

**SITE LOCATION MAP**  
SCALE: 1" = 2000'

PROPOSED SITE IMPROVEMENT PLANS FOR  
**EXIT 15 AUTO PARK**  
 NEW COUNTRY TOYOTA BUILDING ADDITION &  
 SITE IMPROVEMENTS  
 APPLICANT:  
**COUNTRY REALTY CO.**  
 NEW COUNTRY WAY  
 TOWN OF WILTON, SARATOGA COUNTY, NEW YORK



SITE STATISTICS			
<b>EXISTING ZONING:</b> PLANNED UNIT DEVELOPMENT (PUD)			
<b>MINIMUM PARCEL AREA:</b> 1.0 ACRE			
<b>PARCEL AREA:</b> LOT 1 - 12.64± ACRES			
<b>USE:</b> AUTOMOTIVE SALES & SERVICE			
<b>BULK REQUIREMENTS:</b>			
	REQ	EXISTING	PROPOSED
FRONT YARD	30 FT	51 FT	58 FT
SIDE YARD	20 FT	300 FT	162 FT
REAR YARD	20 FT	>20 FT	>20 FT
BUILDING HEIGHT	36± FT (HABITABLE SPACE) 50 FT (HIGHEST POINT)	32± FT	32 FT
PARKING COUNT (TOTAL SITE)		1008 SPACES	921 SPACES
<b>BUILDING AREA:</b>			
	EXISTING	PROPOSED	TOTAL
BUILDING #1	13,420± SF	NO CHANGE	13,420± SF
BUILDING #2	28,856± SF	NO CHANGE	28,856± SF
BUILDING #3	22,160± SF	12,140± SF	34,300± SF
TOTAL	64,436± SF	12,140± SF	76,576± SF
<b>GREEN SPACE:</b>			
LOT #1 AREA PER PUD	17.09± ACRES (CONSISTING OF LOTS #1 AND #3)		
GREENSPACE REQUIRED FOR LOT #1 PER PUD	5.28± ACRES		
PROPOSED LOT #1 GREENSPACE	7.50± ACRES		
<b>UTILITIES:</b>			
SANITARY PROVISIONS	SCSD		
POTABLE WATER	WWSA		
STORMWATER	ON-SITE		
<b>SNOW STORAGE:</b> ONSITE			
* REFER TO PUD APPENDIX D FOR ADDITIONAL GREEN SPACE INFORMATION			

- STANDARD WILTON SITE PLAN NOTES:**
- ALL LANDSCAPING/PLANTINGS SHALL BE MAINTAINED (REPLANTED IF NECESSARY) ON A YEARLY BASIS. UNMAINTAINED LANDSCAPING IS CONSIDERED A VIOLATION OF SITE PLAN APPROVAL AND SUBJECT TO PENALTIES PER TOWN CODE.
  - A PLANNING BOARD MEMBER, THE BUILDING INSPECTOR AND THE DIRECTOR OF PLANNING AND ENGINEERING MAY VIEW THE SITE, AND ADDITIONAL PLANTINGS INSTALLED AS THEY DEEM NECESSARY, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.).
  - ALL TOWN PLANNING BOARD FEES ARE DUE UPON FINAL APPROVAL, PRIOR TO SIGNING OF ANY MYLARS.
  - SITE PLAN APPROVAL DOES NOT CONSTITUTE SIGNAGE APPROVAL. A SEPARATE SIGN PERMIT APPLICATION IS REQUIRED.
  - CERTIFICATION BY A P.E. THAT THE SITE WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED SITE PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF THE C.O.
  - SUBMISSION OF AS-BUILTS ARE DUE PRIOR TO THE ISSUANCE OF THE C.O.
  - TEMPORARY OR PERMANENT OUTDOOR STORAGE IS PROHIBITED, UNLESS SPECIFICALLY APPROVED AS PART OF THE FINAL SITE PLAN.
  - THE P.E. OR R.L.A.R.S STAMP AND SIGNATURE ON THESE PLANS HEREBY CERTIFIES THAT THESE PLANS CONFORM TO THE REQUIREMENTS OF THE TOWN OF WILTON'S STORMWATER LAW.
  - THE FACILITY OWNER SHALL BE PROVIDED THE STORMWATER OPERATIONS AND MAINTENANCE MANUAL WITH INSTRUCTIONS FOR THE PERIODIC INSPECTION OF THE STORMWATER CONTROL MEASURES. INSPECTIONS SHALL BE PERFORMED BY A PE OR RLA LICENSED BY THE STATE OF NEW YORK. THE INSPECTOR SHALL PREPARE AND SUBMIT TO THE MUNICIPALITY WITHIN 30 DAYS OF THE INSPECTION, A WRITTEN REPORT OF THE FINDINGS INCLUDING RECOMMENDATIONS FOR THOSE ACTIONS NECESSARY FOR THE CONTINUATION OF THE STORMWATER CONTROL MEASURES.
  - THE PAVED ACCESS ROAD TO THE PROPERTY LINE IS FOR THE PURPOSE OF SHARED, CROSS-ACCESS TO THE ADJOINING PARCEL(S) AND AS APPROVED BY THE WILTON PLANNING BOARD AND WHICH CROSS-ACCESS RIGHTS MAY BE DIRECTLY ENFORCED BY THE ADJOINING PARCELS THEMSELVES. IT SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES. ANY CLOSURE OR RESTRICTION OF ACCESS OF ANY KIND SHALL BE DEEMED A VIOLATION OF SITE PLAN APPROVAL. IN THE CASE OF DASHED LINES ON APPROVED PLANS SHOWING A FUTURE PAVED CROSS-ACCESS ROAD, THIS ROAD SHALL BE PAVED TO THE PROPERTY LINE WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE TOWN OF WILTON.
  - ALL STRUCTURES SHALL BE CONSTRUCTED PER ELEVATION RENDERINGS PROVIDED AT FINAL SITE PLAN APPROVAL. ANY DEVIATION IN MATERIAL OR COLOR SPECIFIED ON THE ELEVATION RENDERINGS APPROVED BY THE PLANNING BOARD WILL REQUIRE FURTHER PLANNING BOARD REVIEW.
  - SITE PLAN APPROVAL GRANTED SHALL EXPIRE 18 MONTHS FROM THE DATE OF THE FINAL SITE PLAN APPROVAL BY THE PLANNING BOARD IF ALL FEES AND REQUIRED CONDITIONS OF MYLAR SUBMISSION HAVE NOT BEEN PAID AND COMPLETED. ADDITIONALLY, SITE PLAN APPROVAL SHALL EXPIRE 60 MONTHS FROM FINAL SITE PLAN APPROVAL BY THE PLANNING BOARD UNLESS A BUILDING PERMIT IS SECURED, AND SUBSTANTIAL SITE WORK HAS COMMENCED. REFERENCE TOWN CODE §129-146.
  - ALL STUMPS, GRUBBINGS, LOGS, AND LIMBS GENERATED FROM THIS PROJECT SHALL BE HAULED OFF-SITE AND DISPOSED OF PROPERLY WITHIN FORTY-FIVE (45) DAYS OF THE INITIAL CLEARING, CHIPPING/TUB GRINDING OF THIS MATERIAL ON-SITE WILL BE ALLOWED IN LIEU OF OFF-SITE DISPOSAL, IF APPROVED BY THE PLANNING BOARD. THESE GRINDINGS SHALL NOT BE DISPOSED OF ON ANY DEFINED OPEN SPACES AREAS

SHEET INDEX	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-200	EXISTING CONDITIONS
C-300	OVERALL SITE PLAN
C-400	REMOVALS PLAN
C-401	REMOVALS PLAN
C-500	SITE PLAN
C-501	SITE PLAN
C-600	GRADING, DRAINAGE AND UTILITY PLAN
C-601	GRADING DRAINAGE AND UTILITY PLAN
C-700	SOIL EROSION AND SEDIMENT CONTROL PLAN
C-800	PLANTING PLAN
C-900	SITE DETAILS
C-901	SITE DETAILS
C-902	FOOTCANDLE ANALYSIS

TOWN OF WILTON PLANNING BOARD		
RECORD OF SUBMITTALS	DATE	BY
PRELIMINARY TOWN SUBMITTAL	3/31/26	JD
TOWN SUBMITTAL	5/2/26	JD

**NYSDEC CONSTRUCTION CERTIFICATION NOTE:**  
 THE CONSTRUCTION OF THE SANITARY SEWERS DEPICTED ON THESE PLANS SHALL BE UNDER THE SUPERVISION OF A PERSON OR FIRM QUALIFIED TO PRACTICE PROFESSIONAL ENGINEERING IN THE STATE OF NEW YORK UNDER THE EDUCATION LAW OF THE STATE OF NEW YORK. WITHIN THIRTY (30) DAY FOLLOWING THE COMPLETION OF THESE CONSTRUCTION THE ENGINEER SHALL CERTIFY TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND TO THE OWNER THAT THE CONSTRUCTED FACILITIES HAVE BEEN CONSTRUCTED UNDER THE SUPERVISION AND THE WORK HAS BEEN FULLY COMPLETED IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORT AND PLANS. THE PROJECT DEVELOPER MUST RECEIVE WRITTEN ACCEPTANCE OF SUCH CERTIFICATION FROM THE DEPARTMENT PRIOR TO PLACING THE FACILITIES IN SERVICE.

**PLANS PREPARED BY:**  
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TAX MAP ID: 153-3-84.11  
 APRIL 15, 2026

PROPOSED SITE IMPROVEMENTS FOR  
**EXIT 15 AUTO PARK**  
 COUNTRY REALTY CO.  
 NEW COUNTRY WAY  
 TOWN OF WILTON  
 SARATOGA COUNTY, NEW YORK

SCALE: AS NOTED

NOT FOR CONSTRUCTION

SHEET TITLE: COVER SHEET

SHEET: C-100

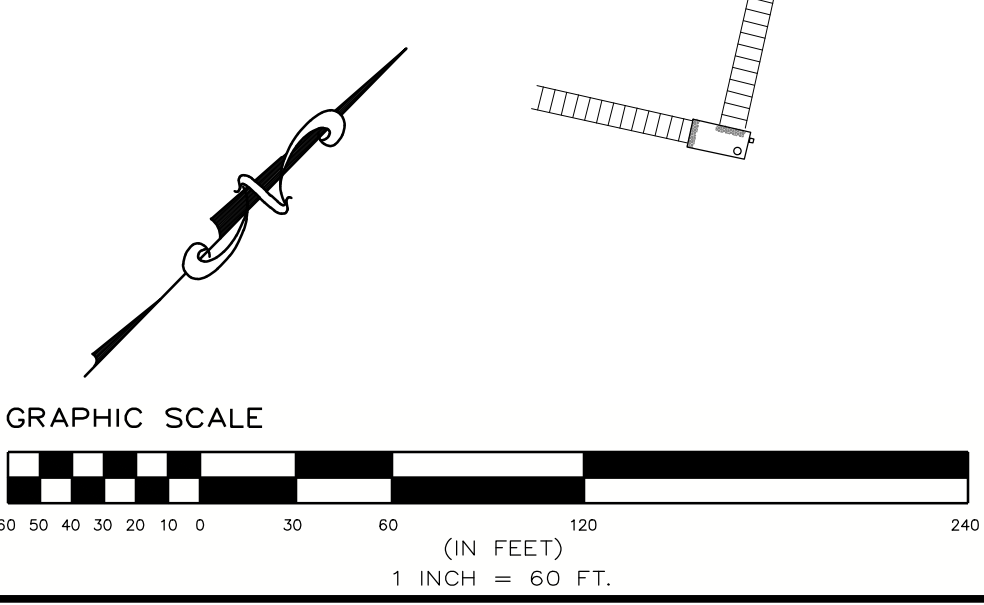
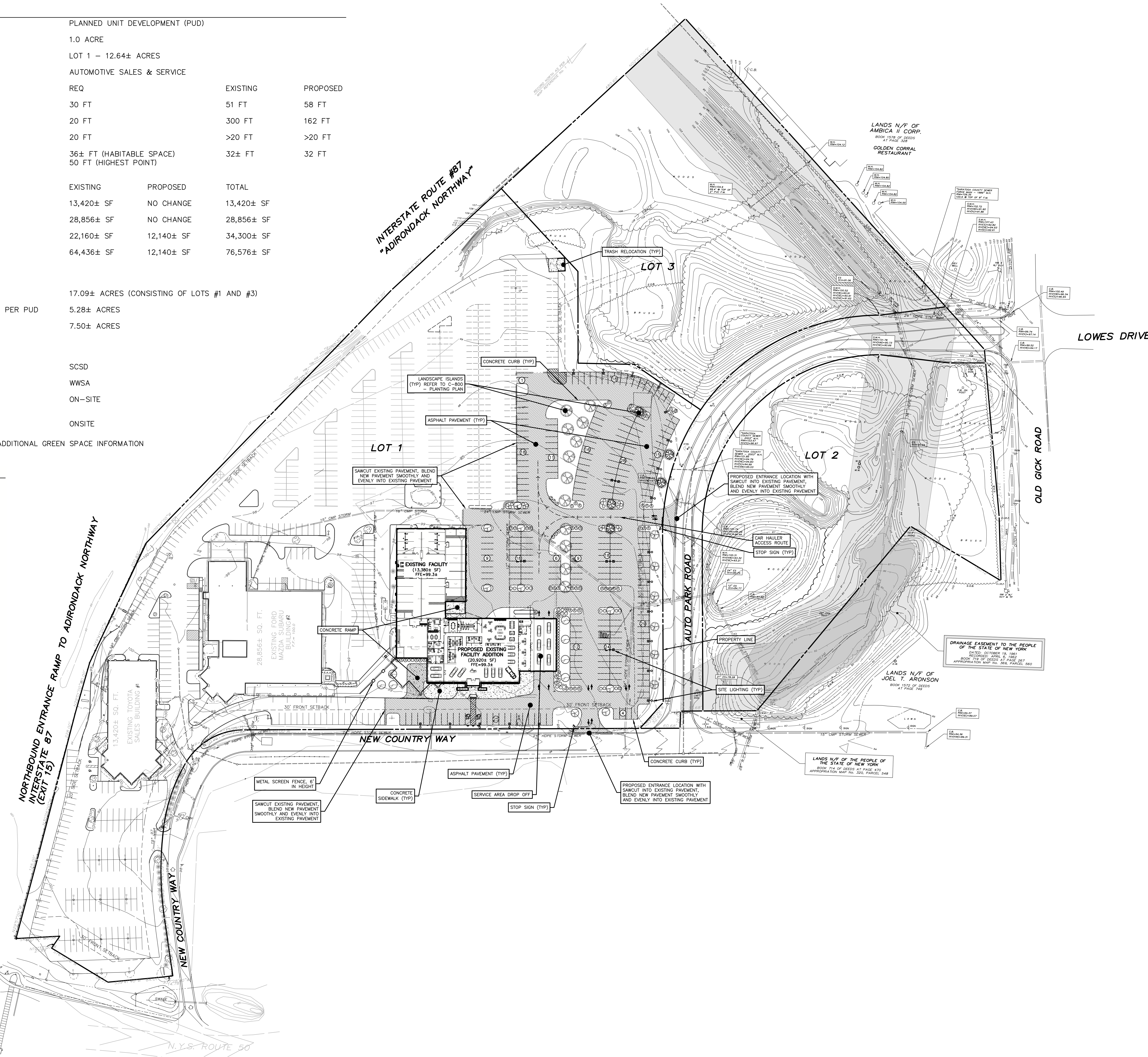


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SNOW STORAGE:	ONSITE

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**SITE PLAN LEGEND:**

- 12 - DETAIL NUMBER
- 12 - SHEET NUMBER
- RP - ACCESSIBLE PARKING SYMBOL
- - PARKING OR TRAFFIC SIGN WITH LABEL
- ▨ - ACCESSIBLE OR PARKING STRIP
- ▨ - ACCESSIBLE RAMP PATTERN
- ▨ - DETECTABLE WARNING STRIP
- - NUMBER OF PARKING SPACES DESIGNATION
- - SINGLE DOUBLE LAMP POST
- - WALL MOUNTED SITE LIGHTING
- - PAVEMENT LIMITS
- - ASPHALT WING CURB
- ▨ - AREA OF ASPHALT PAVEMENT
- ▨ - DENOTES CONCRETE SIDEWALK
- ↔ - DENOTES ONE- OR TWO-WAY TRAFFIC FLOW
- - DENOTES STEEL BOLLARD (TYP)



REVISION	DATE	BY

