

ZONING

129 Attachment 5

TOWN OF WILTON STANDARD NOTES FOR SUBDIVISION PLATS

(Last Revised 6/17/03)

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.
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.