

(PER TAX MAP)

LANDS NOW OR FORMERLY OF  
KMDA, LLC  
INSTRUMENT NO. 2009040722  
TAX MAP ID NO. 153.00-3-37.1



SITE LOCATION MAP  
NO SCALE

TOWN OF WILTON STANDARD NOTES:

- NOTIFY THE TOWN OF WILTON AND PAY INSPECTION FEES PRIOR TO STARTING WORK.
- ALL LANDSCAPING/PLANTINGS SHALL BE MAINTAINED (REPLANTED IF NECESSARY) ON A YEARLY BASIS.
- 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.).
- TOTAL TRAFFIC MITIGATION FEE IS DUE UPON FINAL APPROVAL, PRIOR TO SIGNING OF ANY MYLAR.
- 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 SUBSTANTIAL CONFORMANCE WITH THE APPROVED SITE PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF THE C.O.
- SUBMISSION OF AS-BUILTS, IF REQUIRED, IS DUE PRIOR TO 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.'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 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 TOT THE PROPERTY LINE WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE TOWN OF WILTON.

SITE STATISTICS  
C-1 COMMERCIAL ZONE

C-1 COMMERCIAL ZONE REQUIREMENTS:

MINIMUM LOT SIZE: 40,000 S.F.  
MINIMUM FRONTAGE: 200 FEET MINIMUM  
GREENSPACE: 35%  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MINIMUM YARD SETBACKS: FRONT = 50 FEET SIDE = 30 FEET REAR = 100 FEET  
PARKING: 6/1000

VARIANCES RECEIVED AS PART OF THE WILTON MARKET PLACE SUBDIVISION:

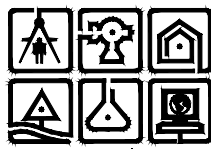


FRONT YARD PAVEMENT SETBACK: 15 FT  
REAR YARD PAVEMENT SETBACK: 0 FT  
SIDE YARD BUILDING SETBACK: 10 FT  
SIDE YARD PAVEMENT SETBACK: 0 FT  
GREENSPACE: 20%  
PARKING: 14/1000 (56 SPACES MAX)

DEVELOPMENT AREA 2:

TOTAL SITE AREA: 40,311 S.F. OR 0.92 AC  
PROPOSED BUILDING AREA: 4,050 S.F. (10.0%)  
PROPOSED PAVED AREA: 19,419 S.F. (48.2%)  
PROPOSED GREEN SPACE COVERAGE: 16,842 S.F. (41.8%)  
PROPOSED PARKING PROVIDED: 42 (ADDITIONAL 9 SPACES TO BE PARTIALLY ON LOT 1B)

MAP REFERENCES:

- "Aldi at Wilton Market Place" Site Plan Set, Town of Wilton, Saratoga County, New York prepared by C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. Dated November 6, 2018, Bearing Dwg. No. 15-0188.
- "ALTA/ACSM Land Title Survey Lands Now or Formerly of Aldi Inc., 14 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 June 2, 2017, Bearing Dwg. No. 19-0535.

FRANCIS G. PALUMBO R.L.A NO. 001226	DATE	REVISIONS RECORD/DESCRIPTION			DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.  © 2020 C.T. MALE ASSOCIATES  DESIGNED: FGP  DRAFTED : MAC  CHECKED : FGP  PROJ. NO : 20.0202  SCALE : 1" = 20'  DATE : MARCH 31, 2020	<b>CONCEPT PLAN DEVELOPMENT AREA 2</b>			
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TOWN OF WILTON								SARATOGA COUNTY, NEW YORK				
<b>C.T. MALE ASSOCIATES</b> Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • HIGHLAND, NY • JOHNSTOWN, NY LITTLE FALLS, NY • RED HOOK, NY • SYRACUSE, NY <a href="http://www.ctmale.com">www.ctmale.com</a>										<b>CON</b>		
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										DWG. NO: 20-0199		