



SITE LOCATION MAP  
SCALE: NOT TO SCALE

DEED REFERENCE

CONVEYANCE TO JAMES C. & MARY E. HOLBROOK BY DEED DATED JANUARY 4, 1988 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1285 OF DEEDS AT PAGE 645.

MAP REFERENCES

- MAP ENTITLED "SUBDIVISION OF THE LANDS OF LAURA LEE LINDSEY" DATED JULY 27, 2016 PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP 20160056.
- MAP ENTITLED "SURVEY MAP SHOWING PROPOSED BOUNDARY LINE EXTENSIONS ON LANDS OF CLARET E. HERTZ" DATED DECEMBER 21, 2019 PREPARED BY SANTO ASSOCIATES.

NOTES:

- 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.
- NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
- ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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- EXISTING WELL AND SEPTIC LOCATIONS PER LANDOWNER.
- ONLY NORTH & WEST PROPERTY LINE PART OF FIELD SURVEY. ALL OTHER PROPERTY LINES SHOWN FOR TAX MAPS.

WELL NOTE

ALL BUILDING PERMITS FOR DWELLING UNITS SHALL BE CONTINGENT UPON THE CONSTRUCTION OF A WATER WELL WITH ADEQUATE FLOW CAPACITY AND ACCEPTABLE POTENTIAL 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, INCLUDING DETAIL AND INSTALLATION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR. THE PLAN SHOULD BE CERTIFIED BY THE DESIGN ENGINEER AS MEETING THE REQUIREMENTS OF APPROVED TO 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 WELL AS 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 VALUES. THIS NOTICE IS TO INFORM FUTURE PURCHASERS THAT FARMING ACTIVITIES OCCUR WITHIN THE TOWN. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST, SMOG AND ODORS.

CURE CUT NOTE

A CURE CUT PERMIT FROM THE STATE OF NEW YORK WILL BE NECESSARY FOR ACCESS TO N.Y.S. ROUTE 67 PRIOR TO ANY CONSTRUCTION. THE APPLICANT MUST PROVIDE A COPY OF THIS PERMIT TO THE TOWN OF CHARLTON ZONING OFFICE AS PART OF ANY BUILDING PERMIT APPLICATION.

CONTOUR NOTE

THE CONTOURS SHOWN HEREON WERE DIGITIZED FROM SARATOGA COUNTY G.I.S.

WETLAND NOTE

ON-SITE WETLANDS SHOWN HEREON AS DELINEATED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC. ACTIVITIES SUCH AS UNDESIGN, FILLING, GRADING, EXCAVATING OR BUILDING MAY REQUIRE A PERMIT. IT WILL REMAIN THE CONTINUING OBLIGATION OF THE OWNER TO USE, KEEP AND MAINTAIN THE REAL PROPERTY IN ACCORDANCE WITH THESE RESTRICTIONS AND THE LAW IN EFFECT AT THAT TIME.

SITE STATISTICS:

ZONING: A - AGRICULTURE  
MINIMUM LOT AREA (PRIVATE DWELLING): 5 ACRES  
MINIMUM LOT WIDTH: 800 FT.  
MINIMUM LOT FRONTAGE: 800 FT.  
MAX. BLDG. HEIGHT: 40'  
SETBACKS: FRONT - 40'  
REAR - 40'  
SIDE - 40' (TOTAL BOTH = 100')

SOILS

0" - 3" TOPSOIL  
6" - 12" LIGHT BROWN SAND LOAM  
12" - 36" LIGHT BROWN SAND LOAM W/GRAVEL  
36" - 48" LIGHT BROWN SAND LOAM/CLAY W/GRAVEL

PERC RATE: 1" IN 14 MIN.

WASTE WATER DISPOSAL - ON-SITE SEPTIC

WATER - OPENED WELL

APPLICANT/ADDRESS:

JAMES C. HOLBROOK

4000 JOCKEY STREET

CHARLTON, N.Y. 12018

TAX ID (2023-1-3311)

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 OF  
LANDS OF  
JAMES C. & MARY E. HOLBROOK

TOWN OF CHARLTON	SARATOGA COUNTY, NEW YORK
MAP NUMBER: 23 - 30 - 40	SCALE: 1" = 100'
DATE: MARCH 2, 2023	

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS  
SURVEY MAP IS A VIOLATION OF SECTION 7008, SUB-  
SECTION 5 OF THE NEW YORK STATE ELECTION LAW.  
ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND  
SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL  
SHALL BE CONSIDERED VALID.

Lands N/F Of  
William J. Whipple  
Instrument No. 2020004383  
Tax Parcel 225-1-54

JOCKEY STREET