



SITE LOCATION MAP
SCALE: NOT TO SCALE

DEED REFERENCE:
CONVEYANCE TO ANGELA M. CASE BY DEED DATED JUNE 18, 2023 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2023010659.

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 EIGHTH JANUARY 2023 PREPARED BY KENNEDY & FORD PROFESSIONAL LAND SURVEYORS, P.C. AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP 0000103.

SITE STATISTICS:
TAX MAP PARCEL: 223-1-2.151
OVERALL PARCEL SIZE: 45.583± ACRES
ZONING: AGRICULTURE
MINIMUM LOT AREA (PRIVATE DWELLING): 1.0 ACRES
MINIMUM LOT WIDTH: 500 FT.
MINIMUM LOT DEPTH: 100 FT.
MAX. ELEV. HEIGHT: 30' FT.
SETBACKS: FRONT - 60' REAR - 60' SIDE - 40' (TOTAL BOTH = 100')

APPLICANT/OWNER:
CARL D. CASE JR. & ANGELA M. CASE
1085 WEST LINE ROAD
AMSTERDAM, NY 12010
(203-1-2.151)

SOIL OBSERVATIONS: VANGUILDER LAND SURVEYING ON 8/6/23
PERC TEST HOLE 1A - 30 MIN/IN
DEEP HOLE 1:
0'-10" LOAMY TOPSOIL
10'-18" LOAMY FINE SAND
18" SANDY LOAM
DEEP HOLE 2:
0'-10" LOAMY TOPSOIL
10'-18" LOAMY FINE SAND
18" SANDY LOAM
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.
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5. OFFERS OR DIMENSIONS FROM THE PROPERTY LINE TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE PURPOSE OF POSITIONING THEM RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANCE WITH ZONING, AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR OTHER IMPROVEMENTS OF THE PROPERTY OR OTHER IMPROVEMENTS TO THE LAND.
6. 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.
7. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A PLAN PREPARED BY A LICENSED PROFESSIONAL ENGINEER SHOWING THE PROPOSED SANITARY DISPOSAL SYSTEM, SEWAGE TREATMENT, AND DETAILS SHALL BE SUBMITTED TO THE TOWN OF CHARLTON. THE PLAN SHALL BE CERTIFIED BY THE DESIGN ENGINEER AS MEETING THE REQUIREMENTS OF APPENDIX 75-A OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF CHARLTON. WHEN NON-CONVENTIONAL SYSTEMS SUCH AS ALTERNATIVE SYSTEMS, SHALLOW SYSTEMS AND BUILT-UP SYSTEMS ARE PLANNED, THE INITIAL PLAN IS 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.
8. 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.
9. 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.
10. CONTOUR NOTE
THE CONTOURS SHOWN HEREON WERE DIGITIZED FROM NYS GIS CLEARINGHOUSE.

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
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