

SITE STATISTICS			
ZONE: C-1 COMMERCIAL ZONING DISTRICT			
	REQUIRED	PREVIOUSLY APPROVED VARIANCE	PROPOSED
LOT SIZE	40,000 SF	N/A	50,000 SF
MINIMUM FRONTAGE	200 FEET	45 FEET	200 FEET
MINIMUM GREENSPACE	35%	17%	19,098 SF (38.2%)
MINIMUM BUILDING HEIGHT	35 FEET	N/A	<35 FEET
MINIMUM FRONT SETBACK	50 FEET	45 FEET	93 FEET
MINIMUM SIDE SETBACK	30 FEET	N/A	37 FEET
MINIMUM REAR SETBACK	100 FEET	45 FEET	100 FEET
MINIMUM REAR YARD PAVEMENT SETBACK	15 FEET	5 FEET	52 FEET
MINIMUM SIDE YARD PAVEMENT SETBACK	15 FEET	0 FEET	15 FEET
PARKING	33 PARKING SPACES (SEE NOTE 4 BELOW)	N/A	33 PARKING SPACE

LEGEND:

- CIRP CAPPED IRON ROD FOUND
 - CBR CATCH BASIN, ROUND
 - CB CATCH BASIN, SQUARE
 - CD CLEANOUT
 - CMON CONCRETE MONUMENT
 - CT CONIFEROUS TREE
 - DCT DECIDUOUS TREE
 - GM GAS MARKER
 - GV GAS VALVE
 - HH HANDHOLE
 - HYD HYDRANT
 - IPIR IRON PIPE FOUND
 - IRIR IRON ROD FOUND
 - LP LIGHT POLE
 - MW MONITOR WELL
 - SMH SANITARY MANHOLE
 - TYP SIGN
 - TPE TELEPHONE PEDESTAL
 - UMH UNKNOWN MANHOLE
 - WV WATER VALVE
-
- PROPERTY BOUNDARY
 - PROPOSED LEASE PARCEL BOUNDARY
 - UE UNDERGROUND ELECTRIC LINE
 - G UNDERGROUND GAS LINE
 - SS UNDERGROUND SANITARY SEWER LINE
 - ST UNDERGROUND STORM LINE
 - UT UNDERGROUND TELEPHONE LINE
 - W UNDERGROUND WATER LINE

SITE PLAN NOTES:

1. APPLICANT: MAVIS TIRE SUPPLY LLC, 100 HILLSIDE AVENUE, WHITE PLAINS, NY 10603
2. THE OVERALL BOUNDARY AREA TOTALS 7.75± ACRES, OF WHICH THE PROPOSAL IS PART OF THE LEASE PARCEL AREA OF 1.15± ACRES AS PART OF TAX MAP ID: 153.00-3-124.1.
3. THE SITE IS LOCATED COMPLETELY IN THE C-1 COMMERCIAL ZONING DISTRICT.
4. PROPOSED PARKING NOTES: THE TOWN CODE REQUIRES 1 PER EMPLOYEE, PLUS 3 PER SERVICE BAY = 9 + 24 = 33 SPACES REQUIRED.
5. THERE SHALL BE NO OUTDOOR STORAGE OF TIRES WITHOUT PRIOR APPROVAL FROM THE TOWN OF WILTON.

TOWN OF WILTON STANDARD NOTES FOR SITE PLANS:

1. 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.
2. 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.).
3. ALL TOWN PLANNING BOARD FEES ARE DUE UPON FINAL APPROVAL, PRIOR TO SIGNING OF ANY MYLARS.
4. SITE PLAN APPROVAL DOES NOT CONSTITUTE SIGNAGE APPROVAL. A SEPARATE SIGN PERMIT APPLICATION IS REQUIRED.
5. 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.
6. SUBMISSION OF AS-BUILTS ARE DUE PRIOR TO THE ISSUANCE OF THE C.O.
7. TEMPORARY OR PERMANENT OUTDOOR STORAGE IS PROHIBITED, UNLESS SPECIFICALLY APPROVED AS PART OF THE FINAL SITE PLAN.
8. THE P.E. OR R.L.A.'S STAMP AND SIGNATURE ON THESE PLANS HEREBY CERTIFIES THAT THESE PLANS CONFORM TO THE REQUIREMENTS OF THE TOWN OF WILTON'S STORMWATER LAW.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

MAP NOTES:

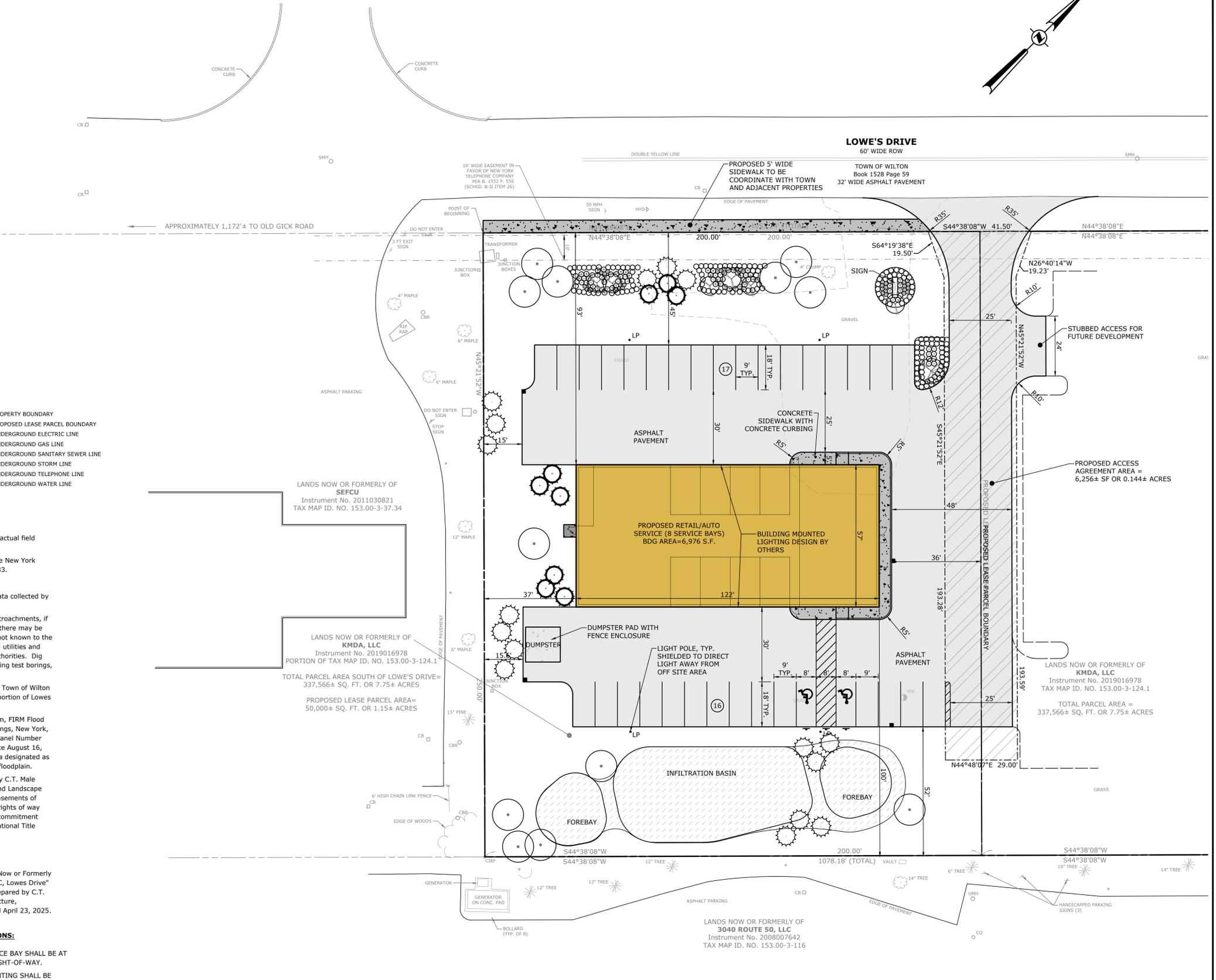
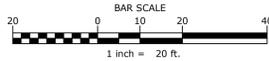
1. Information shown hereon was compiled from an actual field survey conducted on April 23, 2025.
2. North orientation is Grid North and is based on the New York State Plane Coordinate System, East Zone, NAD 83.
3. Vertical Datum Established from NGVD 1988.
4. Topography shown hereon is derived from field data collected by C.T. Male Associates on April 23, 2025.
5. The location of underground improvements or encroachments, if any exist, or as shown hereon, are not certified. there may be underground utilities, the existence of which are not known to the undersigned. size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safely New York must be notified prior to conducting test borings, excavation, and construction.
6. Parcel is subject to any rights, title or interest the Town of Wilton and the traveling public may have in and to that portion of Lowes Drive adjacent to the property.
7. Per map entitled National Flood Insurance Program, FIRM Flood Insurance Rate Map, Community of Saratoga Springs, New York, Saratoga County, Panel 451 of 693, Community Panel Number 360728, Map Number 36091C0451E, effective date August 16, 1995, the parcel shown hereon falls within an area designated as Zone X areas determined to be outside 500-year floodplain.
8. This survey does not constitute a record search by C.T. Male Associates Engineering, Surveying Architecture and Landscape Architecture, D.P.C. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon title commitment number FT25-00803-NCS, prepared by Fidelity National Title Insurance Company, dated May 8, 2021.

MAP REFERENCE:

1. "ALTA/NSPS Land Title Survey Portion of Lands Now or Formerly of KMDA, LLC Prepared for Mavis Tire Supply LLC, Lowes Drive" Town of Wilton, Saratoga County, New York" prepared by C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C., dated April 23, 2025. Project No. 25.0469, Dwg. No. 25-252.

TOWN OF WILTON NOTES FOR SERVICE STATIONS:

1. A BUILDING CONTAINING AT LEAST ONE SERVICE BAY SHALL BE AT LEAST 100 FEET FROM THE STREET LINE OR RIGHT-OF-WAY.
2. A MASONRY WALL OR FENCE AND SCREEN PLANTING SHALL BE REQUIRED WHERE ABUTTING A RESIDENTIAL DISTRICT.
3. NO REPAIR WORK SHALL BE PERFORMED OUTDOORS.
4. PUMPS AND LUBRICATION OR OTHER DEVICES, INCLUDING CANOPIES, SHALL BE LOCATED AT LEAST 100 FEET FROM ANY STREET LINES OR HIGHWAY RIGHTS-OF-WAY.
5. ALL VEHICLE PARTS, DISMANTLED VEHICLES AND SIMILAR ARTICLES SHALL BE STORED WITHIN A BUILDING.
6. VEHICLE REPAIR SERVICE SHOPS MAY BE INCORPORATED IN THE SAME BUILDING WITH OTHER USES, PROVIDED THAT ALL STATE, LOCAL AND OTHER APPLICABLE BUILDING, FIRE AND SAFETY CODES ARE MET.



CAD DWG. FILE NAME: K:\Projects\250469\Civil\Drawings-Maps\C-1D_Sp_Mavis.dwg

	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2025 C.T. MALE ASSOCIATES DESIGNED: MAC DRAFTED : MAC CHECKED : FGP PROJ. NO : 25.0469 SCALE : 1"=20' DATE : AUG. 29, 2025
	9/30/25	REVISED PER TOWN COMMENT 9/25/25	MAC	FGP	FGP	
SITE LAYOUT PLAN						MAVIS TIRE LANDS N/F OF KMDA, LLC TOWN OF WILTON SARATOGA COUNTY, NEW YORK
FRANCIS G. PALUMBO R.L.A. NO. 001226 						
C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400 GLENS FALLS, NY • JOHNSTOWN, NY • POUGHKEEPSIE, NY • SYRACUSE, NY www.ctmale.com						C-101 SHEET 02 OF 10 DWG. NO: 25-0390