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 PURPOSES 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 OF 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 SLAB ELEVATION BETWEEN THREE (3) AND FIVE (5) FEET ABOVE 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 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 GRINDINGS 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 REQUIREMENTS OF THE TOWN OF WILTON'S STORMWATER LAW.
13. ROADWAY PAVING IS ONLY ALLOWED FROM APRIL 1 TO NOVEMBER 1. SEE TOWN CODE SECTION 109-29 FOR ROAD CONSTRUCTION REQUIREMENTS. ANY STRUCTURES IN ROADWAY SHALL BE SET ¼" BELOW BINDER AND A RISER RING INSTALLED FOR TOP COURSE PAVING.

PROPOSED EASEMENT:

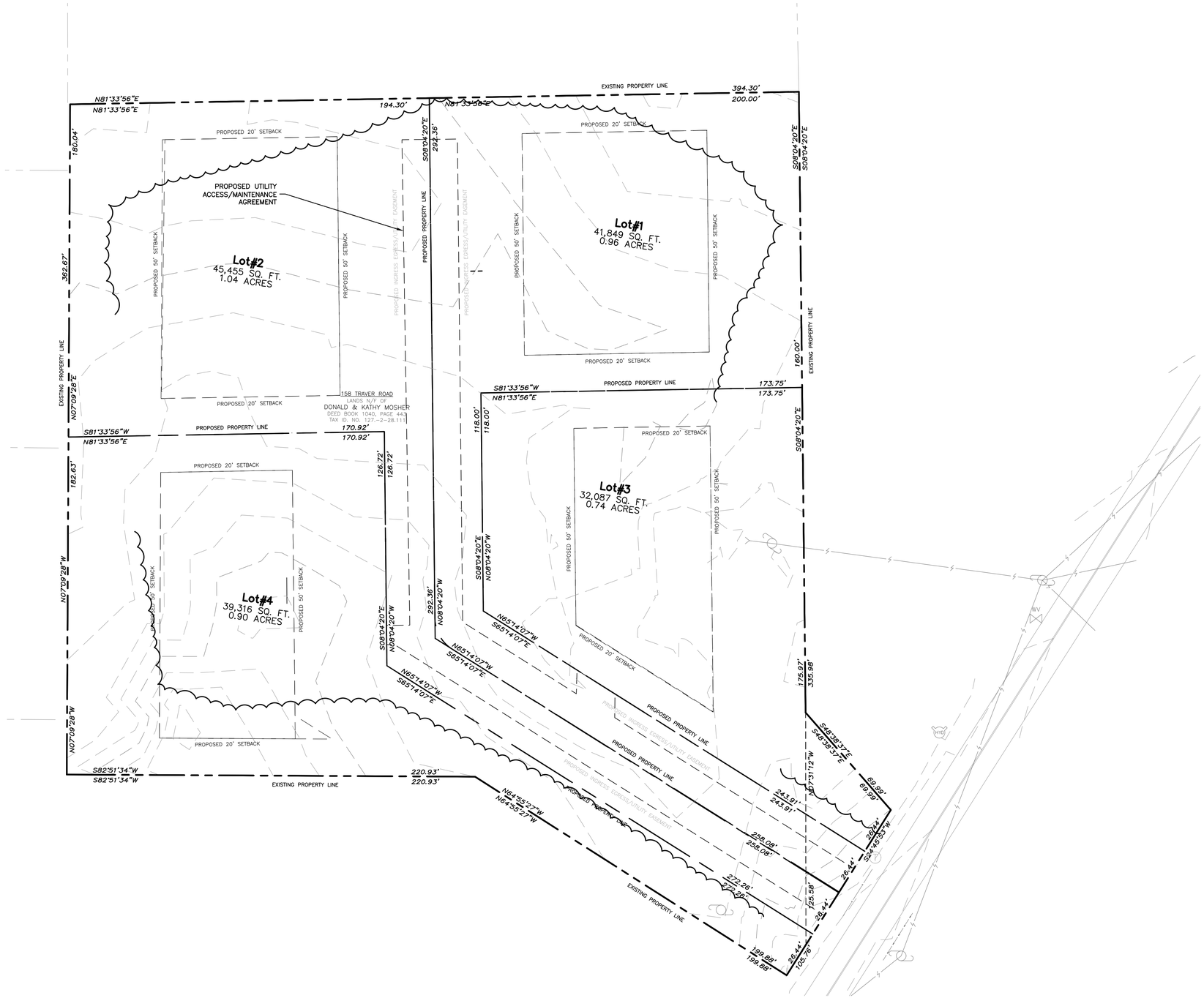
1. SEE SHEET NO. 2 (EASEMENT) FOR DETAILS.

MAP REFERENCE:

1. "KYER ESTATES" PREPARED BY PAUL F. TOMMELL, PROFESSIONAL LAND SURVEYOR, DATED JANUARY 12, 1990, AND FILED IN SARATOGA COUNTY CLERK AS MAP NO. K-170A.

MAP NOTES:

1. NORTH ORIENTATION IS NAD83 AS ESTABLISHED WITH TRIMBLE GPS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS, THEREFORE, SUBJECT TO ANY STATEMENT OF FACT SUCH DOCUMENTS MAY DISCLOSE.



LEGEND

(DC)	DEED CALL
W/W	WITH WIRE
C.I.R.S	CAPPED IRON ROD SET
I.P.F.	IRON PIPE FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
I.R.F.	IRON ROD FOUND
116.00-2-39	TAX MAP SECTION-BLOCK-LOT
B.769 P.986	DEED BOOK & PAGE
	NOW OR FORMERLY
(176.5)	DEED INFORMATION
	OVERHEAD UTILITY LINES
	FENCE

NOTES:
1) NO ADDITIONAL CURB CUTS WILL BE ALLOWED FOR ANY OF THE PROPOSED LOTS WITHIN THE SUBDIVISION.

SUBDIVISION PLAN

0 10 30 60 120

SCALE: 1"=30'

N

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158 TRAVER ROAD SUBDIVISION
158 TRAVER ROAD, TOWN OF WILTON, SARATOGA COUNTY, NEW YORK

DATE	REVISIONS RECORD/DESCRIPTION
10/3/26	REVISIONS PER PB & ZBA COMMENTS

PRELIMINARY / NOT FOR CONSTRUCTION

CIVIL - TRANSPORTATION - ENVIRONMENTAL - LAND SURVEYING

LANSING ENGINEERING
2482 STATE ROUTE 9 SUITE 301
MALTA, NY 12020
(518) 899-5243

SUBDIVISION PLAN

PROJ. NO: 1226.00
SCALE: AS SHOWN
DATE: 08/27/26

SUB-1
SHEET 2 OF 10

P:\PROJECTS\122600-Lang-158 Traver Road Subdivision\CADD\CURRENT\3-SUB.dwg Nov 03, 2026 11:50AM,