



SITE LOCATION

- NOTES:
1. BASE MAP PREPARED BY AED ENGINEERS, LLP FROM A SEPTEMBER 2021 FIELD SURVEY AND TOPO FROM GIS DATA.
  2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF ANY EXISTING STRUCTURE, ABOVEGROUND OR BELOWGROUND, IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS WARNED THAT THE EXISTING UTILITIES, APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED AT HIS OWN RISK AND WITHOUT LIABILITY TO THE ENGINEER.
  3. 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 NYSOH.
  4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A PLAN PREPARED BY THE ENGINEER, SHOWING THE LOCATION OF ALL SANITARY DISPOSAL SYSTEMS, 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 THE NYSOH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY EXISTING UTILITIES, APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED AT HIS OWN RISK AND WITHOUT LIABILITY TO THE ENGINEER.
  5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS OBSERVED THE EXISTING UTILITIES, APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED AT HIS OWN RISK AND WITHOUT LIABILITY TO THE ENGINEER.
  6. A CURB CUT PERMIT FROM THE TOWN OF CHARLTON HIGHWAY DEPARTMENT IS REQUIRED FOR ANY CURB CUTS OR CROSSING ANY ROAD PRIOR TO ANY CONSTRUCTION. THE CURB CUT PERMIT SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION. THE CURB CUT PERMIT SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION. THE CURB CUT PERMIT SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION.

ZONING: RA (RESIDENTIAL AGRICULTURAL)  
PRIVATE DWELLING W/ CUSTOMARY HOME OCCUPATION

LANDS N/F  
DEBORAH L. SPURDAS  
T.M.# 256.00-1-861  
L:2013, P:39081

LOT SIZE: 2 ACRES MIN.  
LOT WIDTH: 200' MIN.  
LOT FRONTAGE: 200' MIN.\*  
BUILDING HEIGHT: 30' MAX.  
BUILDING FLOOR AREA: 800 SF MIN.  
LOT COVERAGE: 17% TOTAL MAX. (5% ACCESSORY MAX.)

SETBACKS:  
FRONT: 60'  
SIDE: 40' (100' BOTH SIDES TOTAL)  
REAR: 100'

\*AREA VARIANCE GRANTED BY ZBA ON AUGUST 10, 2021 FOR LOT 1

PERCOLATION TESTING PERFORMED BY AED ENGINEERS, LLP ON JUNE 8, 2021

PT#1 @ 18": 1" IN 12 MINUTES

PT#2 @ 18": 1" IN 8 MINUTES

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 PLAN AS APPROVED SHALL VOID THE APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

PLANNING BOARD CHAIR

2 LOT MINOR SUBDIVISION PLAN  
LANDS N/F KORE DEVELOPMENT, LLC  
720 SW AGGERTOWN ROAD

| DATE:        | SCALE:   | DWG.       | SHEET | OF |
|--------------|----------|------------|-------|----|
| MAY 18, 2021 | 1" = 50' | 5231A-SUB2 | 1     | 1  |

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|---|--|--|--|
| OWNER:<br>KORE DEVELOPMENT, LLC<br>2114 MORROW AVENUE<br>SCHEMECTADY, NY 12309<br>TAX MAP # 256.00-1-69 | ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL. | DATE: 2/3/22<br>BY: JG<br>DATE: 7/26/21<br>BY: SN<br>DATE: 7/2/21<br>BY: LAP | 3. PROPERTY LINE<br>2. ZBA COMMENTS<br>1. ZBA COMMENTS |
|---|--|--|--|

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| MARK C. BLANKSTON, P.E.<br>N.Y.S. LICENSE NO. 049542 | STATE OF NEW YORK<br>COUNTY OF SHERIDAN<br>TOWN OF CHARLTON<br>TAX MAP # 256.00-1-69 | STATE OF NEW YORK<br>COUNTY OF SHERIDAN<br>TOWN OF CHARLTON<br>TAX MAP # 256.00-1-69 |
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|--------------------|-----------------|-----------------|----------|-------|
| DATE: MAY 18, 2021 | SCALE: 1" = 50' | DWG: 5231A-SUB2 | SHEET: 1 | OF: 1 |
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