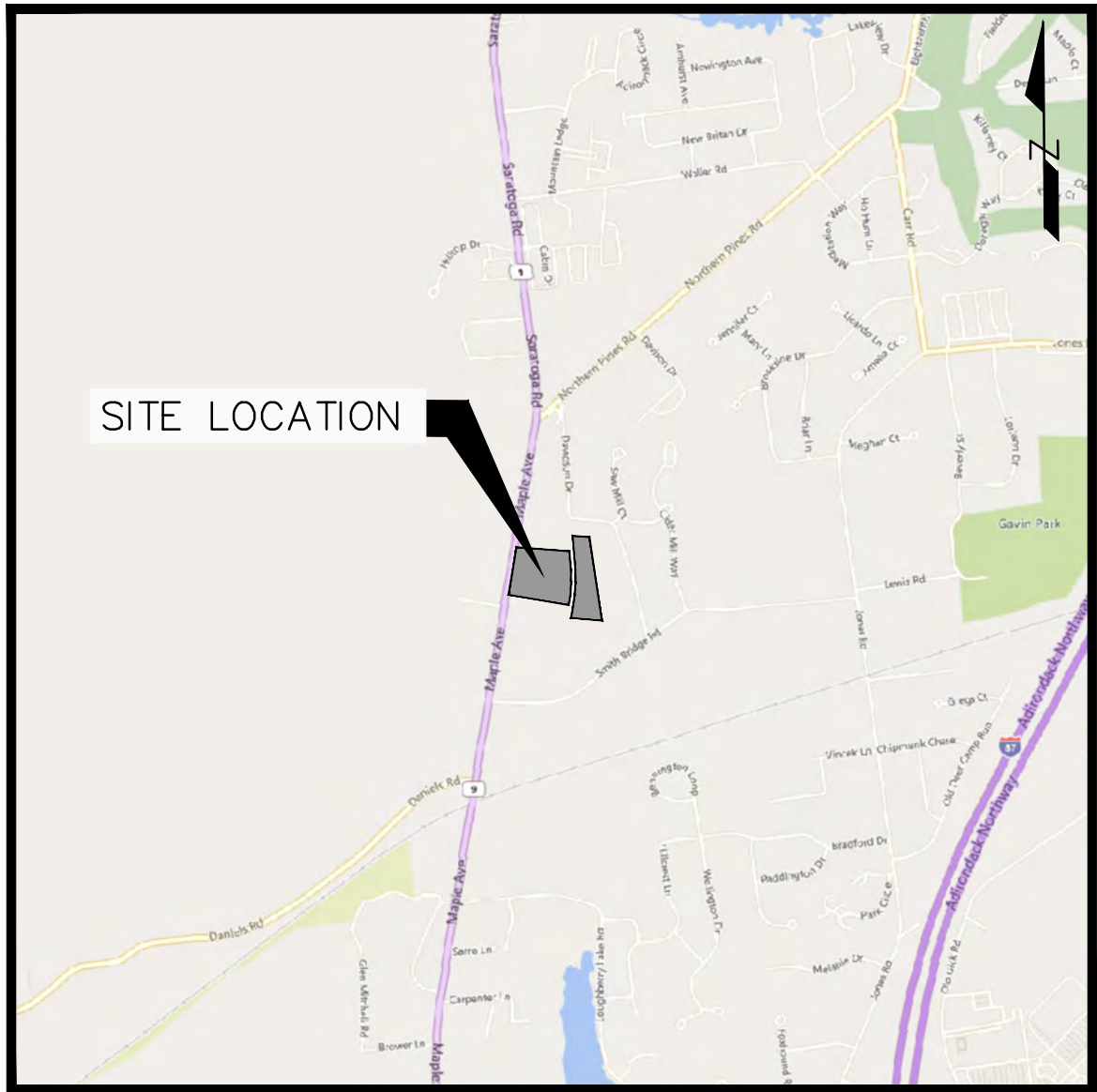


612 MAPLE AVE MEDICAL CENTER SITE PLAN

TOWN OF WILTON * SARATOGA COUNTY * NEW YORK



SITE LOCATION MAP

0 1000 2000 4000 8000

SITE STATISTICS

TAX PARCEL I.D.	PARCEL 1 140.17-1-9
PARCEL AREA	PARCEL 2 140.18-1-1 8.41 ± AC 5.02 ± AC
EXISTING ZONING	PARCEL 1 CR-1 COMMERCIAL/RESIDENTIAL PARCEL 2 R-1 RESIDENTIAL
AREA REQUIREMENTS	PARCEL 1 FRONT SETBACK 45 MIN. SIDE SETBACK 30 MIN. (NO ADJACENT RESIDENTIAL USES) REAR SETBACK 100 MIN. BUILDING HEIGHT 35 MAX. GREENSPACE 35% MIN.
PROPOSED DEVELOPMENT	2-STORY, 125,000 SF MEDICAL CENTER 62,500 SF PER FLOOR
PARKING REQUIREMENTS	1 STALL PER 225 GSF = 555 STALLS
PROVIDED PARKING	555 STALLS (12 ACCESSIBLE STALLS)
GREENSPACE	24.0% PROVIDED ON PARCEL 1 ONLY 52.5% PROVIDED ON PARCEL 1 & PARCEL 2
UTILITY PROVISIONS	WATER - WILTON WATER & SEWER AUTHORITY SEWER - SCSO#1 STORMWATER - ON-SITE MITIGATION

MEDICAL CENTER
125,000 SF TOTAL
2 STORY
62,500 SF/FLOOR
555 SPACES REQUIRED
555 SPACES PROVIDED

STATE ROUTE 9 ~ MAPLE AVE.

RENDERING PLAN

0 20 40 80 160
SCALE: 1"=40'

612 MAPLE AVE MEDICAL CENTER SITE PLAN

611-423 MAPLE AVE, TOWN OF WILTON, SARATOGA COUNTY, NEW YORK

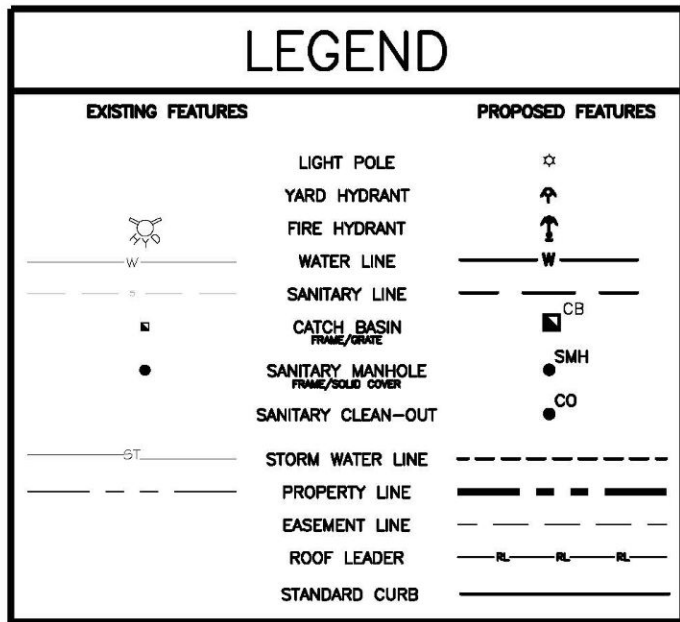
UNAUTHORIZED
REVISIONS TO THIS
DRAWING ARE
PROHIBITED
PRELIMINARY / NOT
FOR CONSTRUCTION

REVISIONS
DATE
3/7/2024
LANSING
ENGINEERING
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING

RENDERING
PLAN

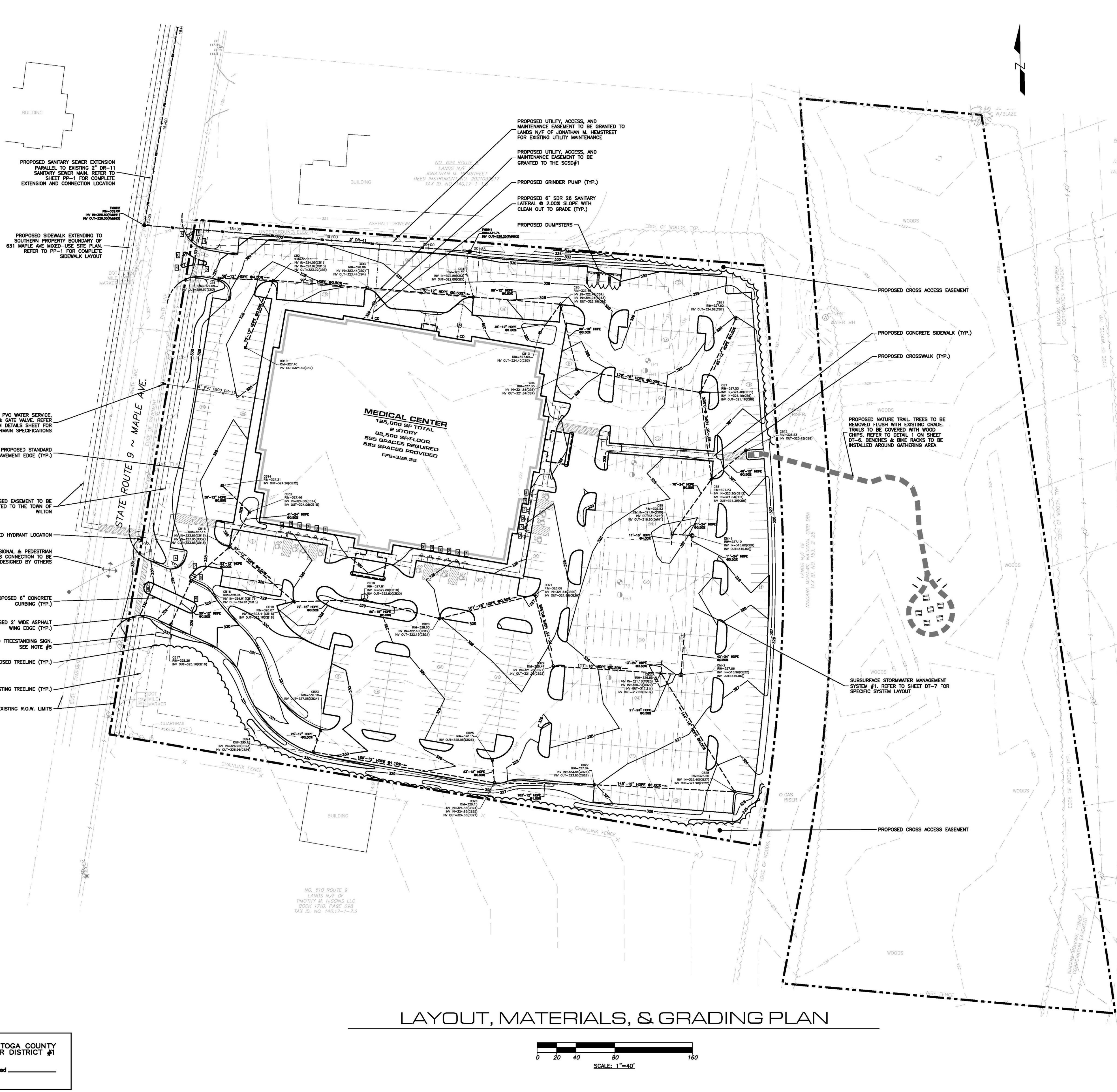
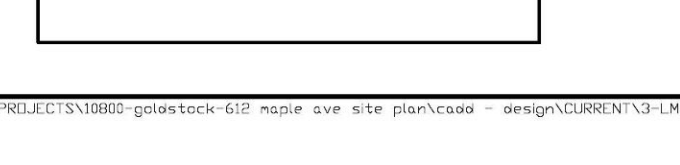
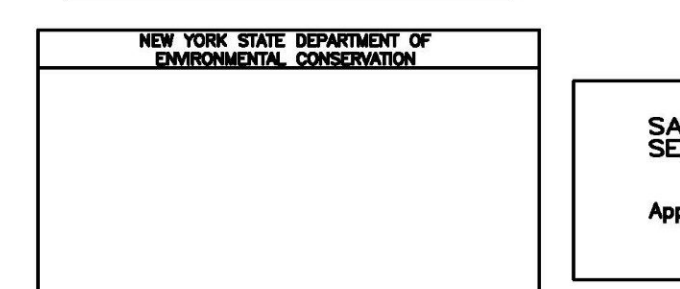
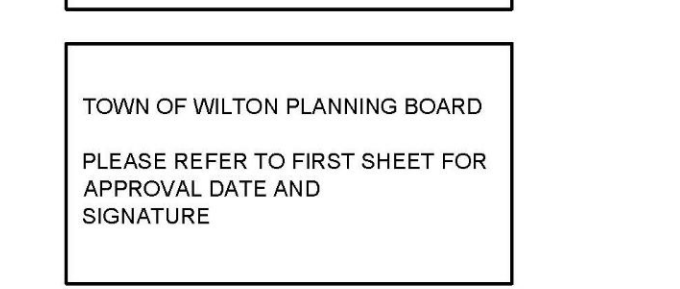
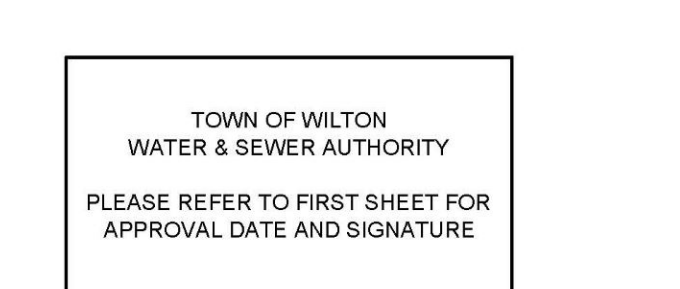
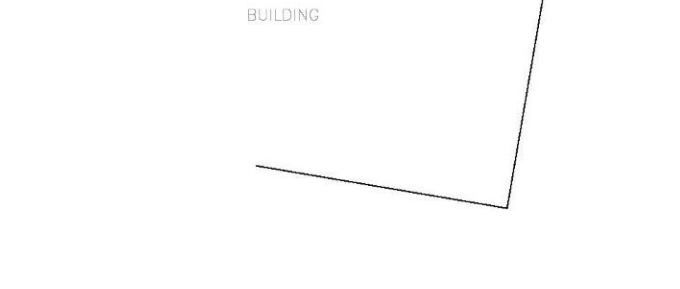
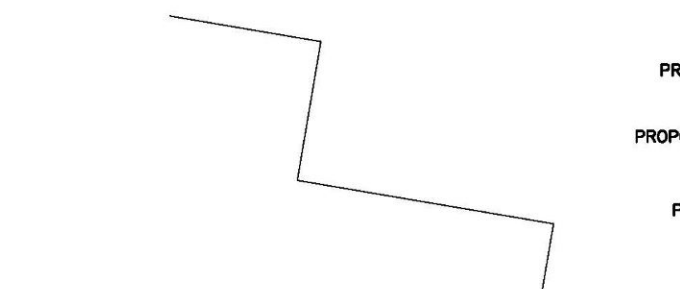
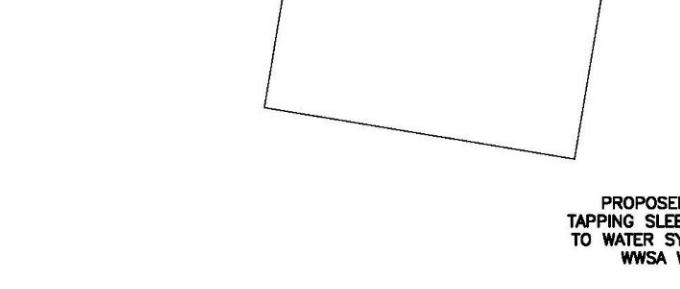
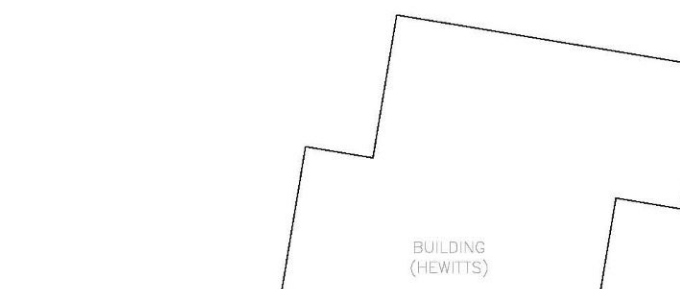
PROJ. NO: 108.00
SCALE: AS SHOWN
DATE: 2/6/2023

REN-1
SHEET 1 OF 1



NOTES:

- 1) SANITARY LATERALS TO BE 6" SDR 26/35 @ 2.00% MINIMUM FROM BUILDING TO GRINDER PUMP. SANITARY CLEAN OUT SHALL BE INSTALLED OUTSIDE OF BUILDING FOUNDATION.
- 2) MATURE VEGETATION WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.
- 3) WATER SERVICE MATERIALS SHALL MEET WWSA STANDARD SPECIFICATIONS.
- 4) SANITARY SEWER SERVICE IN BUILDING TO BE SPLIT SOX TO EACH GRINDER PUMP. FIRST FLOOR SHALL BE PLUMBED TO FIRST GRINDER PUMP AND SECOND FLOOR SHALL BE PLUMBED TO SECOND GRINDER PUMP.
- 5) DETACHED SIGN SHALL CONSIST OF 75 SF PER SIDE = 150 SF TOTAL. MAXIMUM HEIGHT OF SIGN SHALL BE 20' MEASURED FROM FINISHED GRADE ELEVATION. BUILDING MOUNTED SIGN SHALL CONSIST OF 100 SF (150 SF MAXIMUM, 250 SF TOTAL SIGN AREA PERMITTED ON SITE). APPLICANT SHALL PROVIDE SEPARATE PERMIT TO THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION OF PROPOSED SIGN.

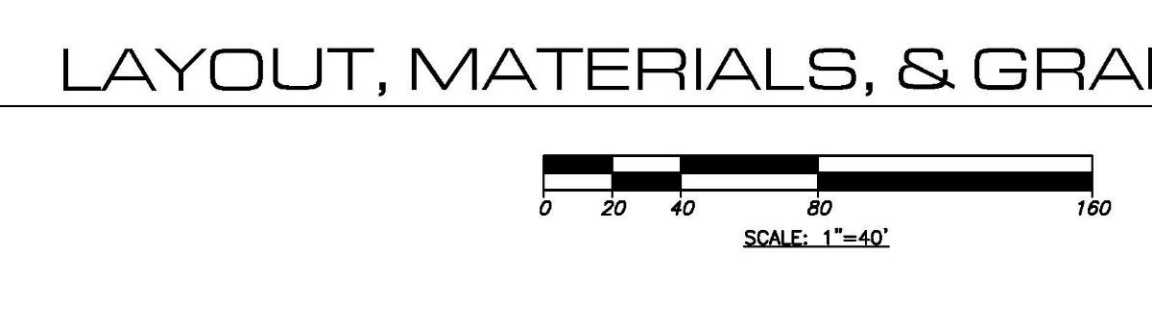


APPROXIMATE LOCATION AND DIRECTION OF SIGN

PLAN NO.	DESCRIPTION	QNTY.
1	"STOP" SIGN (24"x24" R1-1)	1
2	"VAN ACCESSIBLE" HANDICAP RESERVED PARKING SIGN	12
3	"NO PARKING" SIGN	6
4	"NO LEFT TURN" SIGN (24"x24" R3-2)	2
5	"KEEP RIGHT" SIGN (24"x30" R4-7)	2
6	"DO NOT ENTER" SIGN (36"x36" R5-1)	4
7	"RIGHT TURN ONLY" SIGN (24"x36" NTR3-20)	2

SARATOGA COUNTY SEWER DISTRICT #1

Approved _____



UNAUTHORIZED REVISIONS TO THIS PROJECT ARE PROHIBITED

PRELIMINARY / NOT FOR CONSTRUCTION

612 MAPLE AVE MEDICAL CENTER SITE PLAN

DATE	REVISIONS	REVISIONS PER COUNTY PLANNING BOARD COMMENTS	REVISIONS PER TOWN ENGINEER COMMENTS
3/7/2024	LAYOUT REVISIONS		
3/7/2024			
1/20/2024			

LANSING ENGINEERING

Civil & Mechanical Engineering

LAYOUT, MATERIALS, & GRADING PLAN

PROJ. NO: 108.00
SCALE: AS SHOWN
DATE: 2/6/2023

LMG-1
SHEET 3 OF 17

ROUTE 9 VIEW FROM SOUTH LOOKING NORTH



ROUTE 9 VIEW FROM NORTH LOOKING SOUTH

