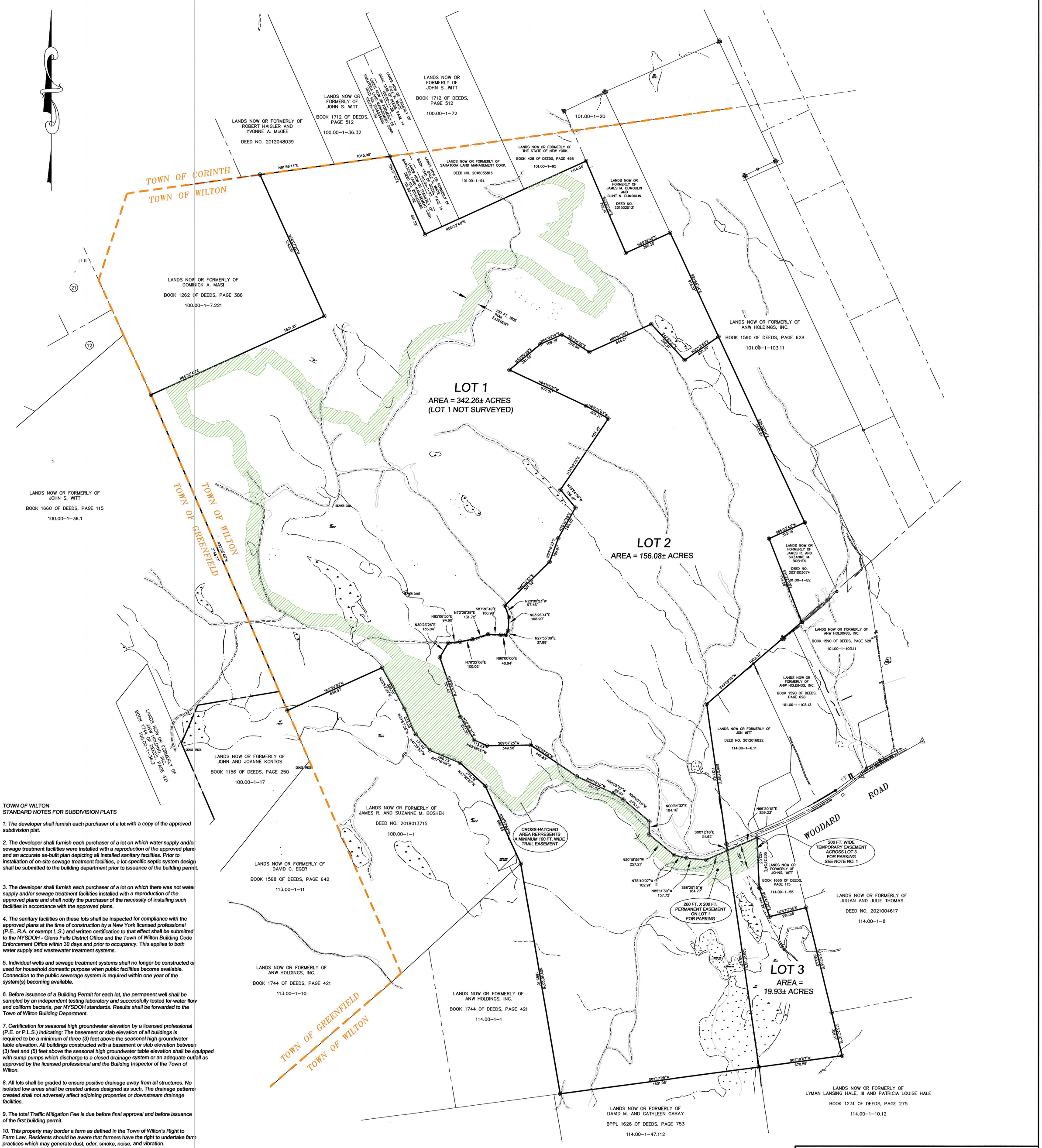


TOWN OF WILTON
STANDARD NOTES FOR SUBDIVISION PLATS

1. The developer shall furnish each purchaser of a lot with a copy of the approved subdivision plat.

2. The developer shall furnish each purchaser of a lot on which water supply and/or sewage treatment facilities were installed with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities. Prior to installation of on-site sewage treatment facilities, a lot-specific septic system design shall be submitted to the building department prior to issuance of the building permit.

3. The developer shall furnish each purchaser of a lot on which there was not water supply and/or sewage treatment facilities installed with a reproduction of the approved plans and shall notify the purchaser of the necessity of installing such facilities in accordance with the approved plans.

4. The sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a New York licensed professional (P.E., R.A. or exempt L.S.) and written certification to that effect shall be submitted to the NYSDOH - Glens Falls District Office and the Town of Wilton Building Code Enforcement Office within 30 days and prior to occupancy. This applies to both water supply and wastewater treatment systems.

5. Individual wells and sewage treatment systems shall no longer be constructed or used for household domestic purpose when public facilities become available. Connection to the public sewerage system is required within one year of the system(s) becoming available.

6. Before issuance of a Building Permit for each lot, the permanent well shall be sampled by an independent testing laboratory and successfully tested for-water flow and coliform bacteria, per NYSDOH standards. Results shall be forwarded to the Town of Wilton Building Department.

7. Certification for seasonal high groundwater elevation by a licensed professional (P.E. or P.L.S.) indicating: The basement or slab elevation of all buildings is required to be a minimum of three (3) feet above the seasonal high groundwater table elevation. All buildings constructed with a basement or slab elevation between (3) feet and (5) feet above the seasonal high groundwater table elevation shall be equipped with sump pumps which discharge to a closed drainage system or an adequate outfall as approved by the licensed professional and the Building Inspector of the Town of Wilton.

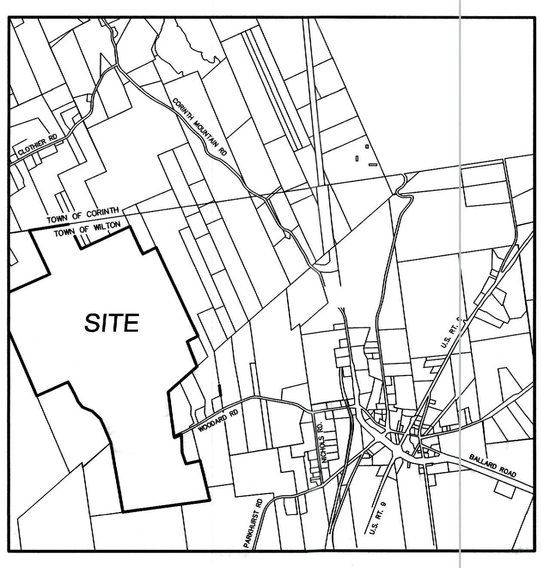
8. All lots shall be graded to ensure positive drainage away from all structures. No isolated low areas shall be created unless designed as such. The drainage patterns created shall not adversely affect adjoining properties or downstream drainage facilities.

9. The total Traffic Mitigation Fee is due before final approval and before issuance of the first building permit.

10. This property may border a farm as defined in the Town of Wilton's Right to Farm Law. Residents should be aware that farmers have the right to undertake farm practices which may generate dust, odor, smoke, noise, and vibration.

11. All stumps, grubbings, logs and limbs generated from this project shall be hauled off-site and disposed of properly. Chipping/tub grinding of this material on-site will be allowed in lieu of off-site disposal, if approved by the planning board. these grindings shall not be disposed of on any defined open space areas.

12. The P.E. or R.L.A.'s stamp and signature on these plans hereby certifies that these plans conform to the requirement of the Town of Wilton's Stormwater Law.



SITE LOCATION MAP

PARCEL INFORMATION:

OWNER:

JOHN S. WITT
563 NORTH BROADWAY
SARATOGA SPRINGS, NEW YORK 12866

TAX MAP NUMBER:

101.00-1-102.1

AREA:

TOTAL AREA OF THE SUBDIVISION IS 518.27± ACRES

DEED REFERENCE:

1.) DEED DATED OCTOBER 9, 2003 FROM STEVEN NUGER AND ROBERT NUGER TO JOHN S. WITT AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1660 OF DEEDS AT PAGE 115.

ZONING INFORMATION:

ZONING DISTRICT: R-3 RESIDENTIAL
(RESTRICTIONS FOR SINGLE FAMILY DWELLING)
MINIMUM LOT SIZE: 120,000 SQ. FT.
MINIMUM FRONTAGE: 400 FT.
MINIMUM GREEN SPACE: 35%
MAXIMUM BUILDING HEIGHT: 35 FT.
MINIMUM YARD DIMENSIONS:
FRONT: 75 FT.
SIDE: 100 FT.
REAR: 200 FT.
MINIMUM FLOOR AREA: 720 SQ. FT.

NOTES:

1.) THE TEMPORARY PARKING EASEMENT SHALL NOT EXPIRE BEFORE THE PERMANENT PARKING AREA/EASEMENT IS ESTABLISHED FOR PUBLIC ACCESS.

2.) PUBLIC ACCESS SHALL BE ALLOWED IN PERPETUITY FROM WOODARD ROAD TO LOT 1.

3.) THE TRAIL AND PARKING EASEMENT, AS SHOWN, WITHIN LOT 1 IS 37.6± ACRES.

VARIANCE INFORMATION:

ON OCTOBER 28, 2021 THE TOWN OF WILTON ZONING BOARD OF APPEALS GRANTED THE FOLLOWING VARIANCES FOR THIS PROPERTY.

VARIANCES GRANTED FOR MIN. FRONTAGE:

	REQUIRED	PROPOSED	RELIEF GRANTED
LOT 1	400 FT.	0 FT.	400 FT.
LOT 2	400 FT.	51.82 FT.	348.38 FT.
LOT 3	400 FT.	259.23 FT.	140.77 FT.

STATE OF NEW YORK
DANIEL C. WHEELER
050137
LICENSED LAND SURVEYOR

DANIEL C. WHEELER
P.L.S. LIC. NO. 50,137

REVISIONS:

1.) MISCELLANEOUS REVISIONS ON JANUARY 4, 2022.
2.) VARIANCE INFORMATION ADDED AND CROSS HATCHED AREA NOTE REVISED ON JANUARY 19, 2022.
3.) NOTE NO. 3 ADDED ON FEBRUARY 3, 2022.
4.) EASEMENT REVISED ON MAY 5, 2025.

SURVEY ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
DANIEL C. WHEELER, LS
432 BROADWAY, SUITE 5, SARATOGA SPRINGS, NY 12866
PH. (518) 583-7302 FAX (518) 583-7303

UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-PARAGRAPH (2) OF THE NEW YORK STATE EDUCATION LAW.

TITLE:

PROPOSED SUBDIVISION AND PROPOSED EASEMENT LANDS OF JOHN S. WITT

LOCATION:
TOWN OF WILTON
SARATOGA COUNTY, NEW YORK

DATE:
SEPTEMBER 2, 2021

SCALE:
1 INCH = 300 FEET

MAP NO. 2021-12-05