SITE STATISTICS		
TAX MAP #: 141.-3-2.3		
ZONING: C-2 BUSINESS/LIGHT INDUSTRIAL		
PROPOSED BUILDING COVERAGE		4.58%
	REQUIRED	PROVIDED
MINIMUM LOT SIZE	80,000 SF (1.84 AC)	113,212 SF (2.60 AC)
MINIMUM FRONTAGE	200 FT	249' (RT 50)
MINIMUM GREEN SPACE	35%	62.9%
MAXIMUM BUILDING HEIGHT	35'	35' MAX
FRONT SETBACK	45'	83.74'/60'
SIDE SETBACK	50' (RESIDENTIAL USE FRONTAGE)	111.32'
REAR SETBACK	50' (RESIDENTIAL USE FRONTAGE)	N/A
PARKING	1 SPACE PER 1.2 EMPLOYEES	1 HANDICAP 1 REGULAR

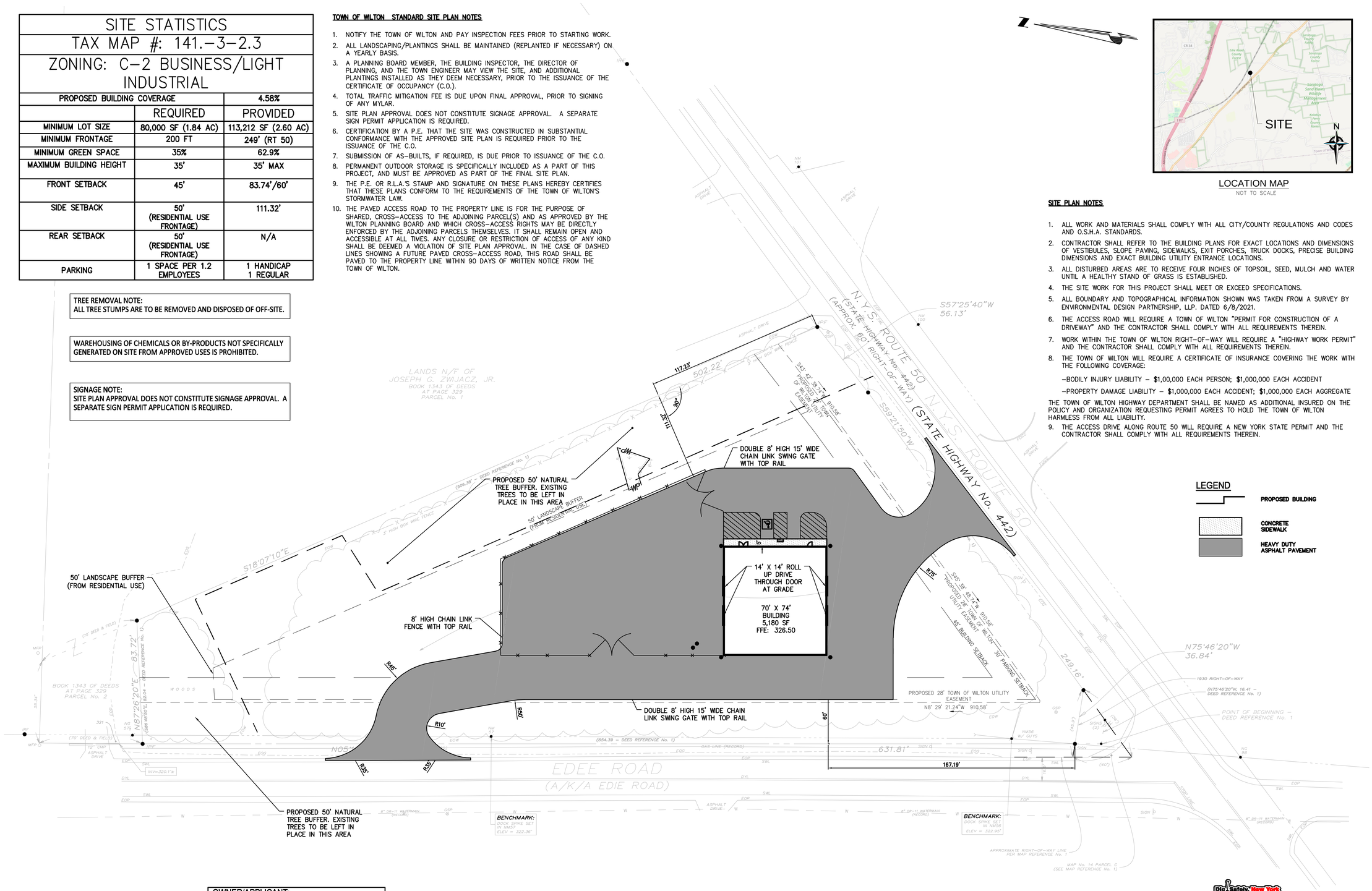
TREE REMOVAL NOTE:
ALL TREE STUMPS ARE TO BE REMOVED AND DISPOSED OF OFF-SITE.

WAREHOUSING OF CHEMICALS OR BY-PRODUCTS NOT SPECIFICALLY GENERATED ON SITE FROM APPROVED USES IS PROHIBITED.

SIGNAGE NOTE:
SITE PLAN APPROVAL DOES NOT CONSTITUTE SIGNAGE APPROVAL. A SEPARATE SIGN PERMIT APPLICATION IS REQUIRED.

TOWN OF WILTON STANDARD SITE PLAN NOTES

1. NOTIFY THE TOWN OF WILTON AND PAY INSPECTION FEES PRIOR TO STARTING WORK.
2. ALL LANDSCAPING/PLANTINGS SHALL BE MAINTAINED (REPLANTED IF NECESSARY) ON A YEARLY BASIS.
3. A PLANNING BOARD MEMBER, THE BUILDING INSPECTOR, THE DIRECTOR OF PLANNING, AND THE TOWN ENGINEER MAY VIEW THE SITE, AND ADDITIONAL PLANTINGS INSTALLED AS THEY DEEM NECESSARY, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.).
4. TOTAL TRAFFIC MITIGATION FEE IS DUE UPON FINAL APPROVAL, PRIOR TO SIGNING OF ANY MYLAR.
5. SITE PLAN APPROVAL DOES NOT CONSTITUTE SIGNAGE APPROVAL. A SEPARATE SIGN PERMIT APPLICATION IS REQUIRED.
6. CERTIFICATION BY A P.E. THAT THE SITE WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SITE PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF THE C.O.
7. SUBMISSION OF AS-BUILTS, IF REQUIRED, IS DUE PRIOR TO ISSUANCE OF THE C.O.
8. PERMANENT OUTDOOR STORAGE IS SPECIFICALLY INCLUDED AS A PART OF THIS PROJECT, AND MUST BE APPROVED AS PART OF THE FINAL SITE PLAN.
9. 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.
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 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.



LOCATION MAP
NOT TO SCALE

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED SPECIFICATIONS.
5. ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN WAS TAKEN FROM A SURVEY BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP. DATED 6/8/2021.
6. THE ACCESS ROAD WILL REQUIRE A TOWN OF WILTON "PERMIT FOR CONSTRUCTION OF A DRIVEWAY" AND THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS THEREIN.
7. WORK WITHIN THE TOWN OF WILTON RIGHT-OF-WAY WILL REQUIRE A "HIGHWAY WORK PERMIT" AND THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS THEREIN.
8. THE TOWN OF WILTON WILL REQUIRE A CERTIFICATE OF INSURANCE COVERING THE WORK WITH THE FOLLOWING COVERAGE:

   -BODILY INJURY LIABILITY – $1,00,000 EACH PERSON; $1,000,000 EACH ACCIDENT

   -PROPERTY DAMAGE LIABILITY – $1,000,000 EACH ACCIDENT; $1,000,000 EACH AGGREGATE

THE TOWN OF WILTON HIGHWAY DEPARTMENT SHALL BE NAMED AS ADDITIONAL INSURED ON THE POLICY AND ORGANIZATION REQUESTING PERMIT AGREES TO HOLD THE TOWN OF WILTON HARMLESS FROM ALL LIABILITY.

9. THE ACCESS DRIVE ALONG ROUTE 50 WILL REQUIRE A NEW YORK STATE PERMIT AND THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS THEREIN.

LEGEND

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT

OWNER/APPLICANT:
LIUOS THINKING, INC.
641 ROUTE 9P
SARATOGA SPRINGS, NY
518-641-9903

SITE OPERATOR/GENERAL CONTRACTOR: _____

SUPERINTENDENT: _____

Dig Safely New York Call 811 before you dig

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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CHA
III Wilmers Circle, PO Box 5269
Albany, New York 12205
518.453.6500 www.chacompanies.com

PROJECT DEVELOPER
LIUOS THINKING, INC.
641 ROUTE 9P
SARATOGA SPRINGS, NY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT MUST AFFIX TO THE ITEM THE STAMP, SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

ROUTE 50 WAREHOUSE
4310 ROUTE 50, WILTON, NY

No.	Submittal / Revision	Appr'd. By	Date

SITE PLAN

Designed By:	Drawn By:	Checked By:
RLP	JEC	RAL
Issue Date:	Project No:	Scale:
08/30/23	071927	AS NOTED

Drawing No.:
C-1

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