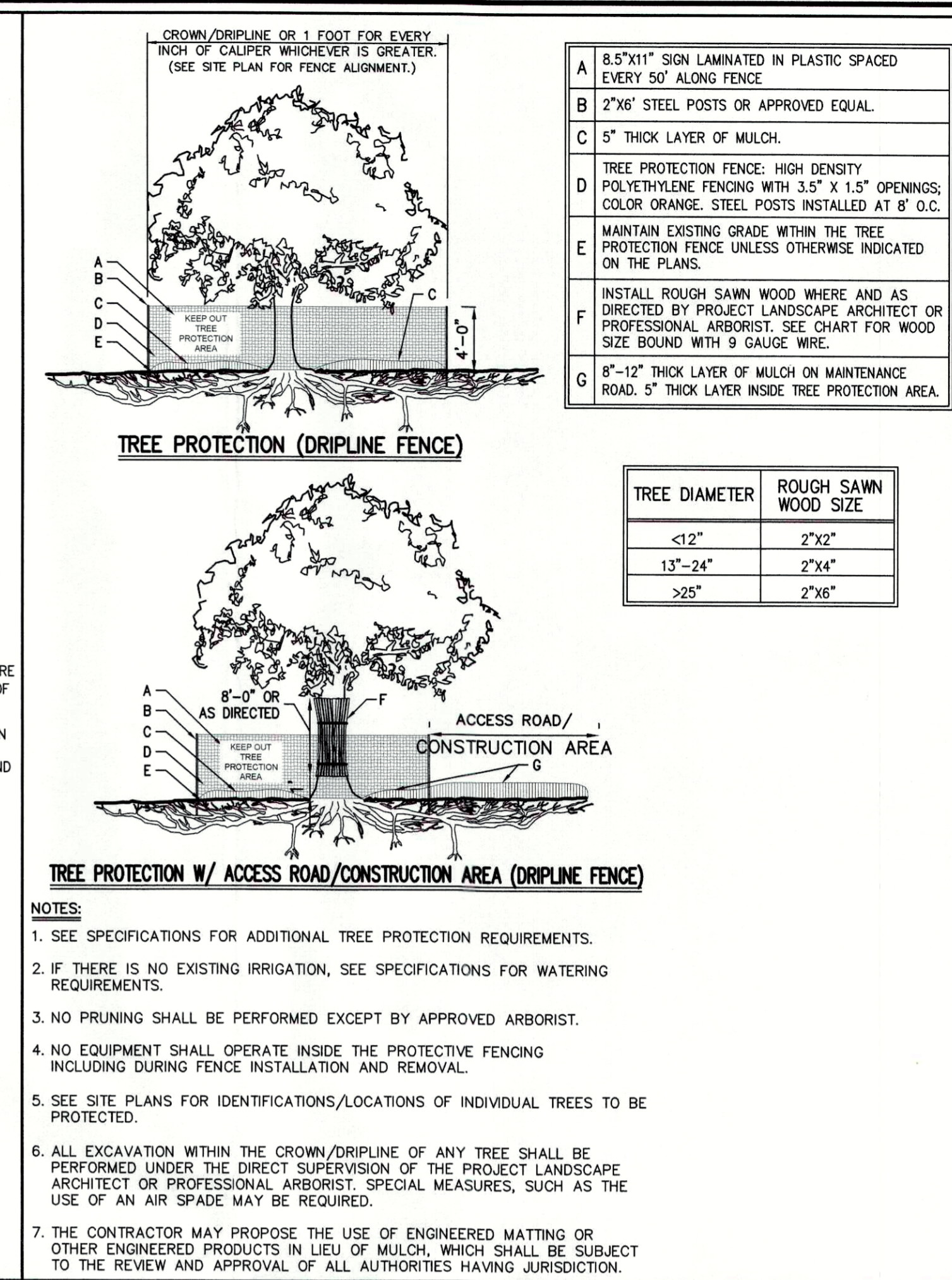
**GROUNDCOVER PLANTING**

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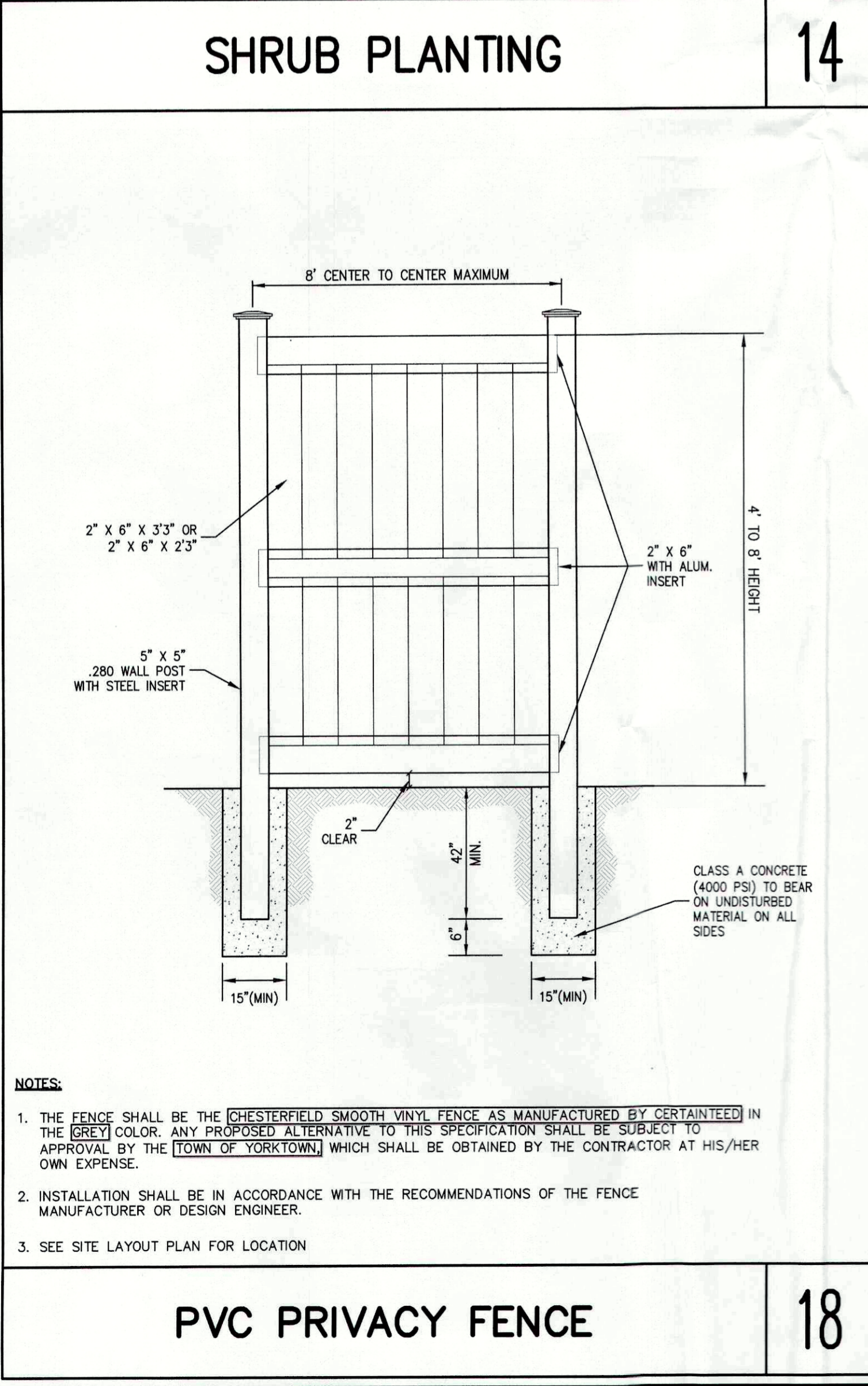
**TREE PLANTING**

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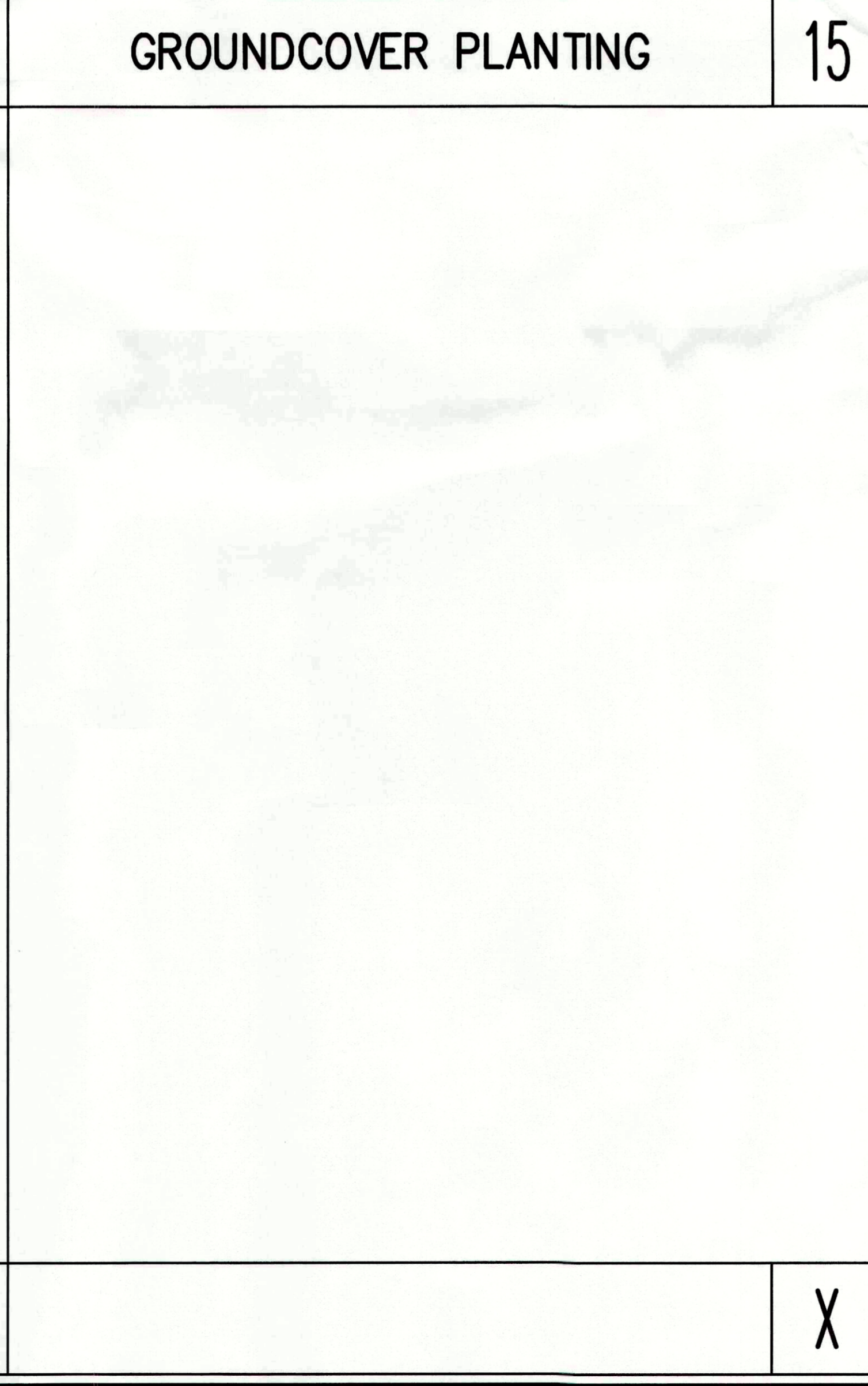
**TREE PROTECTION**

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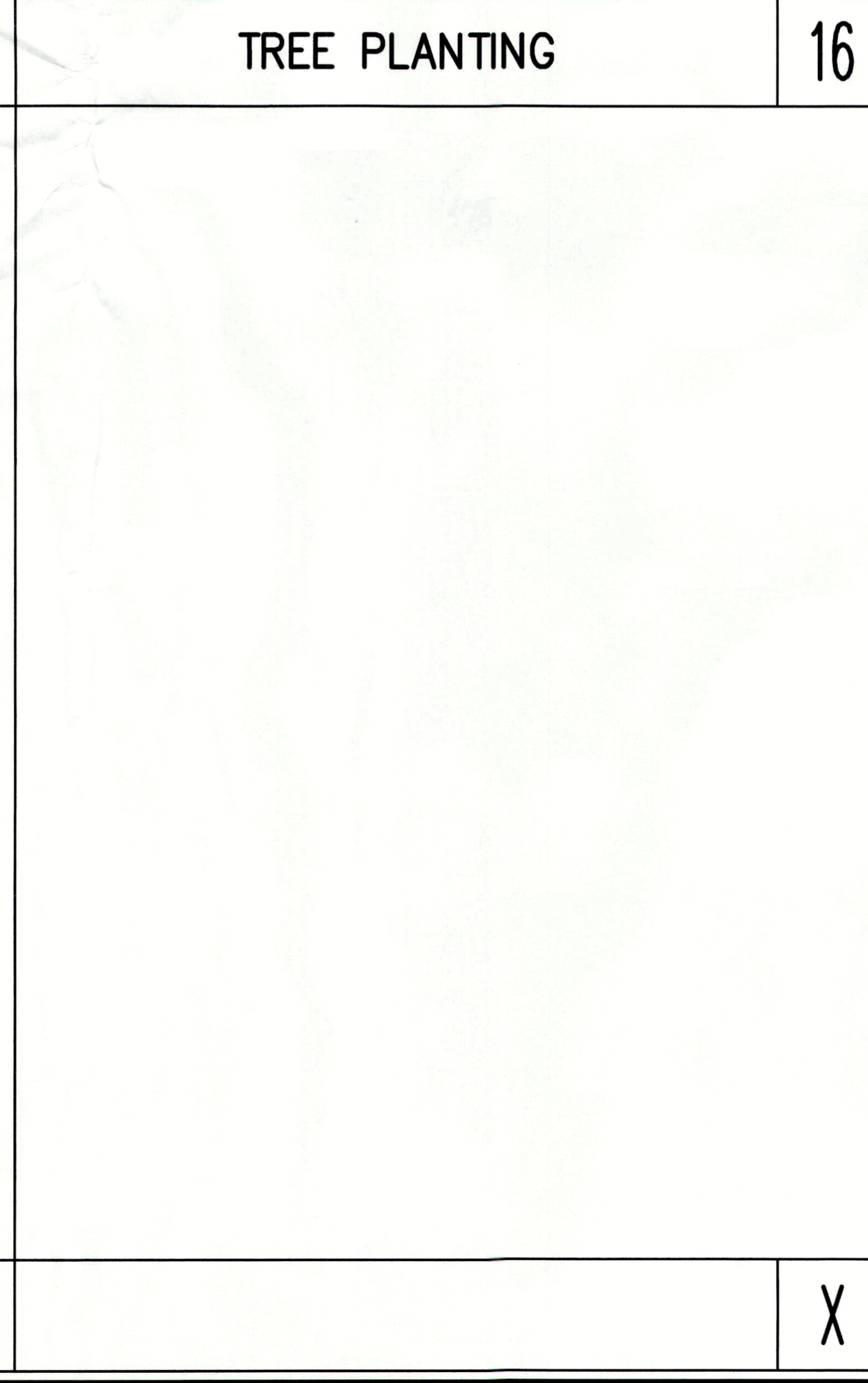


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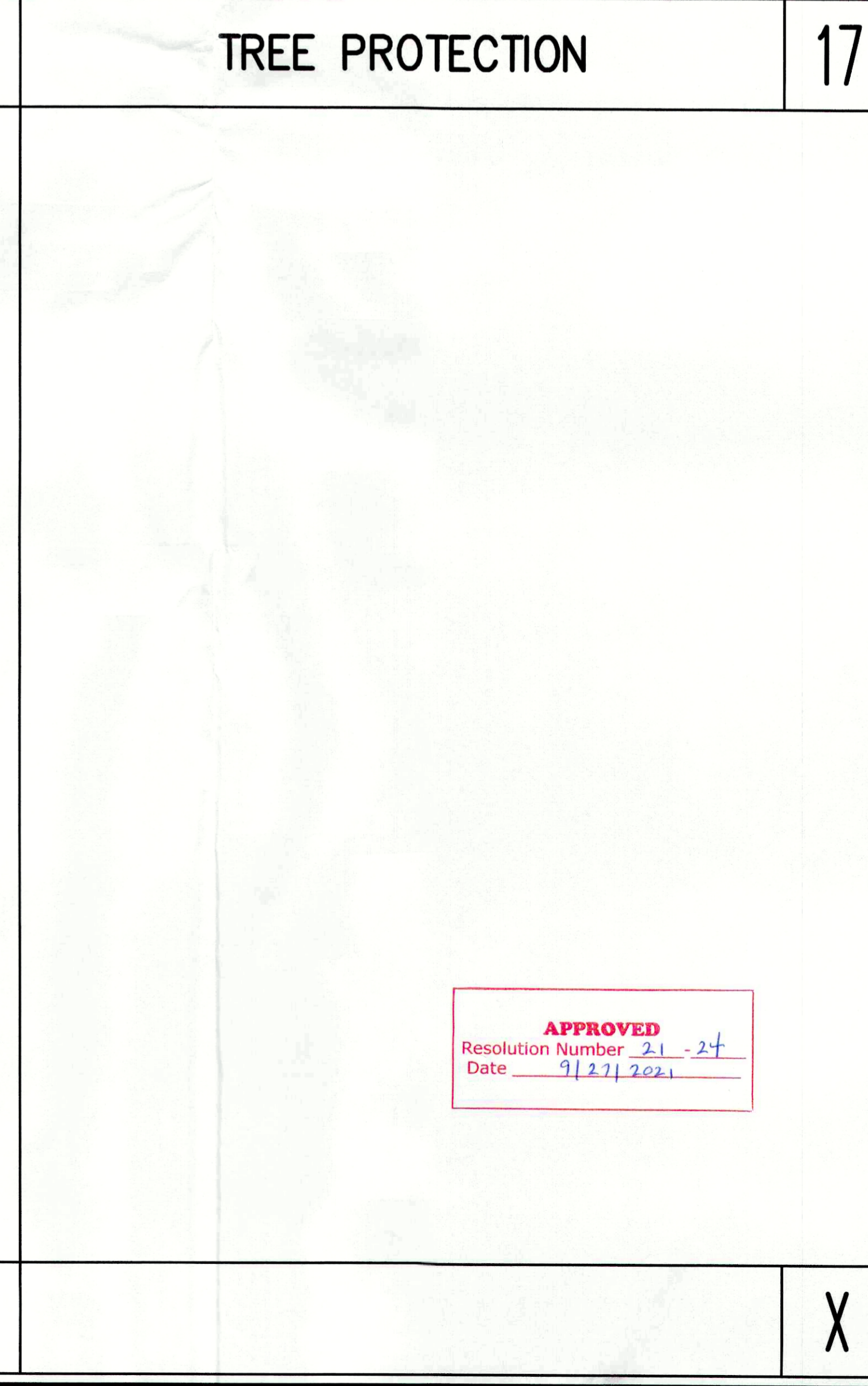
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5	03/10/2022

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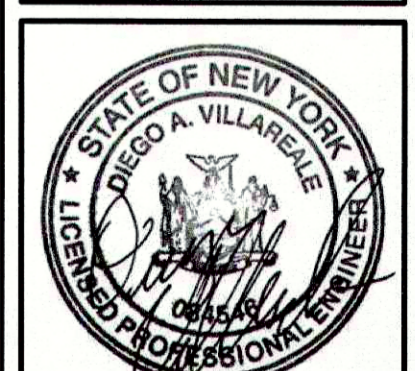
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CONSTRUCTION DETAILS

PROPOSED TACO BELL RESTAURANT

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**APPROVED**  
 Resolution Number 21-24  
 Date 9/27/2021

Drawn: PD	Approved: JAR
Scale: NOT TO SCALE	
Date: 08/21/2020	
Project No: 20045	
2016-REIMS C-902	
Drawing No: C-902	

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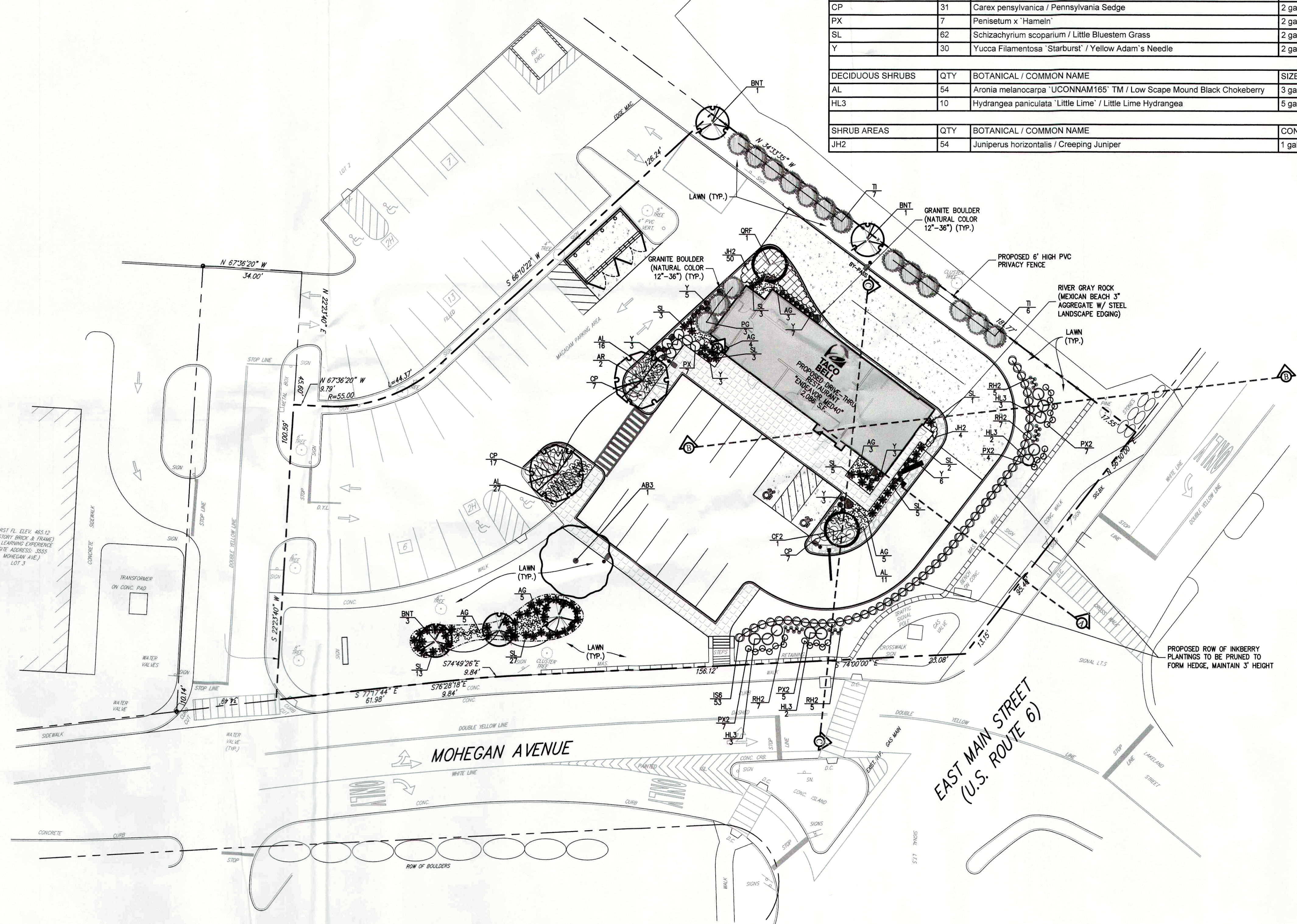
PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AB3	1	Acer rubrum 'Brandywine' / Brandywine Red Maple	15 gal		
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
PG	3	Picea glauca / White Spruce	8' - 10' HT.	B & B	
TI	13	Thuja x 'Green Giant' / Green Giant Arborvitae	8' - 10' HT.	B & B	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AR	2	Acer Rubrum 'Red Sunset' / Red Maple	3" - 3 1/2" Cal.	B & B	
BNT	5	Betula Nigra 'Heritage' / Heritage River Birch	7' - 8' HT.	B & B	
CF2	1	Cornus florida / Eastern Dogwood	8' - 10' HT.	B & B	
QRF	1	Quercus Robur 'Fastigiata' / Pyramidal English Oak	3" - 3 1/2" Cal.	B & B	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
IS6	53	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	5 gal		
PX2	23	Pennisetum x 'Fox Trot' / Evergreen Fountain Grass	5 gal		
RH2	24	Rudbeckia hirta / Black-eyed Susan	2 gal		
PERENNIALS/GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AG	25	Andropogon gerardii / Big Bluestem	2 gal.	Cont.	
CP	31	Carex pensylvanica / Pennsylvania Sedge	2 gal.		
PX	7	Pennisetum x 'Hameln'	2 gal.		
SL	62	Schizachyrium scoparium / Little Bluestem Grass	2 gal.	Cont.	
Y	30	Yucca Filamentosa 'Starburst' / Yellow Adam's Needle	2 gal.	Cont.	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AL	54	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry	3 gal		
HL3	10	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal		
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT.	ROOT COND.	REMARKS
JH2	54	Juniperus horizontalis / Creeping Juniper	1 gal	Cont.	

**LEGEND**

- PROPOSED DECIDUOUS TREE
- PROPOSED ACCENT TREE
- PROPOSED SHRUB / PERENNIAL
- PROPOSED SHRUB MASSING
- PROPOSED BOULDER
- PROPOSED RIVER GRAY ROCK

- NOTES:**
- ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
  - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
  - ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
  - PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
  - ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
  - ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
  - PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARE-ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
  - ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

- FOUR SEASON LANDSCAPING MAINTENANCE SCHEDULE:**
- SPRING:** GENERAL CLEANUP AND MAINTENANCE TO BE PERFORMED AROUND THE ENTIRE PROPERTY. PRUNE AND MAINTAIN TREES AND SHRUBS AS REQUIRED TO MAINTAIN THE NATURAL PLANT APPEARANCE. ALL FALLEN AND DEAD BRANCHES ARE TO BE REMOVED. ANY DEAD PLANTS ARE TO BE REPLACED. FERTILIZER IS TO BE USED ON THE TREES (ERICACEOUS FERTILIZER ON ALL AZALEAS). SHRUB FERTILIZATION SHALL BE PERFORMED USING SLOW RELEASE, COMPLETE ORGANIC BASED PRODUCTS. WEED KILLER TO BE USED ON LAWN AS A PRE-EMPTIVE EFFORT TO PREVENT GROWTH.
- SUMMER:** LAWN IS TO BE MOWED AS REQUIRED TO MAINTAIN A GRASS HEIGHT OF 3 INCHES. ALL FALLEN OR DEAD BRANCHED TO BE REMOVED AS REQUIRED. ANY DEAD PLANTS ARE TO BE REPLACED. ALL OPEN LAWN AREAS ARE TO BE WATERED AS CONDITIONS DICTATE THROUGHOUT THE SEASON.
- FALL:** GENERAL CLEANUP AROUND PROPERTY TO BE CONDUCTED AS REQUIRED. LEAVES AND BRANCHES ARE TO BE CLEARED FROM ALL OPEN LAWN AREAS. ALL BARE SPOTS ON THE LAWN ARE TO BE FERTILIZED AND RESEDED AS NECESSARY. SHRUB FERTILIZATION SHALL BE PERFORMED USING SLOW RELEASE, COMPLETE ORGANIC BASED PRODUCTS.
- WINTER:** GENERAL CLEANUP AND MAINTENANCE AROUND PROPERTY TO BE PERFORMED AS NECESSARY. ANY AND ALL DEAD OR FALLEN BRANCHES TO BE REMOVED FROM LAWN.



**APPROVED**  
Resolution Number 21-24  
Date 9/27/2021

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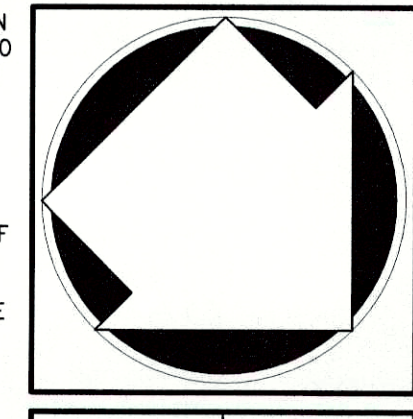
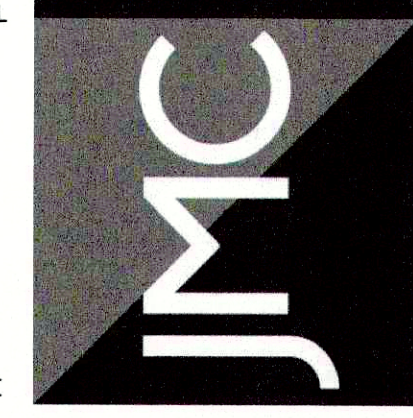
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4.	REVISED PER TOWN COMMENTS	03/12/2021	PD
5.	REVISED PER TOWN COMMENTS	09/20/2021	CDF
6.	ISSUED FOR SITE PLAN SIGNATURE	09/28/2021	CDF

APPLICANT: **KEYSTONE MOHEGAN LAKE LLC**  
25 ROUTE 99  
NYACK, NY 10960

ARCHITECT: **WIENER ARCHITECTURE GROUP, LLC**  
191 CENTRAL AVENUE, SUITE 228  
NEWARK, NEW JERSEY 07103

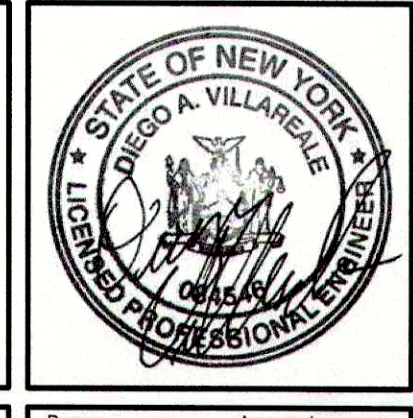
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**LANDSCAPING PLAN**

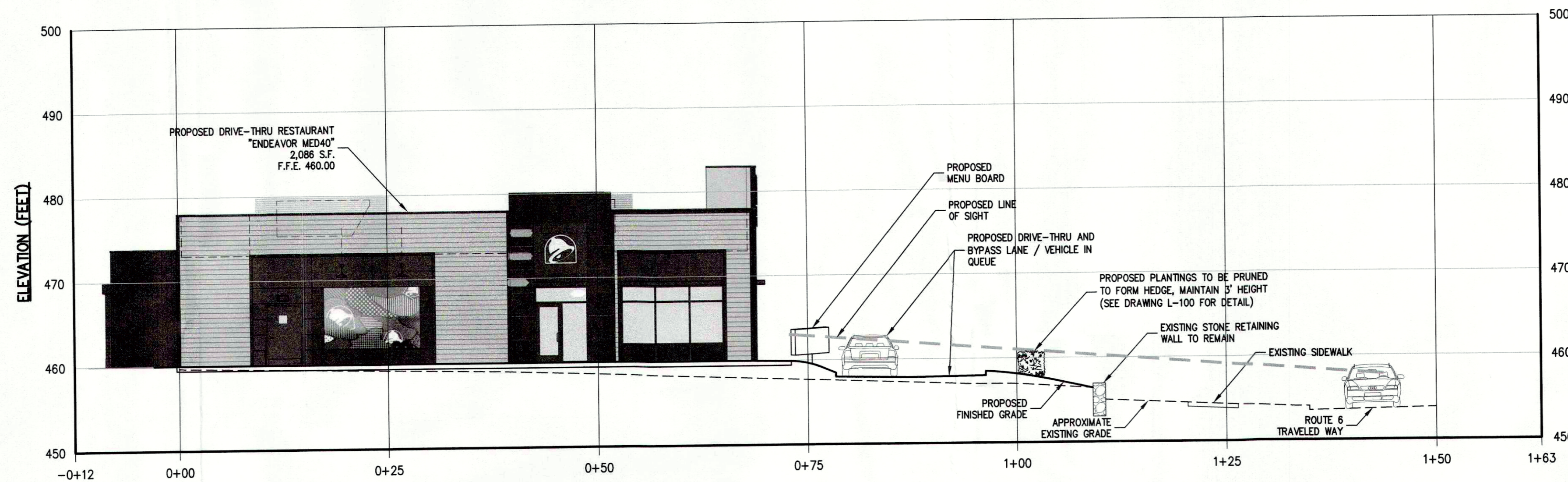
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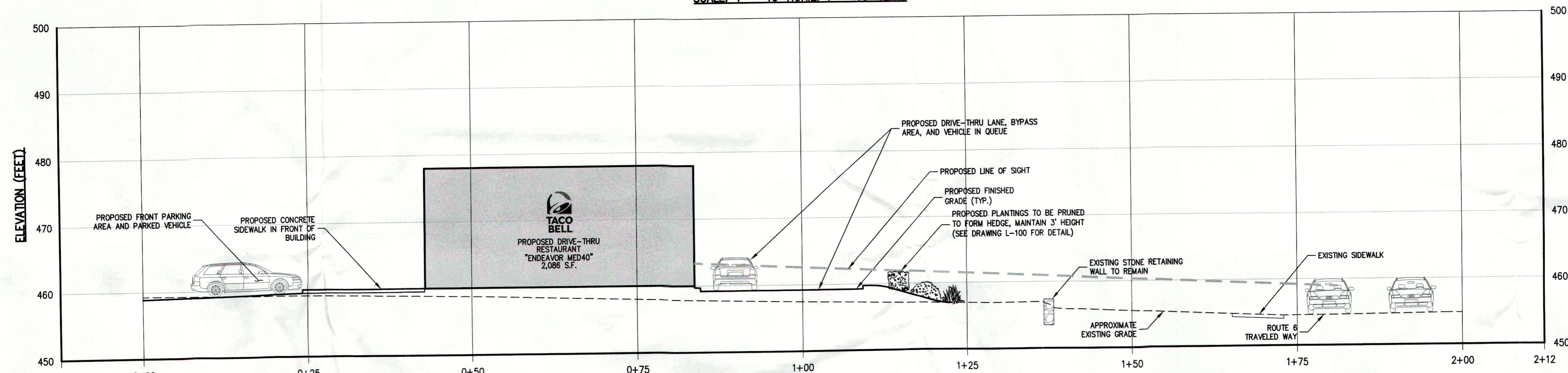
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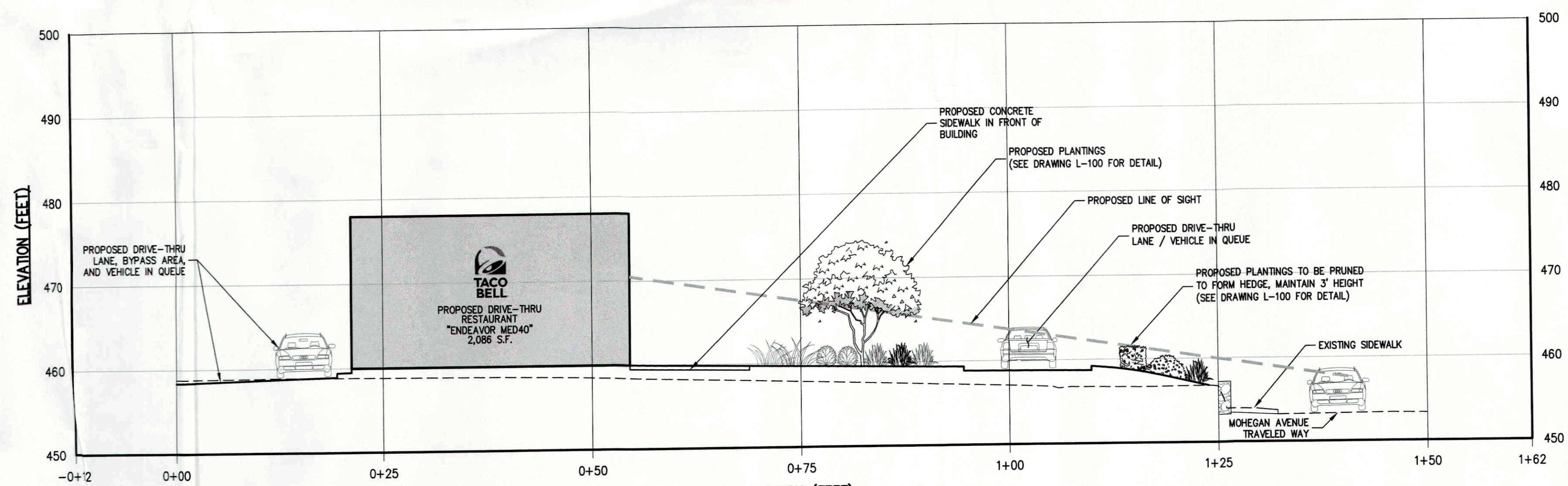
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STATION (FEET)  
**SITE SECTION A-A**  
 SCALE: 1" = 10' HORIZ. 1" = 10' VERT.



STATION (FEET)  
**SECTION B-B**  
 SCALE: 1" = 10' HORIZ. 1" = 10' VERT.

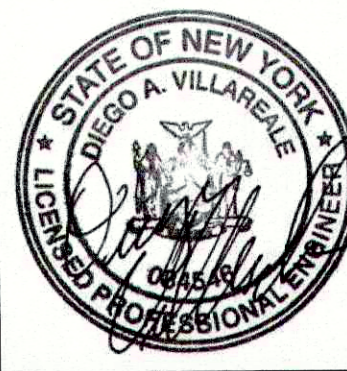


STATION (FEET)  
**SECTION C-C**  
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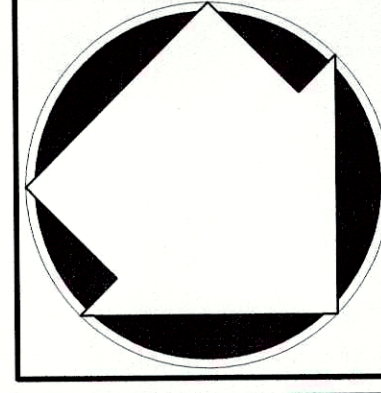
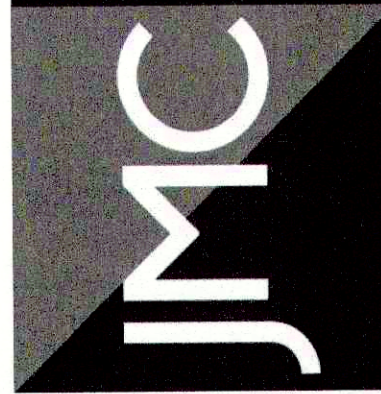
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Drawn: PD Approved: JAR  
 Scale: 1" = 10'  
 Date: 02/19/2021  
 Project No: 20045  
 Drawing No: SECTIONS SECTION.usr  
**L-110**

APPLICANT: **KEYSTONE MOHEGAN LAKE LLC**  
 25 ROUTE 59  
 NYACK, NY 10960

ARCHITECT: **WIENER ARCHITECTURE GROUP, LLC**  
 191 CENTRAL AVENUE, SUITE 228  
 NEWARK, NEW JERSEY 07103

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 Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD • ARMONK, NY 10504  
 voice 914.273.5225 • fax 914.273.2102  
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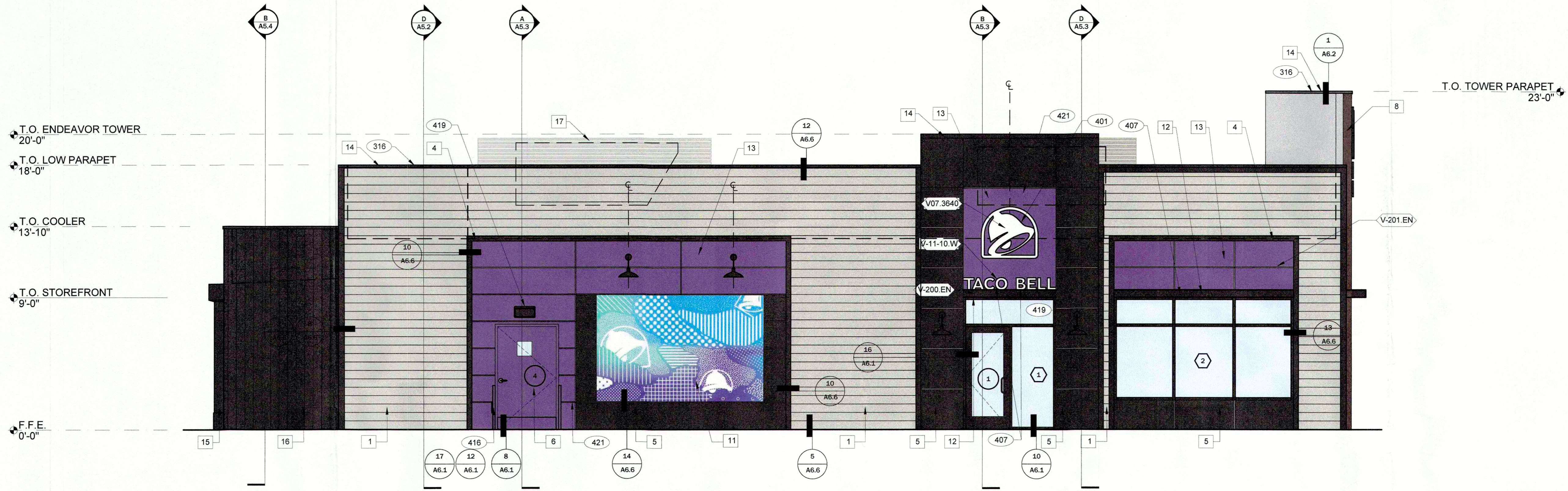


**SITE SECTIONS**

**PROPOSED TACO BELL RESTAURANT**  
 3571 MOHEGAN AVENUE  
 TOWN OF YORKTOWN, NY

Previous Editions Obsolete





**EAST ELEVATION** 1/4" = 1'-0" **A**

Revisions

No.	Description	Date

Approval Stamp:

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
<b>TOWER</b>			
V-04.3640	2	LARGE SWINGING BELL PURPLE LOGO 3' 6" X 4' 0"	A4.1
V-09.16W	2	LARGE TB 16" CHANNEL LETTERS WHITE (2) STACKED (1) LINEAR	A4.1
<b>SIDE ENTRY</b>			
V-07.3640	1	LARGE SWINGING BELL FLAT CUT OUT WALL MOUNTED 3' 6" X 4' 0" WHITE	A4.0
V-11.10W	1	TB 10" LETTER - FLAT CUT OUT - LINEAR - AWNING MOUNTED - UP LIT - WHITE	A4.0
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 6' 3" BLACK	A4.0
<b>DRIVE THRU</b>			
V-101.DT	1	DT AWNING (OVER DT) 9' 0" X 4' 0" BLACK	A4.1
V-102.DT	1	DT AWNING (OVER DT) 4' 0" X 4' 0" BLACK	A4.1
<b>EYEBROW AWNINGS</b>			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16' 7" X 6" H X 1' 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" L X 6" H X 1' 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12' L 6" H X 1' 4" D BLACK	A4.0

**SIGNAGE** **E**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE RUSTIC 144"L X 8.25"W; 7" EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	SEE D / A 7.2
2	SCUPPERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	SEE D / A 7.2
3	DOWN SPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	SEE D / A 7.2
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x5.5"	CYBERSPACE (SW7076), SEMI-GLOSS	SEE D / A 7.2
5	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	CYBERSPACE (SW7076), SEMI-GLOSS	SEE D / A 7.2
6	HOLLOW METAL DOOR	-	-	PURPLE TB2603C & FRAME, SEMI-GLOSS	SEE D / A 7.2
7	AWNINGS	-	-	CYBERSPACE (SW7076), SEMI-GLOSS	SEE D / A 7.2
8	CORNER TOWER	-	-	WEATHERED RUSTIC- WESTERN STATES	SEE D / A 7.2
9	RECESS OF SIDE ENTRY PORTAL	-	-	PURPLE (ST2603C)	SEE D / A 7.2
10	EXTERIOR ARTWORK PANELS (OPTIONAL)	JAMES HARDIE	REVEAL PANEL SYSTEM	PURPLE STB2603C RUSTIC	SEE D / A 7.2
11	EXTERIOR MURAL	-	-	-	SEE D / A 7.2
12	METAL CANOPIES	SIGNAGE VENDOR	-	-	SEE D / A 7.2
13	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	PURPLE (SW/TB2603C)	SEE D / A 7.2
14	METAL PARAPET CAP	-	-	CYBERSPACE (SW7076)	SEE D / A 7.2
15	DOWN SPOUTS	-	-	CYBERSPACE (SW7076), SEMI-GLOSS	SEE D / A 7.2
16	SIDING	JAMES HARDIE	ARTISAN V-GROOVE RUSTIC 144"L X 8.25"W; 7" EXPOSURE COMES PRIMED FOR PAINT	CYBERSPACE (SW7076), SEMI-GLOSS	SEE D / A 7.2
17	HVAC SCREENING	-	-	-	SEE D / A 7.2

**EXTERIOR FINISH SCHEDULE** **B**

- 316 METAL PARAPET CAP.
- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 407 METAL CANOPIES BY SIGNAGE VENDOR. SEE SCHEDULE FOR FINISH.
- 408 CO2 FILLER VALVE & COVER.
- 416 HOSE BIB BOX AT 18" A.F.F.
- 419 EXTERIOR LIGHT FIXTURE. COORDINATE WITH ELECTRICAL DRAWINGS.
- 421 MURAL.

**KEY NOTES** **E**

- MISCELLANEOUS**
- A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
- SEALERS (REFER TO SPECS)**
- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
  - B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
  - C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.
- CRITICAL DIMENSIONS**
- A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

**GENERAL NOTES** **D**

**NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.**

**PAINTING**  
 APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.  
 PRIMER: 1 COAT SW A24W8300  
 FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.  
 A-100 EXTERIOR LATEX SATIN.

**APPROVED**  
 Resolution Number 21-24  
 Date 3/27/2021

**PAINT NOTES** **C**

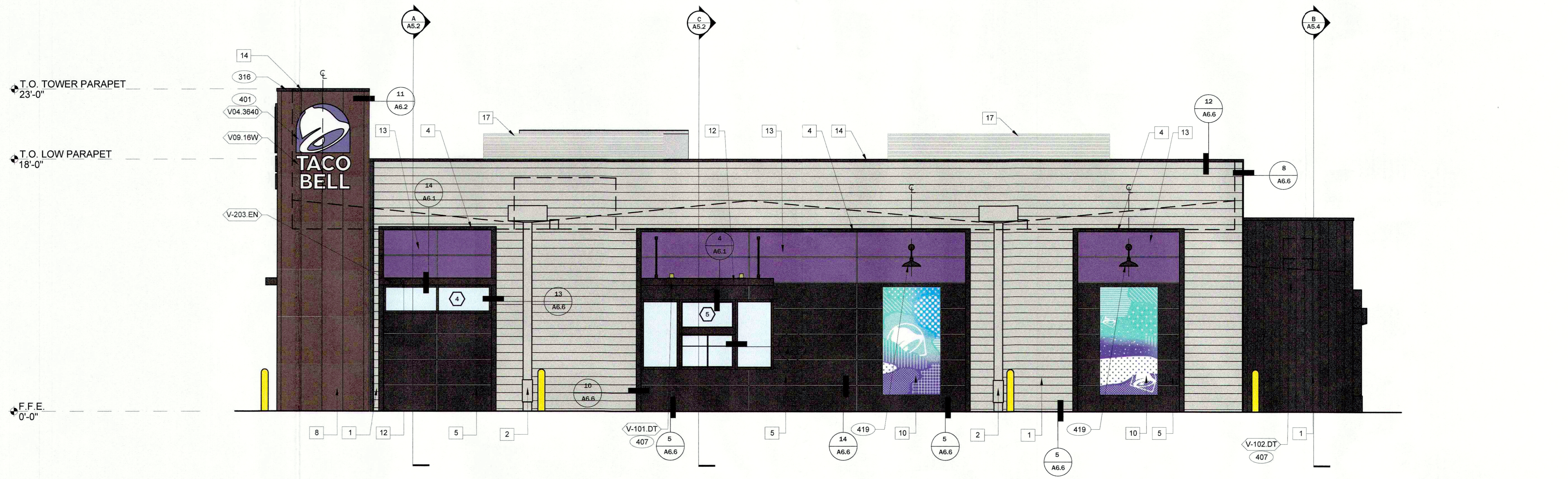


Taco Bell  
 3571 Mohegan Avenue  
 Yorktown, New York 10547  
 Medium 40

Exterior Elevations

Project No. W061-20  
 Date: 07/17/2020  
 Drawn By: SM  
 Scale: As Noted  
 NY License No. 029493

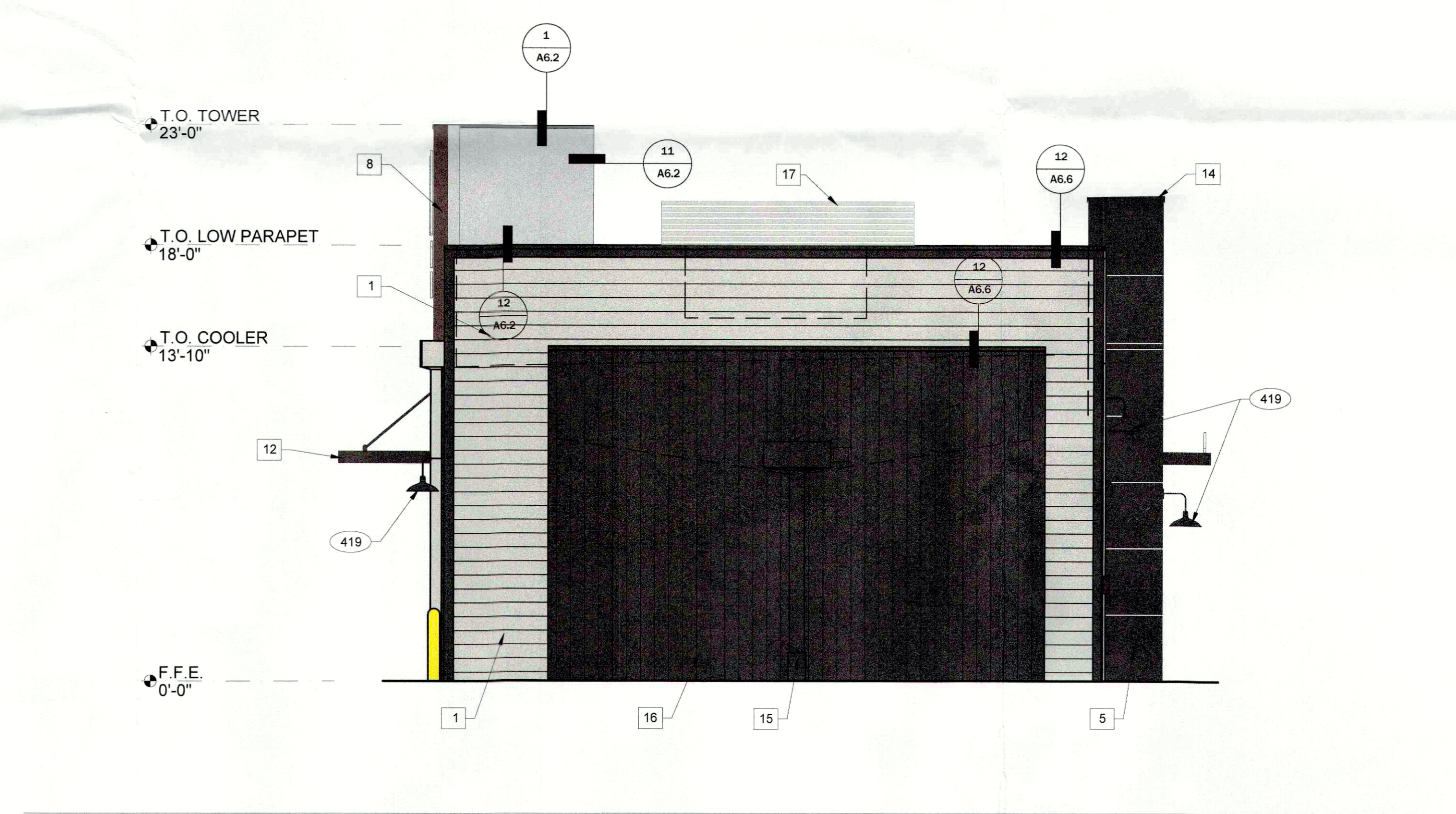
**A4.0**



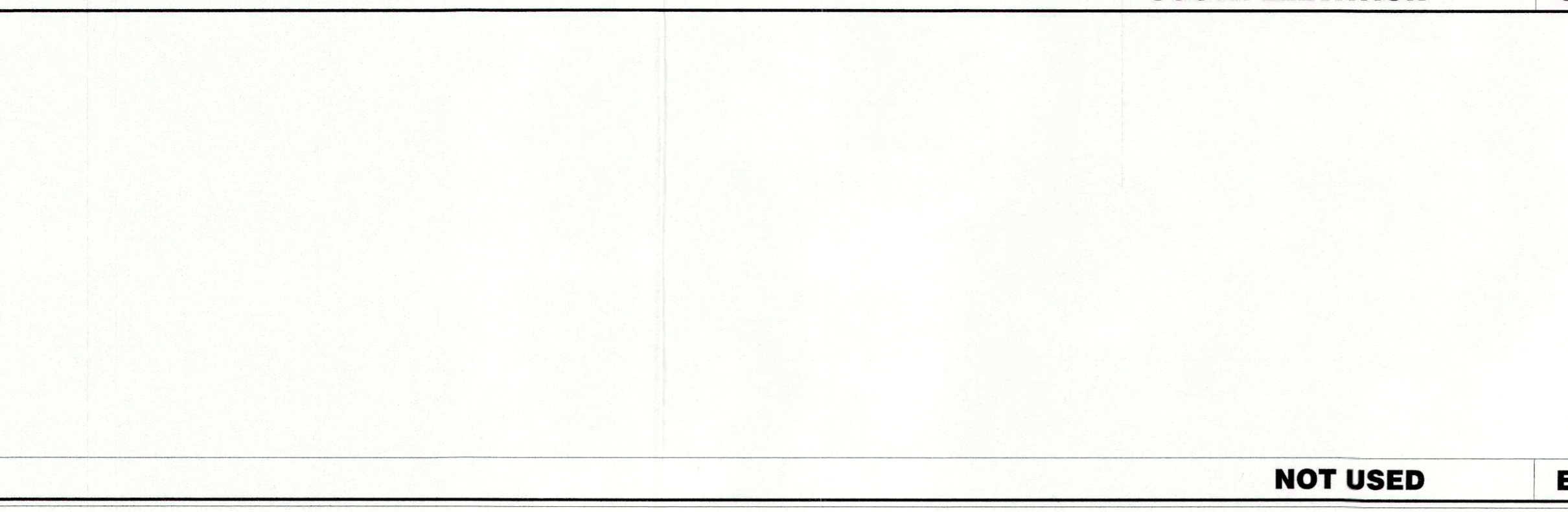
**WEST ELEVATION** 1/4" = 1'-0" **A**



**SOUTH ELEVATION** 1/4" = 1'-0" **C**



**NORTH ELEVATION** 1/4" = 1'-0" **B**



**NOT USED** **E**

**KEY NOTES** **D**

NOTE: REFERENCE TO SHEET A4.0 FOR COLOR LEGEND

- (316) METAL PARAPET CAP.
- (401) BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- (407) METAL CANOPIES BY SIGNAGE VENDOR. SEE SCHEDULE FOR FINISH.
- (408) CO2 FILLER VALVE & COVER.
- (416) HOSE BIB BOX AT 18" A.F.F.
- (419) EXTERIOR LIGHT FIXTURE. COORDINATE WITH ELECTRICAL DRAWINGS.
- (421) MURAL.

Revisions

No.	Description	Date

Approval Stamp:

Taco Bell  
 3571 Mohegan Avenue  
 Yorktown, New York 10547  
 Medium 40

Exterior Elevations

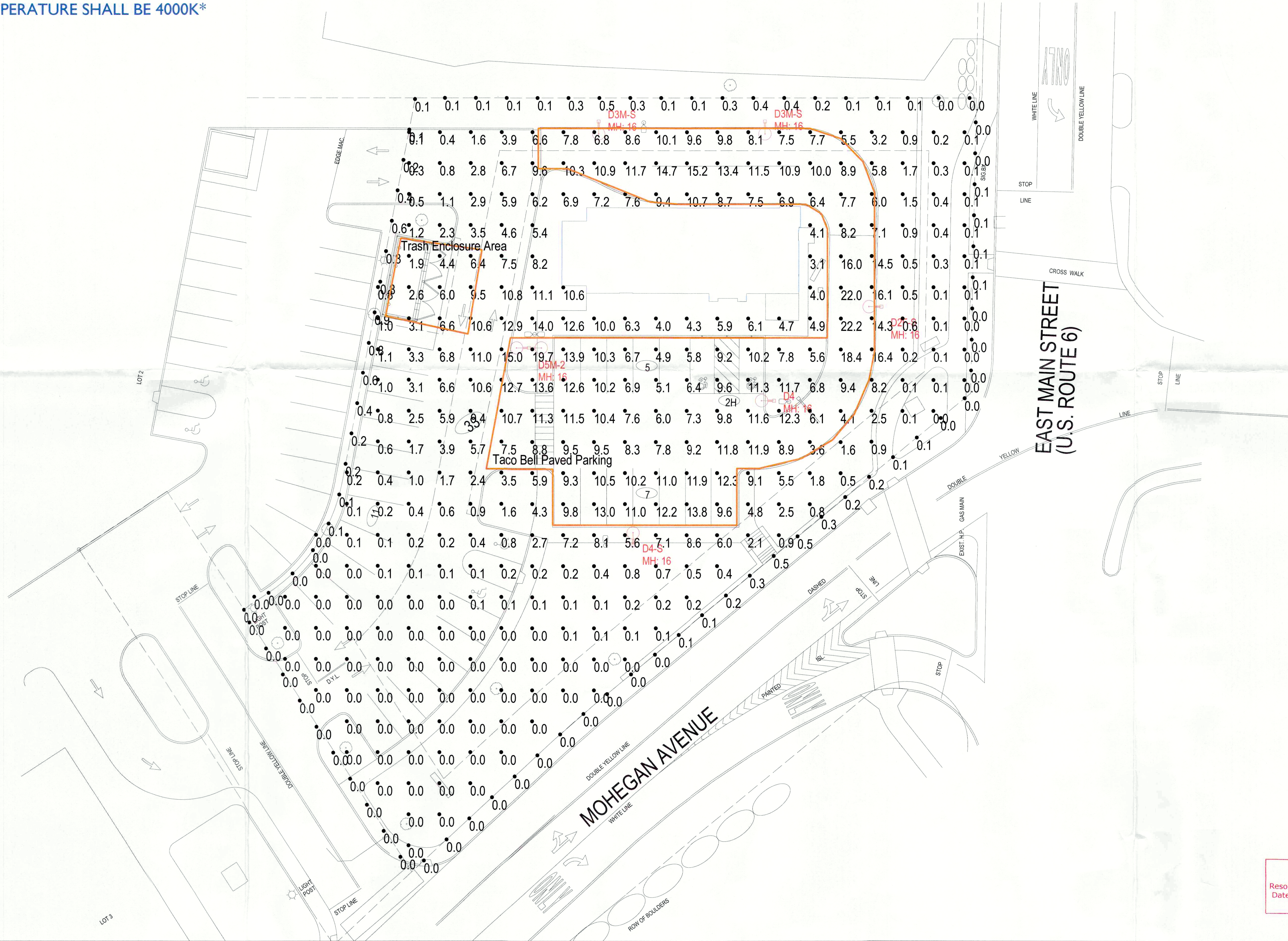
Project No. W061-20  
 Date: 07/17/2020  
 Drawn By: SM  
 Scale: As Noted  
 NY License No. 029493

ALL TYPES: 16'0" MOUNTING HEIGHT

Luminaire Schedule							
Scene: DSS							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Luminaire Watts	LLF
	1	D2F-S	SINGLE	DSS30-PLED-II-FR-80LED-875mA-NW-HS	19262	226.8	1.000
	2	D3M-S	SINGLE	DSS30-PLED-III-M-80LED-875mA-NW-HS	19157	226.8	1.000
	1	D4	SINGLE	DSS30-PLED-IV-80LED-875mA-NW	26147	226.8	1.000
	1	D4-S	SINGLE	DSS30-PLED-IV-80LED-875mA-NW-HS	19789	226.8	1.000
	1	D5M-2	D180°	DSS30-PLED-VSQ-M-80LED-875mA-NW	26798	226.8	1.000

Calculation Summary							
Scene: DSS							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.18	0.9	0.0	N.A.	N.A.
Taco Bell Paved Parking	Illuminance	Fc	10.21	22.2	3.6	2.84	6.17
Trash Enclosure Area	Illuminance	Fc	5.06	9.5	1.9	2.66	5.00

\*COLOR TEMPERATURE SHALL BE 4000K\*



NOTES:  
 See schedule for luminaire specifications.  
 Luminaire Symbols are not to scale.  
 Varying the position, mounting height, or orientation from what is specified in this drawing will invalidate the calculation performed.

DRAWN BY: L.C.P.  
 AGENCY: Stan Deutsch Associates  
 Date: 10/12/2020  
 SCALE: 1/16" = 10'

Point-By-Point Illuminance Calculation  
 (At Grade)  
 Taco Bell  
 3571 Mohegan Ave.

**APPROVED**  
 Resolution Number 21-24  
 Date 9/27/2021