



SITE LOCATION MAP
SCALE: NOT TO SCALE

DEED REFERENCE:
CONVEYANCE TO ANGELA M. CASE BY DEED DATED JUNE 18, 2005 AND
RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO.
2005010659.

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 REVISION JANUARY 28, 2021 PREPARED BY KENNEDY & POSE
PROFESSIONAL LAND SURVEYORS, P.C. AND RECORDED IN THE SARATOGA COUNTY
CLERK'S OFFICE AS MAP 000010.

SITE STATISTICS:
TAX MAP PARCEL: 223-1-2.121
OVERALL PARCEL SIZE: 45.9133 ACRES
ZONING: AGRICULTURE & AGRICULTURE
MINIMUM LOT AREA (PRIVATE DWELLING): 1 ACRE
MINIMUM LOT WIDTH: 200 FEET
MINIMUM LOT DEPTH: 100 FEET
MAX. ELEV. HEIGHT: 30' TO 60'
SETBACKS: FRONT - 60', REAR - 60', SIDE - 40' (TOTAL BOTH = 100')

APPLICANT/OWNER:
CARL D. CASE JR. & ANGELA M. CASE
1005 WEST LINE ROAD
ANDERSON, NY 12010
(203-1-2.121)

SOIL OBSERVATIONS: VANGUILDER LAND SURVEYING ON 8/6/21

PERC TEST HOLE 1A - 30 MIN/IN

DEEP HOLE 1:
0'-10" LOAMY TOPSOIL
10'-16" LOAMY FINE SAND
16'+ SANDY LOAM

PERC TEST HOLE 2 - 29 MIN/IN

DEEP HOLE 2:
0'-10" LOAMY TOPSOIL
10'-16" LOAMY FINE SAND
16'+ SANDY LOAM

PERC TEST HOLE 3 - 36 MIN/IN

DEEP HOLE 3:
0'-10" LOAMY TOPSOIL
10'-24" SILTY CLAY LOAM
24'+ GRAVELLY SAND LOAM

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND/OR TITLE REPORT AND MAY BE SUBJECT TO WHATEVER STATEMENT OF FACTS THEY MAY REVEAL.
 2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
 3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUTH AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
 4. COPYRIGHT © 2021 BY GILBERT VANGUILDER LAND SURVEYING, PLLC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
 5. OFFERS OR DIMENSIONS FROM THE PROPERTY LINE TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE PURPOSE OF POSITION IT RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANCE WITH ZONING, AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR CLUES IN THE ERECTION OF PRICES OR OTHER IMPROVEMENTS TO THE LAND.

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

SEPTIC NOTE:
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 DEPARTMENT OF HEALTH AND THE TOWN OF CHARLTON. THESE NON-CONVENTIONAL SYSTEMS SUCH AS ALTERNATIVE SYSTEMS, SHALLOW SYSTEMS AND BUILT UP SYSTEMS ARE PLANNED. THE INITIAL PLAN ARE TO 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 CLEARHOUSE.

APPROVED BY RESOLUTION OF THE PLANNING BOARD
OF THE TOWN OF CHARLTON, NEW YORK

ON THE ____ DAY OF _____, 2023 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 _____, 2023 BY

CHAIRPERSON

SUBDIVISION LANDS OF CASE

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

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

NO.	DATE	DESCRIPTION	BY
2	12/18/23	General Revisions	KHW
1	10/17/23	General Revisions	KHW

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS
SURVEY MAP IS A VIOLATION OF SECTION 2005, 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.