



MAP REFERENCE:

MAP ENTITLED "SURVEY & SUBDIVISION MAP OF LANDS OF CARL D. JR & ANGELA M. CASE TO BE CONVEYED TO DOUGLAS C. & ELISABETH CASE" DATED LAST REVISED JANUARY 20, 2021 PREPARED BY PERCUSON & POSS PROFESSIONAL LAND SURVEYORS, PC AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP M2021015.

SITE STATISTICS:

TAX MAP PARCEL 223 - 1-121

OVERALL PARCEL SIZE - 45.512± ACRES

ZONING: AGRICULTURE

MINIMUM LOT AREA (PRIVATE DWELLING)  
2 ACRES

MINIMUM LOT WIDTH: 200 FT

MINIMUM LOT FRONTAGE: 200 FT

MAX. BLDG. HEIGHT: 30'

SETBACKS:

FRONT -	60'
REAR -	60'
SIDE -	40' (TOTAL BOTH = 100')

APPLICANT/OWNER:  
ANGELA M. CASE  
1085 WEST LINE ROAD  
AMSTERDAM, NY 12010  
(223.-1-2.121)

SOIL OBSERVATIONS: VANGUILDER LAND SURVEYING ON 8/8/23

PERC TEST HOLE 1 - 29 MIN/IN  
DEEP HOLE 1:  
0"-10" LOAMY TOPSOIL  
10"-19" LOAMY FINE SAND  
19"-46" SANDY LOAM

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND/OR TITLE RECORD AND MAY BE SUBJECT TO WHATEVER STATEMENTS OF FACTS THEY MAY REVEAL.

2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PRESENTATION.

3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S ENCLOSED SALE AND GROUNDLINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND/OR

4. COPYRIGHT © 2003 BY GLENN VANDUGHER LAND SURVEYOR, P.A. HAS BEEN REVIEWED AND NO COPIING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE ATTORNEY AND/OR COPYRIGHT HOLDER IS OBTAINED.

5. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINE TO STRUCTURES OR IMPROVEMENTS ARE NOT TO BE USED IN CONFORMANCE WITH ZONING, AND ARE NOT INTENDED TO ADJUST THE PROPERTY LINES OR TO INDICATE THE DIRECTION OF FENCES OR OTHER IMPROVEMENTS TO THE PROPERTY.

WELL NOTE

ALL BUILDING PERMITS FOR DWELLING UNITS SHALL BE CONTINGENT UPON THE CONSTRUCTION OF A WATER WELL WITH ADEQUATE FLOW CAPACITY AND ACCEPTABLE POTABILITY IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH.

PRIOR TO ISSUANCE OF A BUILDING PERMIT, A PLAN PREPARED BY A LICENSED PROFESSIONAL ENGINEER SHOWING THE PROPOSED SANITARY DISPOSAL SYSTEM, PERCOLATION TESTS, AND DETAILS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR. THE PLAN SHOULD BE CERTIFIED BY THE DESIGN ENGINEER AS SATISFYING THE REQUIREMENTS OF APPROPRIATE STATE AND FEDERAL DEPARTMENTS OF HEALTH AND THE TOWN OF CHARLTON. THOSE NON-CONVENTIONAL SYSTEMS SUCH AS ALTERNATIVE SYSTEMS, SHALLOW SYSTEMS AND BUILT UP SYSTEMS, PLANS AND DETAILS FOR SUCH SYSTEMS MUST BE APPROVED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE CONSTRUCTION, AS BUILT, IS TO BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF OCCUPANCY.

RIGHT TO FARM

IT IS THE POLICY OF THIS STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT FARMING ACTIVITIES OCCUR WITHIN THE TOWN. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST, SMOKE AND ODORS.

CURB CUT NOTE

A CURB CUT PERMIT FROM THE TOWN OF CHARLTON WILL BE NECESSARY FOR ACCESS TO WEST LINE ROAD PRIOR TO ANY CONSTRUCTION. THE APPLICANT MUST PROVIDE A COPY OF THIS PERMIT TO THE TOWN OF CHARLTON ZONING OFFICER AS PART OF ANY BUILDING PERMIT APPLICATION.

CONTOUR NOTE

THE CONTOURS SHOWN HEREON WERE DIGITIZED FROM NYS GIS CLEARINGHOUSE.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024 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 \_\_\_ DAY OF \_\_\_\_\_, 2024 BY

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CHAIRPERSON

TOWN OF CHARLTON		SARATOGA COUNTY NEW YORK
MAP NUMBER: 23 - 30 - 161	SCALE: 1" = 100'	DATE: AUGUST 17, 2023

**Gilbert VanGuilder**  
**Land Surveyor, PLLC**  
Professional Land Surveyors  
988 Route 146, Clifton Park, New York 12065  
Telephone: (518) 383-0634  
gvglandsurveyors.com

5	2/23/24	General Revisions	KHW
4	2/9/24	Culverts Added	KHW
3	1/12/24	General Revisions	KHW
2	12/18/23	General Revisions	KHW
1	10/17/23	General Revisions	KHW
NO.	DATE	DESCRIPTION	BY

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

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KEVIN H. WEED, P.L.S. No. 51,005