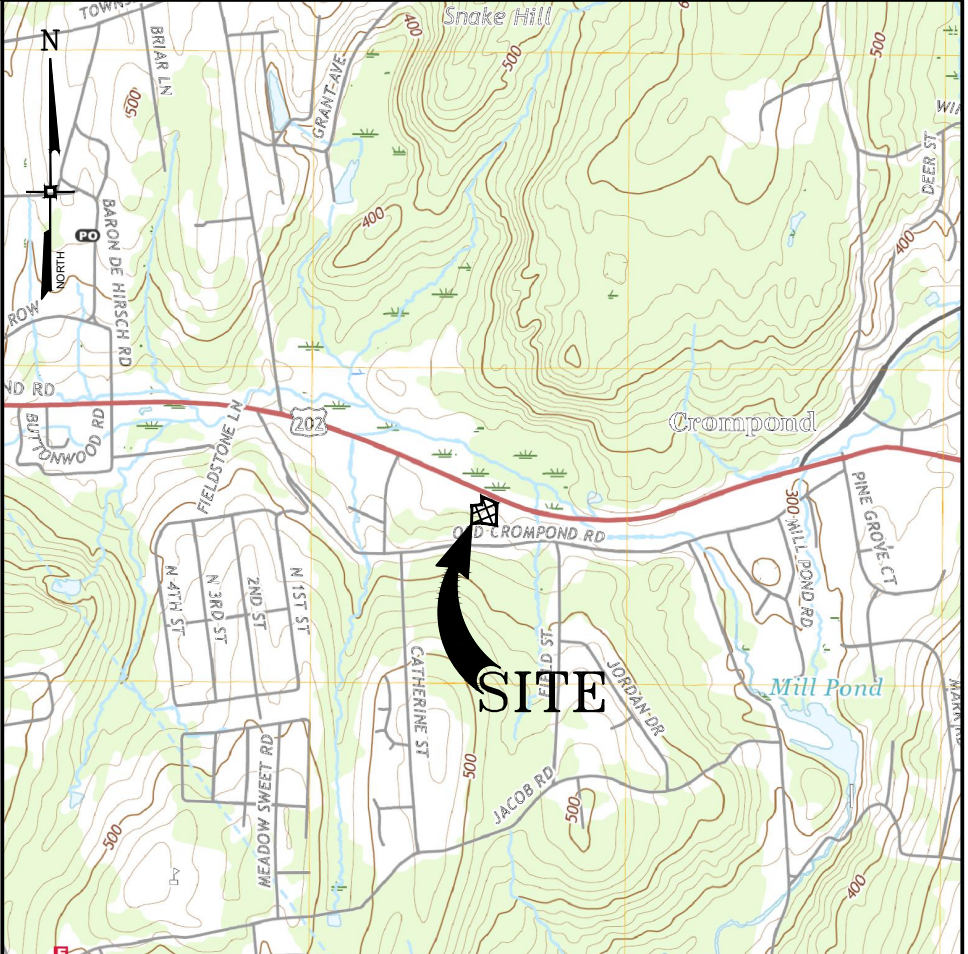


GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 35 08 BLOCK 1 LOTS 11, 14, 15 & 23
- 2. TOTAL AREA OF SUBJECT PARCELS: 1.357± ACRES.
- 3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES PC ON OCTOBER 21, 2022.
- 4. 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.
- 5. OWNER / APPLICANT: SDML REALTY, LLC
PO BOX 755
CROMPOND, NY 10517
- 6. THE PROPOSED LOT SHALL BE SERVICED BY PUBLIC WATER AND SEWER SERVICES.
- 7. 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.
- 8. 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 36119C0306F, PANEL NUMBER 36 OF 426, EFFECTIVE DATE SEPTEMBER 28, 2007.



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 |

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DRAWING STATUS

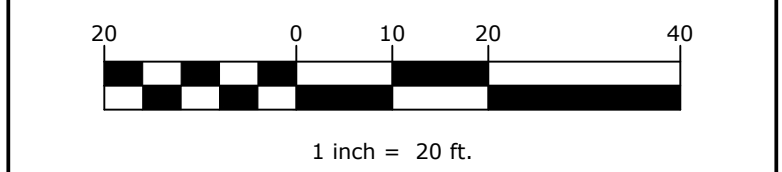
| DRAWING STATUS | | ISSUE DATE: | |
|--|------------|--------------------------|------------|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | | 12/16/22 | |
| | NUMBER | | NUMBER |
| <input type="checkbox"/> CONCEPT APPROVAL | N/A OF N/A | <input type="checkbox"/> | 1 OF 11 |
| <input checked="" type="checkbox"/> PLANNING BOARD APPROVAL | 1 OF N/A | <input type="checkbox"/> | 1 OF N/A |
| <input type="checkbox"/> WCDOH REALTY SUBDIVISION APPROVAL | N/A OF N/A | <input type="checkbox"/> | N/A OF N/A |
| <input type="checkbox"/> WCDOH WATERMAIN EXTENSION APPROVAL | N/A OF N/A | <input type="checkbox"/> | N/A OF N/A |
| <input type="checkbox"/> NYSDEC APPROVAL | N/A OF N/A | <input type="checkbox"/> | N/A OF N/A |
| <input type="checkbox"/> NYS DOT APPROVAL | N/A OF N/A | <input type="checkbox"/> | N/A OF N/A |
| <input type="checkbox"/> OTHER | N/A OF N/A | <input type="checkbox"/> | N/A OF N/A |
| <input type="checkbox"/> FOR BID | N/A OF N/A | <input type="checkbox"/> | N/A OF N/A |
| <input type="checkbox"/> FOR CONSTRUCTION | N/A OF N/A | <input type="checkbox"/> | 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



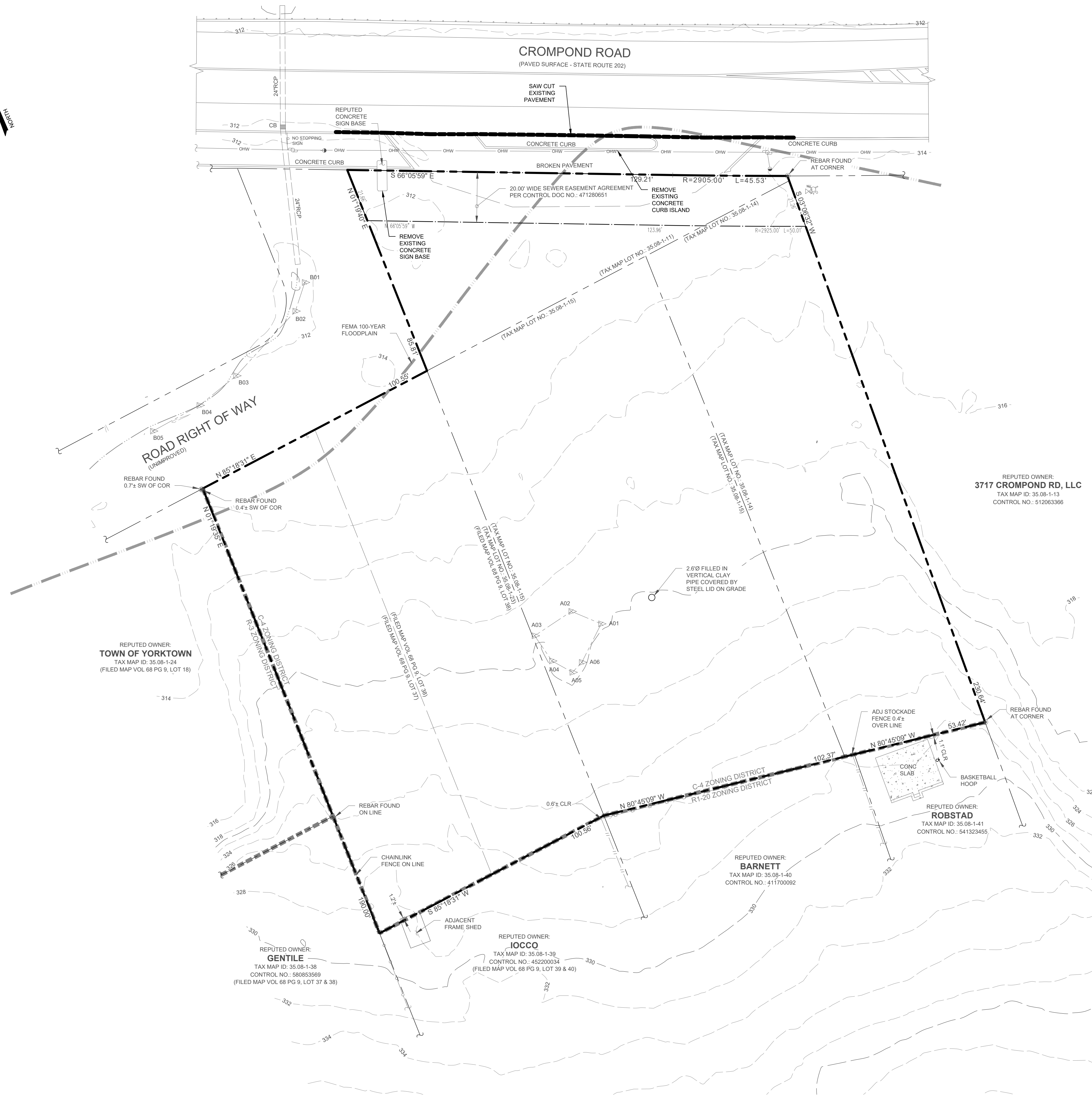
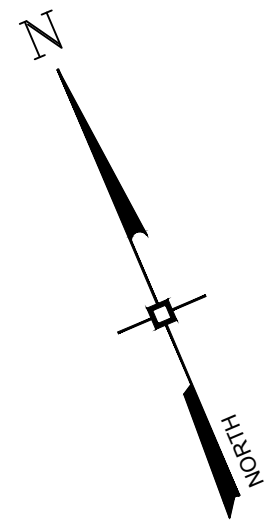
ENGINEERING & SURVEYING PROPERTIES, PC
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

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: | 0 | TAX LOT: | 35.08-1-11, 14, 15 & 23 |

C-101



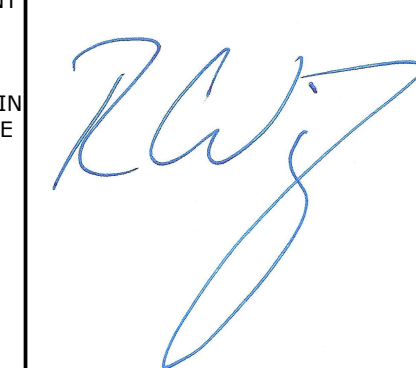

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| DRAWING STATUS | | ISSUE DATE: |
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| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | | 12/16/22 |
| SHEET NUMBER | | |
| <input type="checkbox"/> | CONCEPT APPROVAL | N/A OF N/A |
| <input checked="" type="checkbox"/> | PLANNING BOARD APPROVAL | 2 OF 11 |
| <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"/> | NYS DOT 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

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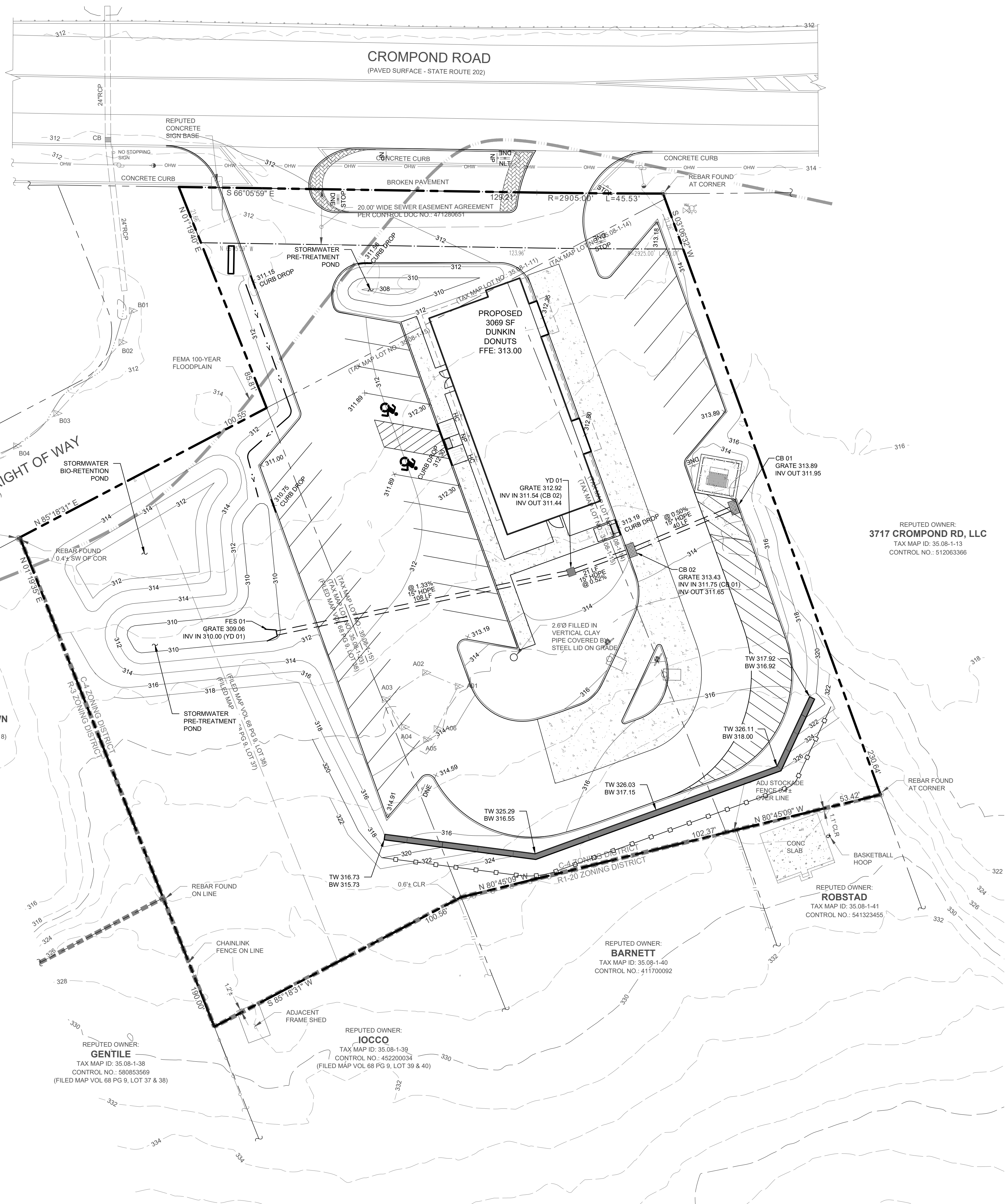
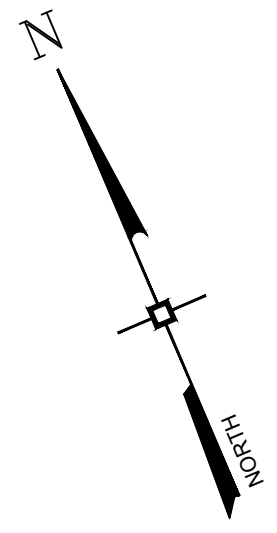
EXISTING CONDITIONS & DEMOLITION PLAN

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: | 0 | TAX LOT: | 35.08-1-11, 14, 15 & 23 |

C-102

1932.01 - 2206 - Town of Yorktown Current Bonus 1932.01 - Site Plan.dwg
Date Printed: Dec 23, 2022, 12:12pm



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| DRAWING STATUS | | ISSUE DATE: |
|---|--|-------------|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | | 12/16/22 |
| CONCEPT APPROVAL | | N/A OF N/A |
| PLANNING BOARD APPROVAL | | 3 OF 11 |
| WCDOH REALTY SUBDIVISION APPROVAL | | N/A OF N/A |
| WCDOH WATERMAIN EXTENSION APPROVAL | | N/A OF N/A |
| NYSDEC APPROVAL | | N/A OF N/A |
| NYS DOT APPROVAL | | N/A OF N/A |
| OTHER | | N/A OF N/A |
| FOR BID | | N/A OF N/A |
| FOR CONSTRUCTION | | N/A OF N/A |

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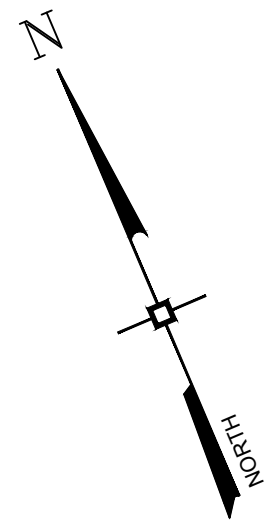
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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 20 ft.

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| ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs | MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM | | |
| | | GRADING & DRAINAGE 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: | 0 | TAX LOT: | 35.08-1-11, 14, 15 & 23 |

C-103



LUMINAIRE SCHEDULE

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lumens Per Lamp | Light Loss Factor | Wattage | Distribution |
|--------|-------|-----|-------------------|-----------------------------------|--|-----------------|-------------------|---------|---|
| | A | 2 | LITHONIA LIGHTING | DSX0 LED P1 40K 80CRI T5M | D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 5 Medium | 4,590 | 1 | 33.21 | TYPE VS, BUG RATING: B3 - U0 - G1 |
| | B | 9 | LITHONIA LIGHTING | DSX0 LED P1 40K 80CRI BLC3 EGS | D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield | 2,976 | 0.89 | 33.21 | TYPE III, SHORT, BUG RATING: B0 - U2 - G1 |
| | C | 1 | LITHONIA LIGHTING | DSX0 LED P1 40K 80CRI LCCO EGS | D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control External Glare Shield | 2,019 | 0.89 | 33.21 | TYPE I, SHORT, BUG RATING: B0 - U0 - G1 |
| | D | 1 | LITHONIA LIGHTING | DSX0 LED P1 40K 80CRI RCCO EGS | D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield | 2,019 | 0.89 | 33.21 | TYPE IV, SHORT, BUG RATING: B0 - U0 - G1 |
| | E | 4 | HOLOPHANE | HLWPC2 P10 40K XX ASYDF | Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage Asymmetric Diffuse | 2,969 | 0.95 | 28 | TYPE IV, VERY SHORT, BUG RATING: B1 - U0 - G1 |
| | F | 15 | HOLOPHANE | HLWPC2 P10 40K XX T4M XXXXX 80CRI | Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage Type IV Medium with 80 CRI LEDs | 2,728 | 0.95 | 28 | TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1 |


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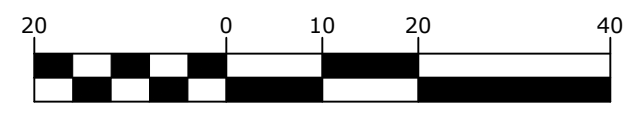
| DRAWING STATUS | | ISSUE DATE: |
|---|--------|--------------|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | | 12/16/22 |
| | | SHEET NUMBER |
| <input type="checkbox"/> CONCEPT APPROVAL | N/A OF | N/A |
| <input checked="" type="checkbox"/> PLANNING BOARD APPROVAL | 6 OF | 11 |
| <input type="checkbox"/> 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 |

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



1 inch = 20 ft.


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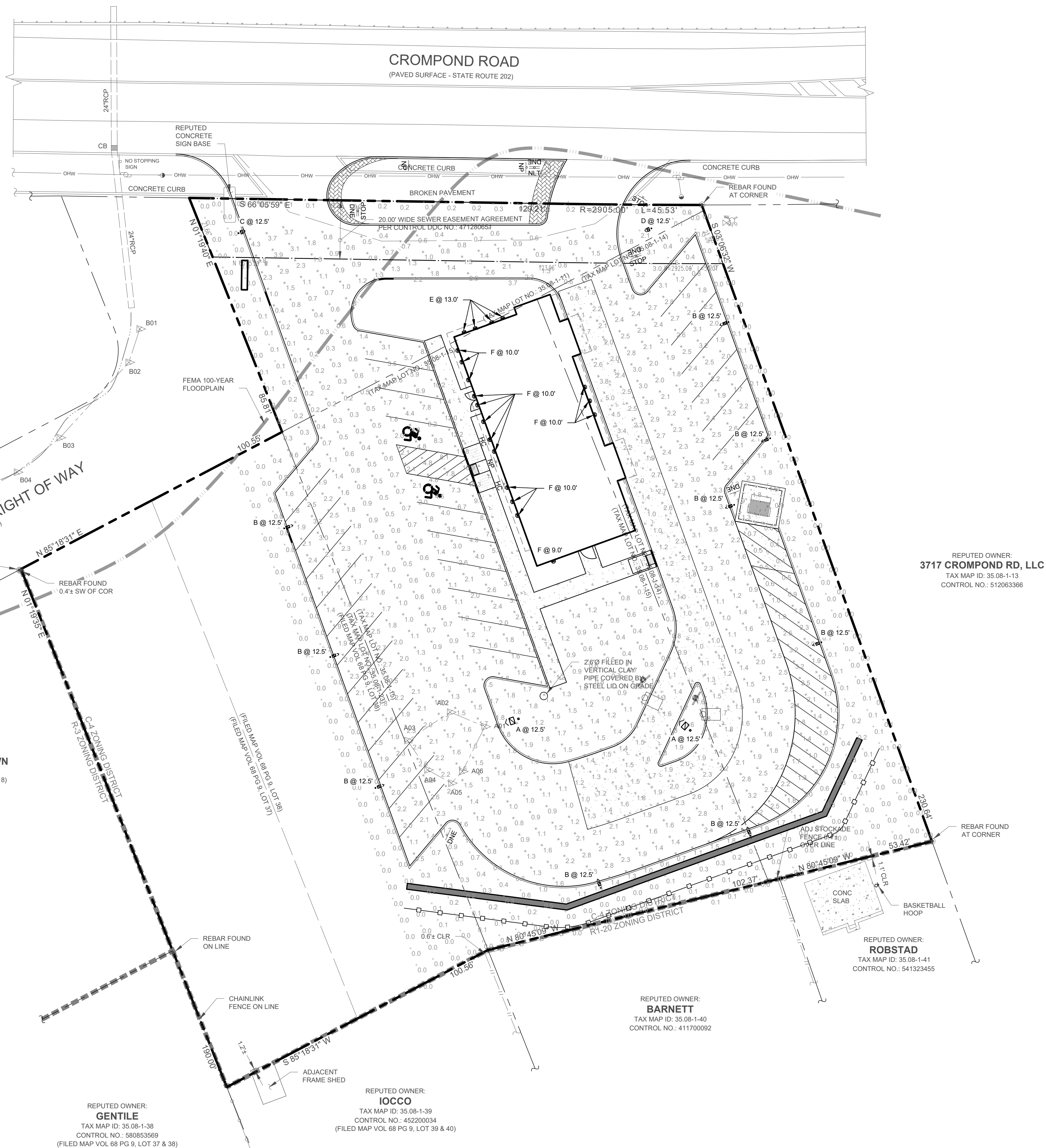
MONTGOMERY OFFICE
 71 CLINTON STREET
 MONTGOMERY, NY 12549
 Ph: (845) 457-7727
 WWW.EP-PC.COM

LIGHTING 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: | 0 | TAX LOT: | 35.08-1-11, 14, 15 & 23 |

C-106



REPUTED OWNER:
TOWN OF YORKTOWN
TAX MAP ID: 35.08-1-24
(FILED MAP VOL 68 PG 9, LOT 18)

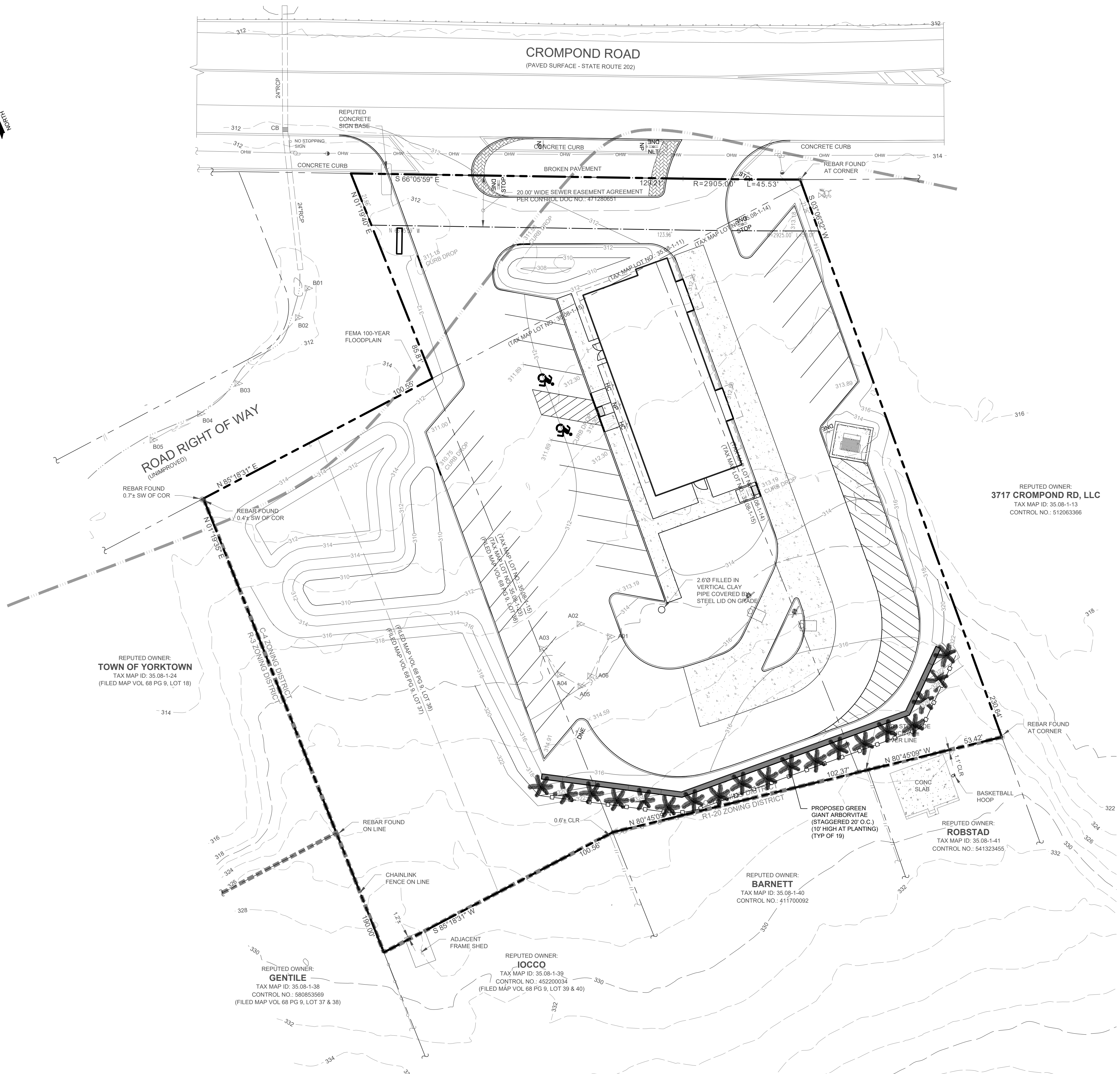
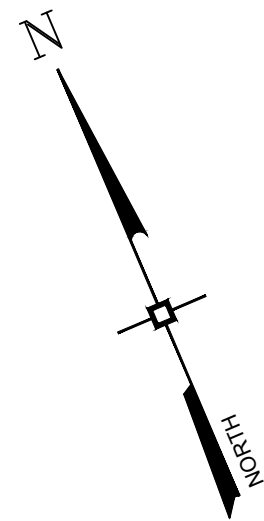
REPUTED OWNER:
3717 CROMPOND RD, LLC
TAX MAP ID: 35.08-1-13
CONTROL NO.: 512063366

REPUTED OWNER:
BARNETT
TAX MAP ID: 35.08-1-40
CONTROL NO.: 411700092

REPUTED OWNER:
ROBSTAD
TAX MAP ID: 35.08-1-41
CONTROL NO.: 541323455

REPUTED OWNER:
IOCCO
TAX MAP ID: 35.08-1-39
CONTROL NO.: 452200034
(FILED MAP VOL 68 PG 9, LOT 39 & 40)

REPUTED OWNER:
GENTILE
TAX MAP ID: 35.08-1-38
CONTROL NO.: 580653569
(FILED MAP VOL 68 PG 9, LOT 37 & 38)



REPUTED OWNER:
TOWN OF YORKTOWN
TAX MAP ID: 35.08-1-24
(FILED MAP VOL 68 PG 9, LOT 18)

REPUTED OWNER:
GENTILE
TAX MAP ID: 35.08-1-38
CONTROL NO.: 580853569
(FILED MAP VOL 68 PG 9, LOT 37 & 38)

REPUTED OWNER:
IOCCO
TAX MAP ID: 35.08-1-39
CONTROL NO.: 452200034
(FILED MAP VOL 68 PG 9, LOT 39 & 40)

REPUTED OWNER:
BARNETT
TAX MAP ID: 35.08-1-40
CONTROL NO.: 411700092

REPUTED OWNER:
ROBSTAD
TAX MAP ID: 35.08-1-41
CONTROL NO.: 541323455

REPUTED OWNER:
3717 CROMPOND RD, LLC
TAX MAP ID: 35.08-1-13
CONTROL NO.: 512063366

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| DRAWING STATUS | | ISSUE DATE: | |
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| | | SHEET NUMBER | |
| <input type="checkbox"/> | CONCEPT APPROVAL | N/A | OF N/A |
| <input checked="" type="checkbox"/> | PLANNING BOARD APPROVAL | 7 | OF 11 |
| <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"/> | NYS DOT 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 |
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Ray

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

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1 inch = 20 ft.

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

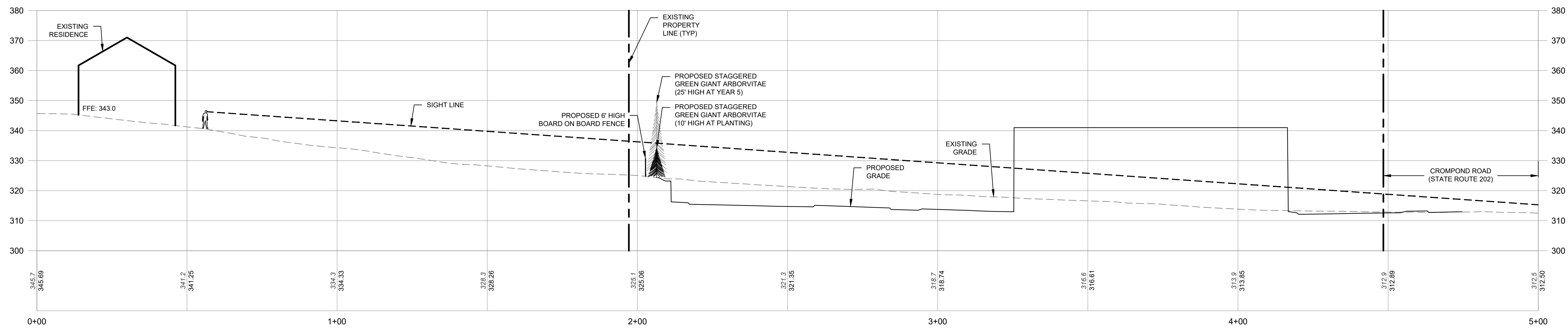
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71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

PRELIMINARY LANDSCAPING PLAN

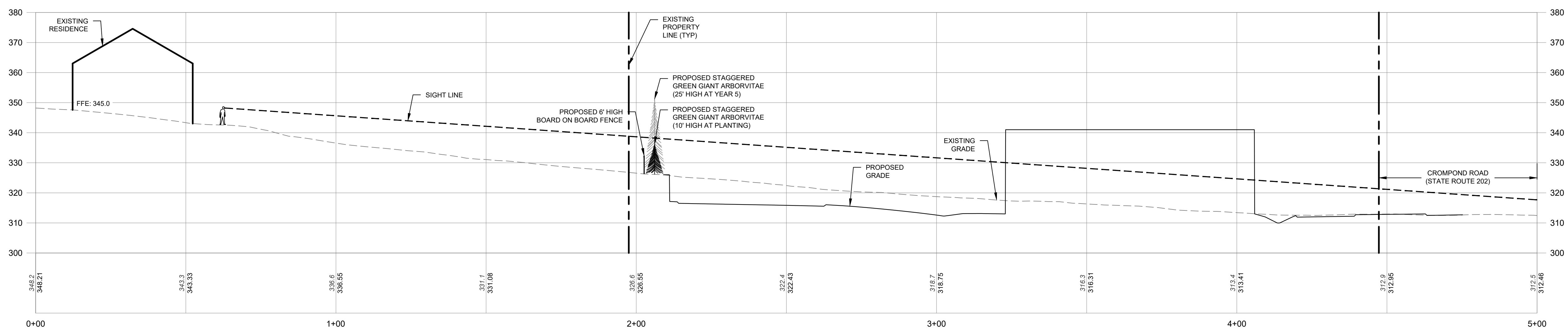
SDML REALTY, LLC.
3735 CROMPOND ROAD
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK

| | | | |
|-----------|----------|-----------|-------------------------|
| JOB #: | 1932.01 | DRAWN BY: | RMB |
| DATE: | 12/16/22 | SCALE: | 1" = 20' |
| REVISION: | 0 | TAX LOT: | 35.08-1-11, 14, 15 & 23 |

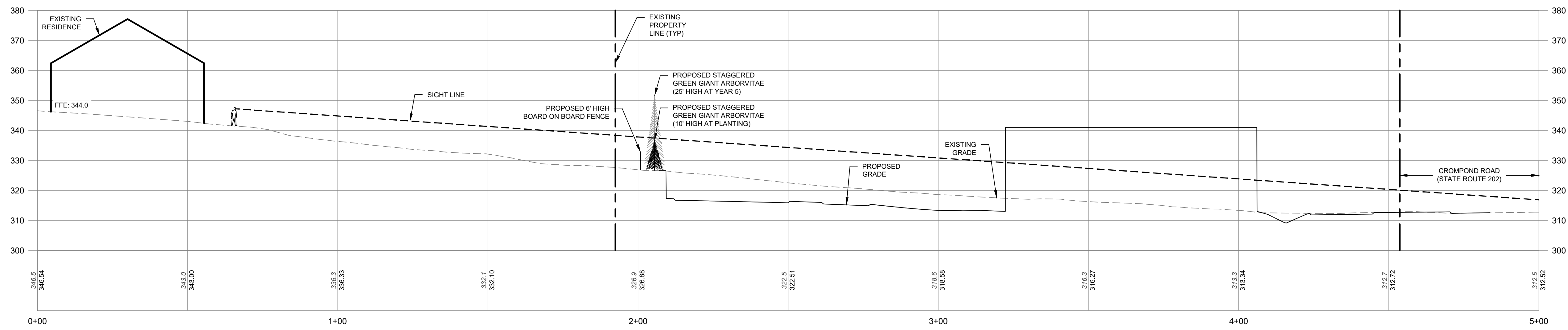
C-107



3756 OLD CROMPOND ROAD LINE OF SIGHT PROFILE
SCALE: 1"=20' (H / V)



3744 OLD CROMPOND ROAD LINE OF SIGHT PROFILE
SCALE: 1"=20' (H / V)



3738 OLD CROMPOND ROAD LINE OF SIGHT PROFILE
SCALE: 1"=20' (H / V)


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| DRAWING STATUS | | ISSUE DATE: | |
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| WCDOH WATERMAIN EXTENSION APPROVAL | | N/A | OF N/A |
| NYSDEC APPROVAL | | N/A | OF N/A |
| NYS DOT APPROVAL | | N/A | OF N/A |
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 1 inch = 20 ft.

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| DATE: | 12/16/22 | SCALE: | 1" = 20' |
| REVISION: | 0 | TAX LOT: | 35.08-1-11, 14, 15 & 23 |

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