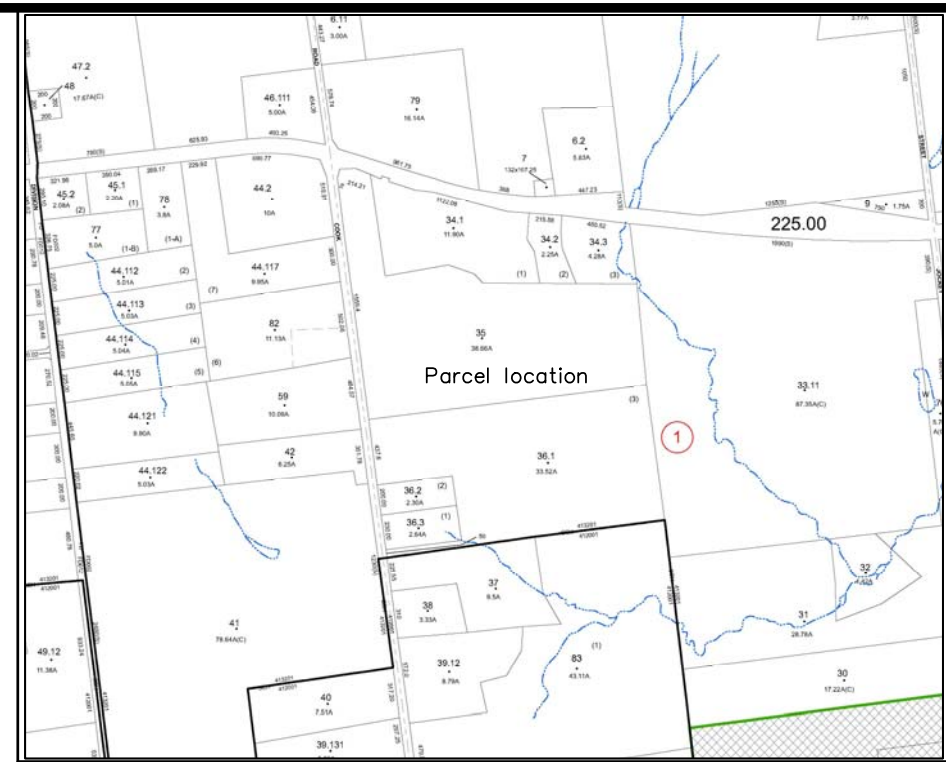


Town of Charlton zoning district: Agriculture (A)
Requirements for permitted private residential use:
Minimum Lot Area: 2 acres
Minimum Lot Width: 200 feet
Minimum Frontage: 200 feet
Minimum Front Yard: 60 feet
Minimum Side Yard: 40 feet
Minimum Side Yard (Total, both sides): 100 feet
Minimum Total Two Side Yards: 100 feet
Minimum Rear Yard: 50 feet

| | | |
|--------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| Soil test results 11/06/20, 11/12/20 & 9/16/23 (2C) | Soil test results 11/06/20, 11/12/20 & 9/16/23 (2C) | Soil test results 11/06/20, 11/12/20 & 9/16/23 (2C) |
| Soil test results 11/06/20, 11/12/20 & 9/16/23 (2C) | Soil test results 11/06/20, 11/12/20 & 9/16/23 (2C) | Soil test results 11/06/20, 11/12/20 & 9/16/23 (2C) |
| Soil test results 11/06/20, 11/12/20 & 9/16/23 (2C) | Soil test results 11/06/20, 11/12/20 & 9/16/23 (2C) | Soil test results 11/06/20, 11/12/20 & 9/16/23 (2C) |

Town of Charlton notes:

- 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 the 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 meeting the requirements of Appendix 75-A of the New York State Department of Health and the Town of Charlton. Where non-conventional systems such as alternative systems, shallow systems and built-up systems are planned, the individual plans 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 the certificate of occupancy.
- It is the policy of this State and this community to preserve, 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 be limited to, activities that cause noise, dust, smoke and odors.
- A curb cut permit from the Town of Charlton Highway Department will be necessary for access to Cook 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.
- Disturbance of any lands lying within the boundaries of the State Regulated Freshwater Wetlands and/or the adjacent 100' buffer zone will require a disturbance permit from the New York State Department of Environmental Conservation.



Locator Map



| Legend: | |
|---------|------------------------------|
| ● | Iron pin |
| ○ | Iron pipe |
| ■ | Concrete monument |
| ○ | Unmonumented property corner |
| —○—○— | Chain-link fence |
| —○—○— | Stockade fence |
| —A—A— | Rail fence |
| —○—○— | Stone wall |
| ● | Well |
| ★ | Flagpole |
| □ | Utility box |
| —○—○— | Overhead utilities |
| —○—○— | Guy wire |
| ● | Catch basin |

Survey notes:

- Deed Reference: Edward C. Prentiss and Diane K. Prentiss to Garry R. Heflin and Judith B. Heflin, dated March 8, 1972 and recorded in the Saratoga County Clerk's Office on March 20, 1972 in Book 910 of Deeds at page 628.
- Deed Reference: Virginia D. Bates n/k/a Virginia D. Gardner, to Garry R. Heflin and Judith B. Heflin, dated April 21, 1978 and recorded in the Saratoga County Clerk's Office on April 26, 1978 in Book 981 of Deeds at page 757.
- Map Reference: "Final Map of Proposed Subdivision of Lands of Garry R. & Judith B. Heflin", dated July 8, 1998 by Jeffrey G. Martin, PLS, last revised on December 3, 1998 and recorded in the Saratoga County Clerk's Office on June 23, 1999 as Map number H-287.
- Map Reference: "Survey Map Showing Proposed Boundary Line Revisions on Lands of Garry R. Heflin", dated December 23, 2019 by Santo Associates, P.C., last revised on January 26, 2023 and recorded in the Saratoga County Clerk's Office on March 31, 2023 as Map number M2023041.
- Boundaries of State regulated freshwater wetlands and Waters of the United States have been delineated on site by Quenzer Environmental, LLC (June/August, 2021).
- Limits of wooded areas have been scaled from Saratoga County G.I.S. website and are approximate only.
- Contour lines shown hereon have been interpolated from U.S.G.S. "Burnt Hills" 1:24000 quadrangle and are approximate only. Contour interval is 10 feet.

THE TOWN OF CHARLTON PLANNING BOARD

Approved by Resolution of the Planning Board of the Town of Charlton, New York on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. A change, erasure, modification, or revision of the Plot as approved shall void the approval.

Signed this _____ day of _____, 20____ by _____

Planning Board Chair

Total Area:
41.825 Acres

Total area of regulated wetland:
17.203 Acres

I hereby certify that this subdivision map was prepared by me based on an actual field survey completed by me on August 20, 2020.
Andrew C. Schaufert, L.S.
N.Y.S. License no. 049901

| REV. | DATE | BY | CHK. | DESCRIPTION |
|------|----------|-----|------|--------------------------------|
| 7 | 10/27/22 | EAC | ACS | LOTS 3 & 4 REVISED |
| 6 | 08/03/23 | EAC | ACS | SUBDIVISION PLAN |
| 5 | 01/18/22 | EAC | ACS | WETLAND DELINEATION COMPLETED |
| 4 | 06/08/21 | EAC | ACS | PARTIAL WETLAND DELINEATION |
| 3 | 01/26/21 | EAC | ACS | MISCELLANEOUS REVISIONS |
| 2 | 11/12/20 | EAC | ACS | SOIL TESTING |
| 1 | 08/20/20 | JES | ACS | REMAINDER OF PROPERTY SURVEYED |
| 0 | 12/23/19 | EAC | ACS | FRONTAGE ON COOK ROAD SURVEYED |

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice of Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the title insurance company, governmental agency, and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the N.Y. State Education Law. Only copies from the original of the survey marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

In addition, only copies from the original of this survey marked with an original of the land surveyor's signature in RED shall be considered to be valid copies.

SANTO ASSOCIATES
LAND SURVEYING AND ENGINEERING, P.C.

1 BARNEY ROAD • SUITE 109 • CLIFTON PARK, NY 12065
PHONE: (518) 383-8001 • FAX: (518) 383-6026

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SURVEY MAP SHOWING PROPOSED MINOR SUBDIVISION OF LANDS OF

GARRY R. HEFLIN
AT 218 COOK ROAD, BALLSTON LAKE, NY 12019
S.B.L.#'s 225.00-1-87

| | | |
|-----------------|--------------------|------------------|
| DRAWN BY: EAC | TOWN OF CHARLTON | SCALE: 1" = 100' |
| CHECKED BY: ACS | COUNTY OF SARATOGA | DWG. NO.: 8192A |
| DATE: 12/23/19 | STATE OF NEW YORK | REV.: 7 |