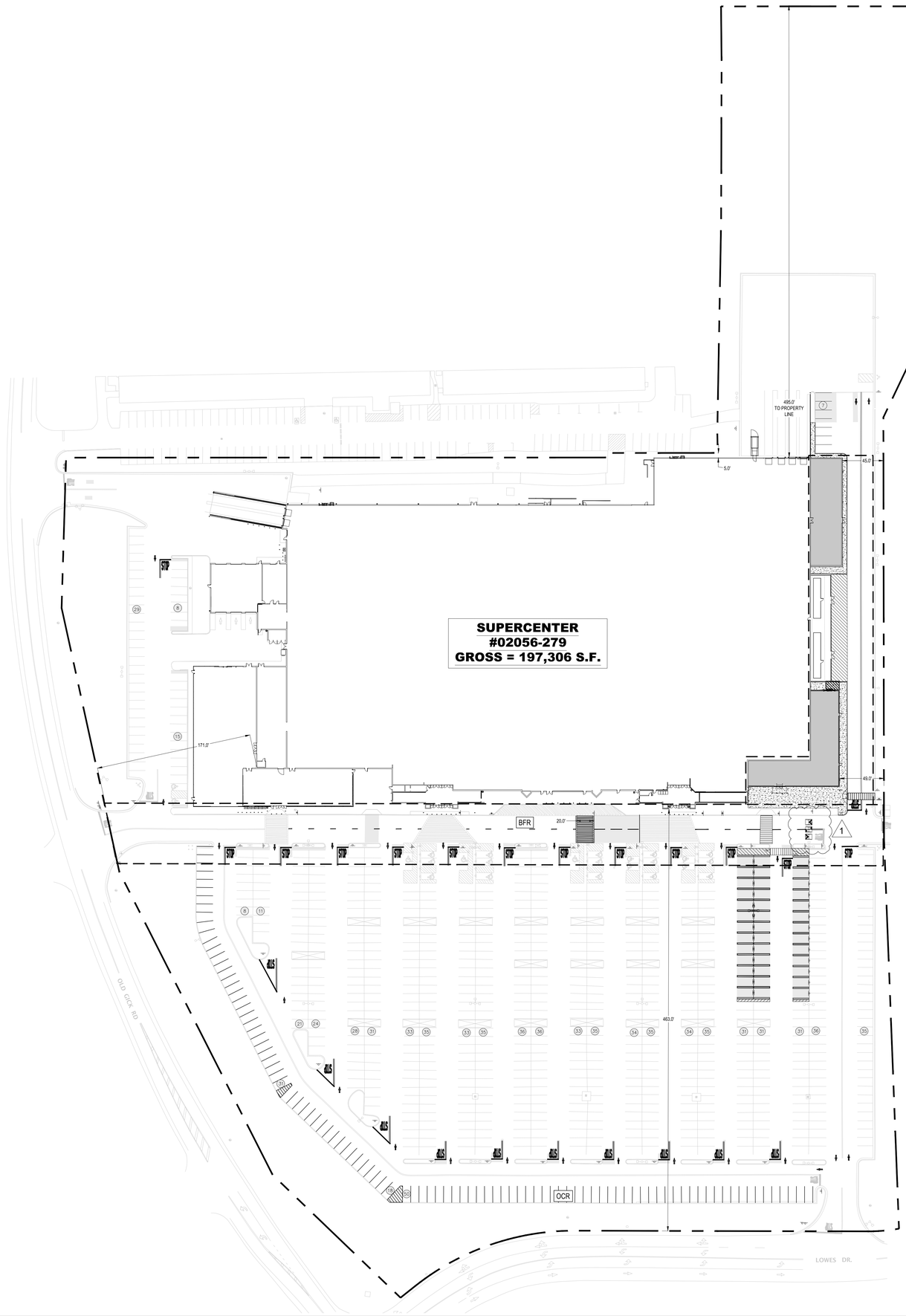


SITE DATA

SITE ZONING: C1 - COMMERCIAL DISTRICT

LAND USE: RETAIL/WHOLESALE BUSINESS

SETBACKS (EXPANSION):	REQUIRED	EXISTING	PROPOSED
FRONT:	50'	171'	171'
SIDE:	30'	5'	5'
REAR:	100'	495'	495'
BUILDING HEIGHT (EXPANSION):	35'	<35'	<35'

VARIANCES: DATE APPROVED
AREA VARIANCE FOR 4.8 PARKING RATIO 10/18/2002

SITE ANALYSIS TABLE

	EXISTING	PROPOSED
TOTAL BUILDING AREA	197,306 S.F.	206,964 S.F.
REQUIRED PARKING (PER TOWN OF WILTON)	1,184 SPACES	1,242 SPACES
REQUIRED PARKING RATIO (PER TOWN OF WILTON)	6.0 / 1,000 S.F.	6.0 / 1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	793 SPACES	756 SPACES
ACCESSIBLE PARKING	24 SPACES	24 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	15 SPACES	39 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN COUNTS BELOW)	48 SPACES	40 SPACES
PROPOSED TOTAL PARKING	832 SPACES	819 SPACES
PROPOSED PARKING RATIO	4.2 / 1,000 S.F.	4.0 / 1,000 S.F.

LEGEND

LIMITS OF SEAL COAT, APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.

CART CORRAL

PROPERTY LINE

NOTES TO CONTRACTOR

1. BFR (BUILDING FRONTAGE ROAD)
   OCR (OUTER CIRCULATION ROAD)
   SSM (STOP SIGNS AND MARKINGS)
   SECP (STORE ENTRANCE CONSISTENCY PROGRAM)
2. THE STOP SIGNS AND MARKINGS PLAN IS NOT A SCALABLE DRAWING FOR SIGNAGE AND PAVEMENT MARKING PLACEMENT. CONTRACTOR SHALL REFER TO THE DETAILS FOR CORRECT PLACEMENT OF SIGNAGE AND PAVEMENT MARKINGS.
3. REFERENCE SECP SITE PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
4. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. INCLUDE DATES, TIMES, AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL MEASURES.
5. ALL EXISTING STRIPING AND PAVEMENT MARKINGS ALONG THE BFR SHALL BE REMOVED. REMOVE ANY DIRECTIONAL ARROWS AND STOP BARS/PAVEMENT MARKINGS THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR PAVEMENT MARKING HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE), INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SSM AND SECP SITE PLANS.
6. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
7. GENERAL CONTRACTOR TO PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/REPAINTED. IF THE LIGHT POLE BASE IS OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS. EXPOSED CONCRETE LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW.
8. GENERAL CONTRACTOR TO EXECUTE COMPLETE PARKING LOT RESTRIPING. STRIPE/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDES, OR REAR OF STORE, AND FUEL STATION).
9. GENERAL CONTRACTOR TO PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.
10. ANY LANDSCAPING OR VEGETATION THAT OBSTRUCTS THE VIEW OF SIGNAGE, MARKINGS, OR VEHICULAR/PEDESTRIAN TRAFFIC MUST BE SELECTIVELY TRIMMED. ALL SIGNAGE MUST HAVE A CLEAR LINE OF SIGHT.
    - TREE PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE CARE PROFESSIONAL UNDER THE SUPERVISION OF CERTIFIED ARBORIST AND IN COORDINATION WITH THE LANDSCAPE ARCHITECT.
    - TREES SHALL NOT BE "TOPPED".
    - NO MORE THAN 20% OF LIVING TREE CANOPY SHALL BE REMOVED IN ONE GROWING SEASON.
    - PRUNING SHALL BE DONE DURING LATE WINTER WHEN THE TREES DORMANT SEASON OR IN MID SUMMER ONCE LEAVES HAVE REACHED THERE FULL SIZE. ONLY LIGHT PRUNING (LESS THAN 10% OF THE FOLIAGE) SHALL BE DONE OTHER TIMES OF THE YEAR.
    - TREES SHALL NOT BE PRUNED DURING TIMES OF EXTENDED DROUGHT OR IF THE TREE IS UNDER STRESS.
    - DEAD OR DAMAGED WOOD CAN BE REMOVED AT ANY TIME AS NEEDED.
    - LIMBS SHALL BE PRUNED TO A MIN OF 7' ABOVE WALKWAYS AND 8' ABOVE VEHICULAR AREAS.

0 50 100 150 FT
1" = 50' SCALE BAR

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REV	DATE	DRAWN BY	DESCRIPTION
01	05/22/26	MJE	INTERNAL QA/QC, AHJ COMMENTS, TRAFFIC CALMING MEASURES

STATE OF NEW YORK — MARK J. VERNOOY — 095027 — PROFESSIONAL ENGINEER
11-02-2026

Walmart
Walmart Inc.
814 Respect Drive
Bentonville, AR 72716

Store # 02056-279
16 OLD GICK ROAD
SARATOGA SPRINGS, NY

Colliers Engineering & Design
ROCHESTER
280 East Broad Street
Suite 200
Rochester, NY
Phone: 585.232.5135
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE, ARCHITECTURE, SURVEYING, CT P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/22/26	MJE	MDV
PROJECT NUMBER:	DRAWING NAME:		REVIEWED BY:
25007785A	C010		JWL

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C010

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