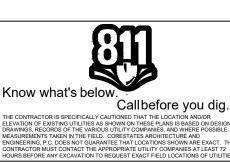
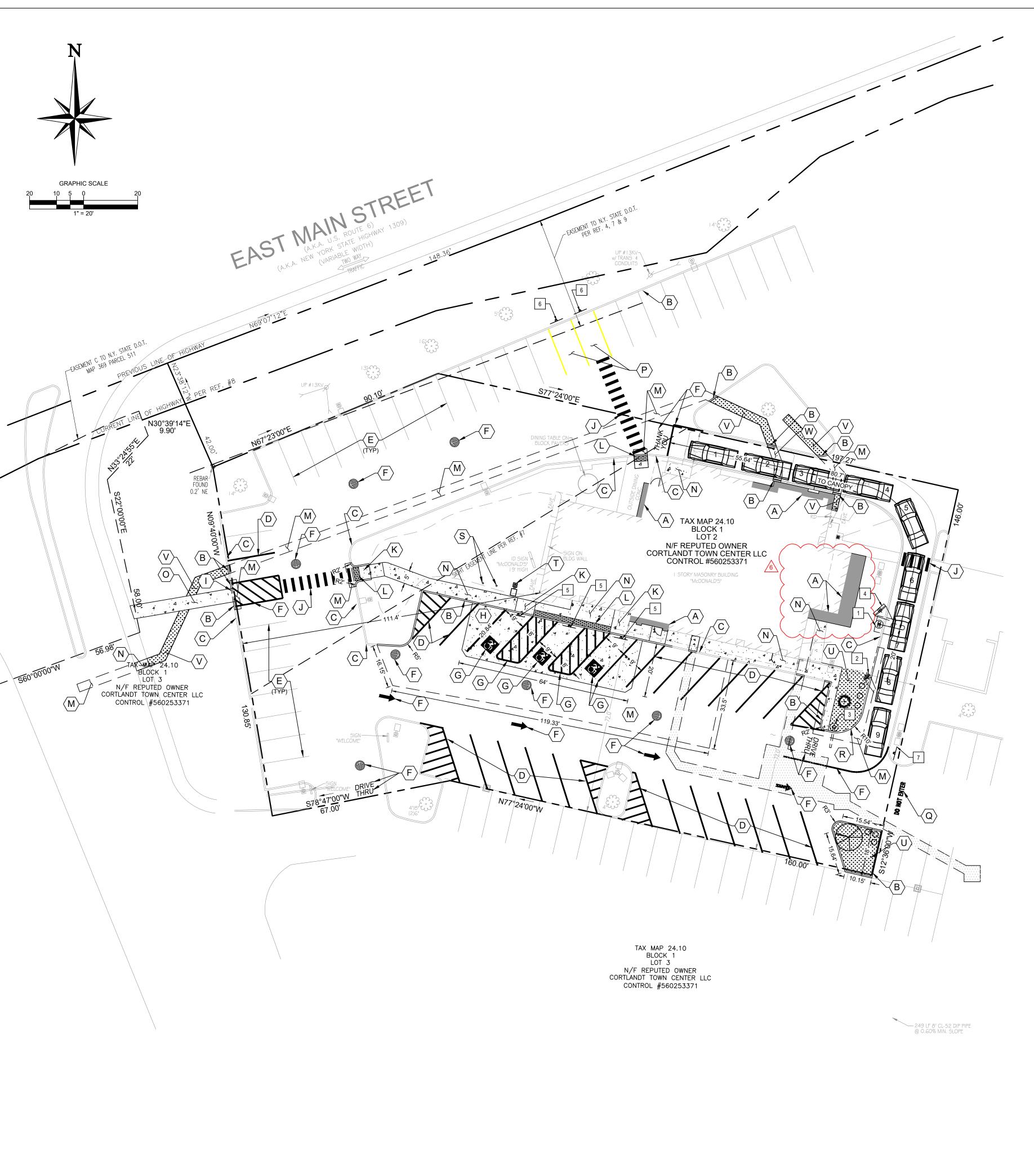


WRITTEN CONSENT OF CORESTATES
ARCHITECTURE AND ENGINEERING P.C. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES ARCHITECTURE AND ENGINEERING P.C HARMLESS FROM ALL CLAIMS AND LOSSES.





#### GENERAL DEVELOPMENT NOTES:

- BASES, ANCHOR BOLTS, CONDUIT AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL
- PROPOSED UTILITIES ARE ONLY SHOWN IN SCHEMATIC LAYOUT. EXACT LOCATIONS SHALL BE DETERMINED PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL HALT WORK AND NOTIFY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND
- PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAYMENT UNLESS OTHERWISE
- NOTED ON THESE PLANS.
- 5. ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.
- EXISTING CONDITIONS ARE BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY GALLAS SURVEYING GROUP DATED 3/13/2017.
- 7. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 8. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED
- BY THE OWNER. ANY DAMAGE TO THE EXISTING CURB AS A RESULT OF THIS DEVELOPMENT MUST BE REPLACED
- 10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND NEW STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE
- 11. ALL NEW BUILDING SIGNAGE WILL COMPLY WITH ZONING REGULATIONS.
- 12. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- 13. ALL QUANTITIES SHOWN ON PLANS ARE APPROXIMATE AND FOR REFERENCE ONLY
- 14. CONTRACTOR TO VERIFY ALL MINIMUMS CALLED OUT ON THE CIVIL PLANS AND SHALL NOTIFY THE ENGINEER OF RECORD AND ACM IF MINIMUMS CANNOT BE MET.
- 15. REFER TO SHEET C2 FOR GENERAL NOTES.

COMPLETION OF THE CONSTRUCTION.

#### SITE KEY NOTES:

- PROPOSED BUILDING ADDITION. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED CURB. REFER TO DETAIL ON SHEET C7.
- EXISTING CURB TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- PROPOSED PARKING STRIPING. MUST BE LONG LIFE EPOXY. REFER TO DETAIL ON SHEETS C7. EXISTING PARKING STRIPING TO REMAIN (TYP.). CONTRACTOR TO PROTECT IN PLACE.
- PROPOSED PAVEMENT MARKINGS. MUST BE LONG LIFE EPOXY. REFER TO DETAIL ON PROPOSED ADA PARKING STRIPING. MUST BE LONG LIFE EPOXY. REFER TO DETAIL
- ON SHEET C8.
- PROPOSED CONCRETE PAD. REFER TO DETAIL ON SHEET C8. PROPOSED CURB TRANSITION. REFER TO DETAIL ON SHEET C7.
- PROPOSED CROSSWALK. REFER TO DETAIL ON SHEET C7. PROPOSED CURB RAMP. REFER TO DETAIL ON SHEET C7.
- PROPOSED 2' WIDE DETECTABLE WARNING. REFER TO DETAIL ON SHEET C7.
- PROPOSED ASPHALT PAVEMENT. REFER TO DETAIL ON SHEET C8. PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL ON SHEET C8. PROPOSED SIDEWALK CONNECTION TO EXISTING SIDEWALK (WITH OWNER'S
- APPROVAL). CONTRACTOR TO FIELD VERIFY CONNECTION LOCATION AND FEASIBILITY OF CONNECTION. SIDEWALK CONNECTION TO HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%. (OFF LEASE SITE FEATURES SHOWN MAY NOT BE FROM SURVEY.)
- PROPOSED "PULL FORWARD/MOBILE ORDERING" SPACES. REFER TO SHEET C11 FOR
- PROPOSED "DO NOT ENTER" STRIPING. MUST BE LONG LIFE EPOXY. REFER TO DETAIL ON SHEET C8.
- PROPOSED MOUNTABLE CURB. REFER TO DETAIL ON SHEET C7. PROPOSED FLAG POLES. REFER TO FLAG POLE BASE DETAIL ON SHEET C12.
- PROPOSED AREA LIGHT. PROPOSED LANDSCAPE. REFER TO DETAIL ON SHEET C5.
- PROPOSED TRENCH BACKFILL WITH 4" OF TOPSOIL AND GRASS SEEDING TO RESTORE EXISTING LANDSCAPE.
- PROPOSED CONCRETE DRIVE THRU PAD. REFER TO DETAIL ON SHEET C7.

# SIGN LEGEND:

- 1 PROPOSED SPRINGBOARD CANOPY W COD.
- PROPOSED DIGITAL PRE-BROWSE BOARD.
- PROPOSED WELCOME POINT GATEWAY.
- 4 PROPOSED OUTDOOR DIGITAL MENU BOARD (ODMB).
- PROPOSED ACCESSIBLE PARKING SIGNAGE.
- PROPOSED "PULL FORWARD" SIGNAGE. 7 PROPOSED "DO NOT ENTER" SIGN.

REFER TO McDONALD'S "DRIVE-THRU DETAILS / DIGITAL PLATFORM STANDARDS" FOR DIRECTIONS OF EXACT SIGN

VERIFY SIGNAGE WITH SIGN ORDER REQUEST FORM, VERIFY LOCATIONS WITH McDONALD'S REPRESENTATIVE.

# SITE LEGEND

	•
	EXISTING PROPERTY BOUNDARY LINE EXISTING ADJOINING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	PROPOSED ROAD CENTERLINE PROPOSED DITCH CENTERLINE PROPOSED LIMITS OF BMP / DETENTION
	PROPOSED SAWCUT LINE
LOD—LOD—	LIMITS OF DISTURBANCE
	EXISTING CURB
	PROPOSED CURB
	PROPOSED MOUNTABLE CURB
	PROPOSED BUILDING
	PROPOSED ASPHALT
2 A A	PROPOSED CONCRETE
	PROPOSED BRICK PAVERS
*********	PROPOSED LANDSCAPE
wv S	EXISTING SANITARY STRUCTURES
	EXISTING WATER STRUCTURES

PROPOSED PARKING COUNT

# **GENERAL NOTES:**

2. PROPERTY OWNER:

SITE ADDRESS:

4. ZONING DATA:

THIS DRAWING REFERENCES: BOUNDARY & TOPOGRAPHIC SURVEY TOWN OF CORTLANDT, STATE OF NEW YORK

> MAP No. 1, GULL MANOR, BLOCK No. 1102 WESTCHESTER COUNTY PREPARED BY: GALLAS SURVEYING GROUP.

DATED: 03/13/2017

McDONALDS CORPORATION 1 McDONALDS PLAZA OAKBROOK, IL 60523

CORTLANDT TOWN CENTER, LLC 411 THEODORE FREMD AVE, STE 300 RYE, NY 10580

3039 EAST MAIN STREET MOHEGAN LAKE, NY 10547

WESTCHESTER COUNTY, STATE OF NEW YORK

ZONED: CD - DESIGNED COMMERCIAL TAX MAP 24.10, BLOCK 1, LOT 2 PROPOSED USE: RESTAURANT (PERMITTED)

FAST FOOD RESTAURANT WITH DRIVE-THRU (PERMITTED BY SPECIAL USE) BASED ON LEASE AREA: PROPOSED MIN. LOT AREA: 0.25 AC. 0.84 AC. 0.84 AC. MIN. LOT FRONTAGE: 50.0' 90.01' 90.01'

146.00'

60.61'

146.00'

60 61'

MIN. FRONT YARD:(N.W.) 11.7' NE / 72.0' SW 11.7' NE / 72.0' SW MIN. SIDE YARD:(N.E. / S.W.) 0' MIN-REAR-YARD:(S.E.) 0' 33.37' 33.37'

**IMPERVIOUS** SURFACE: (30,727.4 S.F.) (30,883.4 S.F.) MAX.HEIGHT: 40' 16'4

PARKING REQUIREMENTS:

MIN. LOT WIDTH:

THE PROPOSED McDONALD'S LOT CONDITION WAS CONSIDERED FOR THIS CALCULATION.

WITH APPROVAL FROM THE TOWN, THE PLAZA OWNERSHIP MAINTAINS A PARKING RATIO OF 5 PARKING SPACES PER 1,000 SF. THE PARKING AREAS SHOWN INCLUDING DRIVEWAYS ARE SHARED IN COMMON WITH ALL TENANTS BY LEASE AGREEMENT.

SPACES)

PARKING SPACES ARE MEASURED TOTALLY WITHIN THE LEASE.

EXISTING McDONALD'S AREA PARKING: 52 SPACES (INCLUDING 3 ACCESSIBLE PROPOSED McDONALD'S AREA PARKING: 43 SPACES (INCLUDING 3 ACCESSIBLE

PARKING STALL DIMENSIONS: EXISTING: 9' X 18' REQUIRED: 9' X 18'

PROPOSED:

6. ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.

ALL PAVEMENT MARKINGS SHALL BE LONG LIFE EPOXY.

- 8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 10. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH
- 11. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. SOLID WASTE REMOVAL BY PRIVATE CARTER. RECYCLABLES/CARBOARD ARE PLACED IN RECYCLE CONTAINER WITHIN TRASH ENCLOSURE FOR
- 12. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL

PROPOSED

30,883.4 S.F.

5,921 S.F.

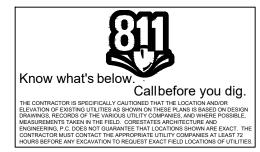
13. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS

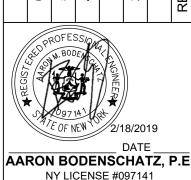
# STORMWATER MANAGEMENT NARRATIVE:

IMPERVIOUS AREA 30,727.4 S.F. PERVIOUS AREA 6,077 S.F.

THE PROPOSED IMPROVEMENTS RESULT IN A DE MINIMIS CHANGE IN IMPERVIOUS COVERAGE. NO ADDITIONAL STORMWATER MANAGEMENT IS REQUIRED.

DOCUMENTS PREPARED BY CORESTATES ARCHITECTURE AND ENGINEERING P.C.,
INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES
ARCHITECTURE AND ENGINEERING P.C. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES ARCHITECTURE AND ENGINEERING P.C HARMLESS FROM ALL CLAIMS AND LOSSES.





S

onald' CD

Д SITE

SITE

MCD.20774