

SITE STATISTICS

ADDRESS: ROUTE 55
TAX MAP: 54.-2-2.31 (PORTION OF ±55 AC. LOT)
AREA: ±555,826 SF (±12.76 AC.)
ZONE: INDUSTRIAL BUSINESS PARK (IBP)
USE: VACANT LAND

	IBP	SITE
MAX. BUILDING HEIGHT	N/A FT.	±30 FT.
MIN. LOT AREA	N/A	±12.76 AC.
MAX. LOT COVERAGE	30 %	3.3 %
MIN. FRONT SETBACK	50 FT.	±51 FT.
MIN. REAR SETBACK	30 FT.	±36 FT.
MIN. SIDE SETBACK	20/50 FT.	±21/102.3 FT.

LOT COVERAGE

	EXISTING	PROPOSED	
BUILDINGS:	0 SF.	19,300 SF.	(3.3%)
PAVEMENTS:	0 SF.	113,170 SF.	(20.4%)
GREEN SPACE:	558,004 SF.	424,356 SF.	(76.3%)
	555,826 SF.	555,826 SF.	

PARKING:

REQUIRED: 1.0 SP./1,000 SQ. FT. GFA (11,000 SQ. FT.) = 11 SPACES
1.0 SP./400 SQ. FT. GFA (7,300 SQ. FT.) = 19 SPACES
TOTAL REQUIRED 30 SPACES

PROVIDED: 31 SPACES (INCLUDING ADA PARKING)

- STANDARD NOTES:**
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAWS AND THE TOWN FLOODPLAIN MANAGEMENT LAWS.
 - THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND STANDARDS.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- SPECIAL NOTES:**
- ADDITIONAL TOPOGRAPHIC INFORMATION SHOWN WAS COMPILED FROM THE NEW YORK STATE GIS CLEARINGHOUSE.
 - TOPOGRAPHY AND UTILITY INFORMATION SHOWN WAS COMPILED FROM A PREPARED SURVEY BY WMS LAND SURVEYING, PLLC OF WYOMINGVILLE, NEW YORK AND A DIGITAL FILE TITLED "250414 FLORIDA BIS PARK SUBDIVISION.DWG" TRANSMITTED VIA EMAIL ON 16 APRIL, 2025.
 - THE OFFSETS OR DIMENSIONS SHOWN ARE FOR CONSTRUCTION REFERENCE ONLY AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
 - UNDERGROUND UTILITIES SHOWN ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SUBJECT PARCEL.

LEGEND

- SIDEWALK
- EXISTING ASPHALT
- PROPOSED ASPHALT
- LAWN AREA
- GRAVEL SURFACE
- PROPERTY LINE
- SETBACK
- WALL

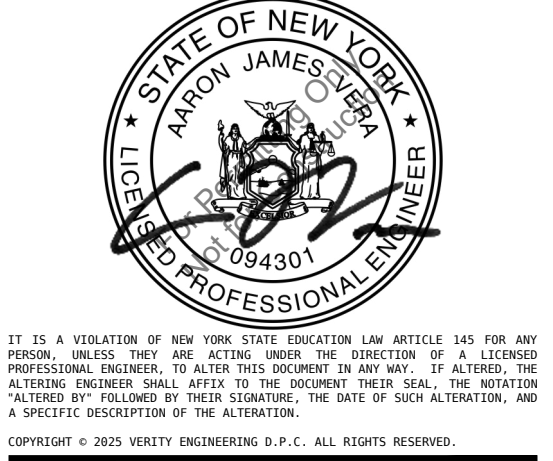
TOWN OF FLORIDA

Verity Engineering
Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com

Winn Construction
Winn Construction Services, Inc.
Waterford, New York 12188
(518) 238.2210
Contact: Dustin Winn, P.E.

**WINN CONSTRUCTION SERVICES
WAREHOUSE BUILDING**

80 ROUTE 55 | TOWN OF FLORIDA | MONTGOMERY COUNTY | NEW YORK STATE



DESIGNED BY: BTS
DRAWN BY: BTS
CHECKED BY: BTS
APPROVED BY: AJV
SCALE: AS NOTED
DATE: 01/26/2025

REV.	DATE	DESCRIPTION	BY
D	04/18/25	UPDATED SURVEY & TOWN SUBMISSION	BTS
C	02/13/25	CONCEPT PLAN REVISION	BTS
B	01/30/25	CONCEPT PLAN REVISION	BTS
A	01/27/25	CONCEPT PLAN	BTS

SITE PLAN

C-101

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