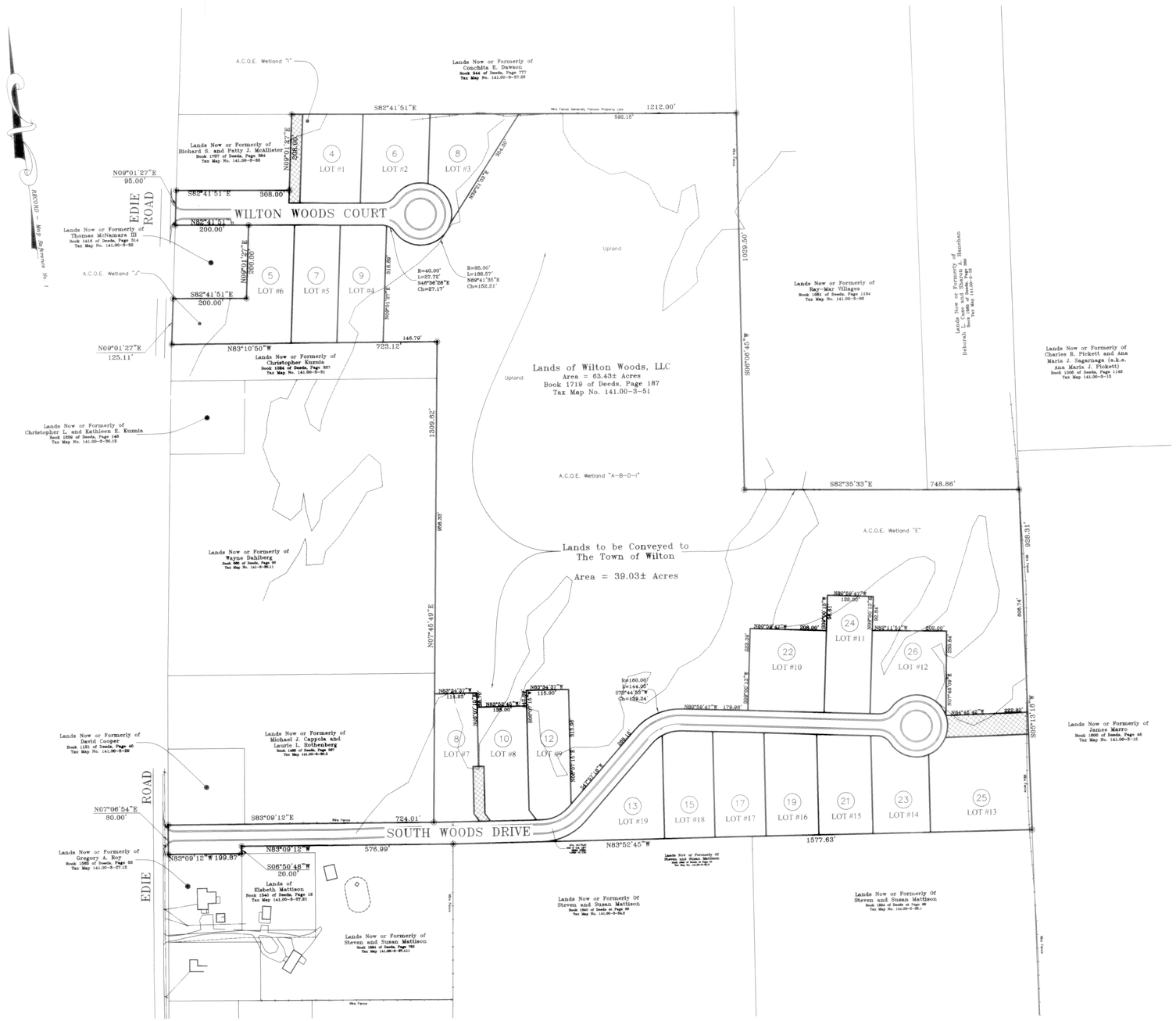
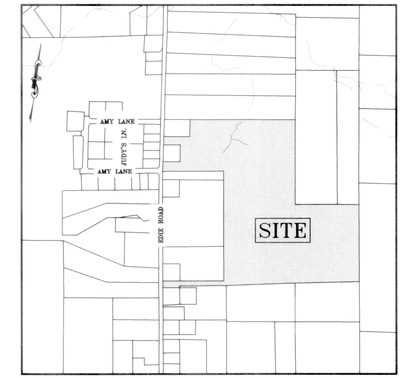


N.Y.S DEPARTMENT OF HEALTH REALTY SUBDIVISION CONDITIONS OF APPROVAL

1. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE COLLECTION AND/OR TREATMENT SHALL BE INSTALLED IN CONFORMITY WITH SAID PLANS.
2. THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NEW YORK STATE HEALTH DEPARTMENT'S GLENS FALLS DISTRICT OFFICE.
3. THAT 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.
4. THAT THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH THERE WAS NO WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES 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.
5. THAT THE SANITARY FACILITIES ON THESE LOTS SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS AT THE TIME OF CONSTRUCTION BE A P.E., R.A. OR EXEMPT L.L.S. AND WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE GLENS FALLS DISTRICT OFFICE AND THE THE TOWN OF WILTON BUILDING CODE ENFORCEMENT OFFICER WITHIN 30 DAYS AND PRIOR TO OCCUPANCY.
6. THAT 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 BECOMING AVAILABLE.
7. THAT PLAN APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE ON 1/16/14 TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE GLENS FALLS DISTRICT OFFICE BASED ON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
8. THAT THE APPROVED PLANS MUST BE FILED WITH THE SARATOGA COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.
9. THAT ALL LOCAL AND STATE AGENCY RULES AND REGULATIONS SHALL BE COMPLIED WITH.



SITE MAP
(Not to Scale)

TOWN OF WILTON STANDARD NOTES FOR SUBDIVISION PLATS:

LAST REVISED 4/17/08

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 A 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 OR SLAB ELEVATION BETWEEN THREE (3) AND FIVE (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. ONE-HALF (1/2) OF THE TOTAL TRAFFIC MITIGATION FEE IS DUE BEFORE FINAL APPROVAL AND THE FINAL ONE-HALF (1/2) IS DUE BEFORE ISSUANCE OF THE FIRST BUILDING PERMIT FOR SUBDIVISIONS WITH 10 OR MORE TOTAL LOTS. FOR ALL OTHER SUBDIVISIONS, THE TOTAL TRAFFIC MITIGATION FEE IS DUE BEFORE FINAL APPROVAL.
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. STAMP AND SIGNATURE ON THESE PLANS HEREBY CERTIFIES THAT THESE PLANS CONFORM TO THE REQUIREMENTS OF THE TOWN OF WILTON'S STORMWATER LAW.

LEGEND:

LANDS TO BE CONVEYED TO THE TOWN OF WILTON

PROPERTY INFORMATION:

PROPOSED:
ZONING: R-2 (CONSERVATION)
MIN. LOT AREA = 40,000 S.F.
PROPOSED SETBACKS:
FRONT = 25'
SIDE = 20'
REAR = 25'

NEW YORK STATE DEPARTMENT OF HEALTH
... the Falls New York DATE: 1/16/09
This is to certify that the proposed arrangement or water supply for the realty subdivision in accordance with plans on file in the office of the State Department of Health are hereby approved.
This realty subdivision appears in the office of the County Clerk in accordance with the provisions of Section 1117 of the Public Health Law and Section 17-1505 of the Environmental Conservation Law.
Timothy Richerson P.E.
NEW YORK STATE DEPARTMENT OF HEALTH

Approved by Resolution of the Planning Board of the Town of Wilton, New York, on the 17th day of December, 2008 subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this Plat, as approved, shall void this approval. Signed this 24 day of February, 2009 by
Chairman Secretary
TOWN OF WILTON

M200935
FILED
03/20/2009 09:19:01 AM
Page 1 of 12
Kathleen A Marchione Saratoga Co Clerk

Final Plan

OVERALL CONSERVATION SUBDIVISION PLAN
WILTON WOODS SUBDIVISION

MAP REFERENCES:

1.) MAP ENTITLED "SURVEY AND PROPERTY LINE ADJUSTMENT OF LANDS OF DAVID AND MEREDE MATTISON AND STEVEN AND SUSAN MATTISON", DATED FEBRUARY 18, 2002 AND PREPARED BY PAUL F. TOMMELL, L.S., P.C.

2.) MAP ENTITLED "MAP OF LANDS OF WILTON WOODS, LLC," DATED FEBRUARY 7, 2006 AND PREPARED BY TOMMELL & ASSOCIATES.

MAP NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACT SUCH DOCUMENTS MAY DISCLOSE.

2.) WETLANDS SHOWN ARE PER MAP REFERENCE NO. 2. "A.C.O.E. ISOLATED WETLAND F" AND "A.C.O.E. ISOLATED WETLAND G" WERE REMOVED FROM THE MAP AT THE REQUEST AND DIRECTION OF CLIENT.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF NEW YORK STATE EDUCATION LAW.

DATE	REVISION	NO.
9/28/07	REVISED PER TOWN COMMENTS	1
01/12/08	MODIFIED 911 ADDRESSES PER TOWN COMMENTS	2

CLARK R. WILKINSON
NYS P.E. NO. 080299
1/12/09

PARAGON ENGINEERING, P.L.L.C.
P.O. BOX 4139
QUEENSBURY, NY 12804
(518) 745-1018
paragonengineering@adelphia.net

PROJECT NO. 06.003.02

PAUL F. TOMMELL
P.L.S. LIC. NO. 49,192

TOMMELL & ASSOCIATES
2 GILBERT ROAD
SARATOGA SPRINGS, NY 12866
PH: 518.587.3149 FAX: 518.587.7251

SCALE: 1" = 150'

TOWN OF WILTON
SARATOGA COUNTY, NEW YORK
MARCH 29, 2007

MAP NO. 06.003.05B
PROJECT NO. 141.3.34

SHEET 1 OF 12