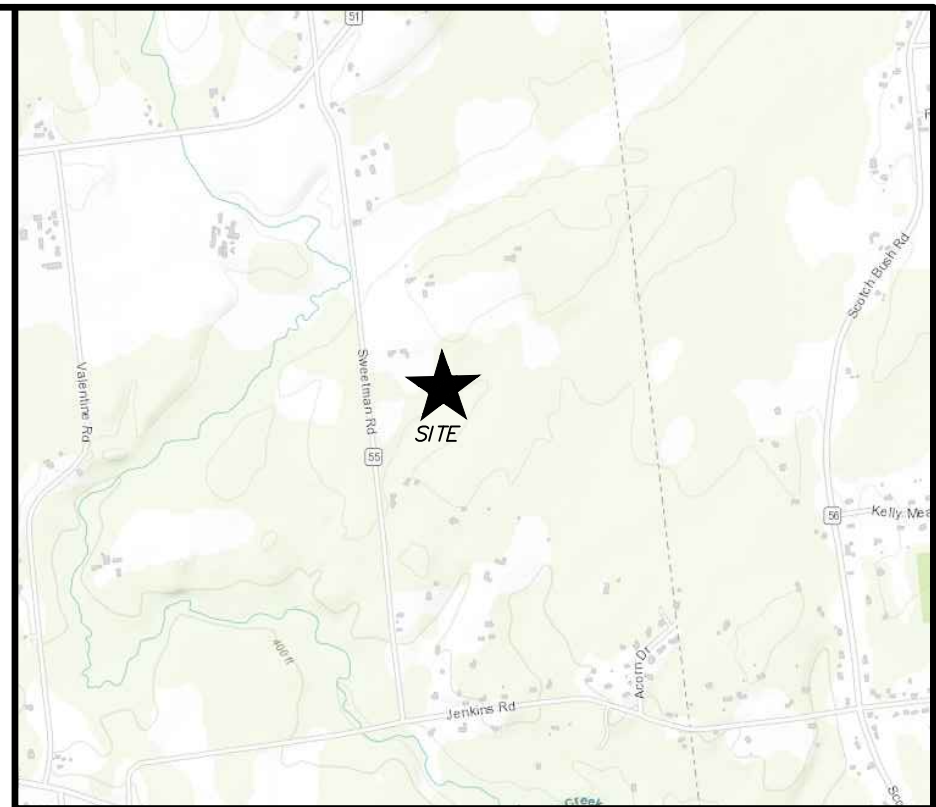
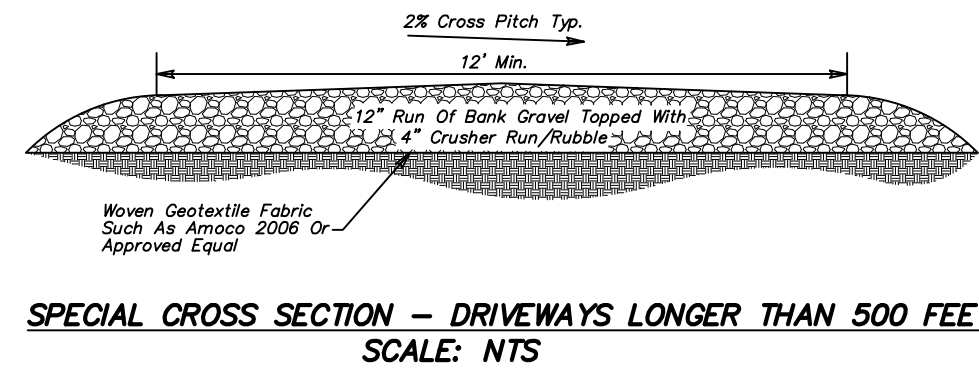
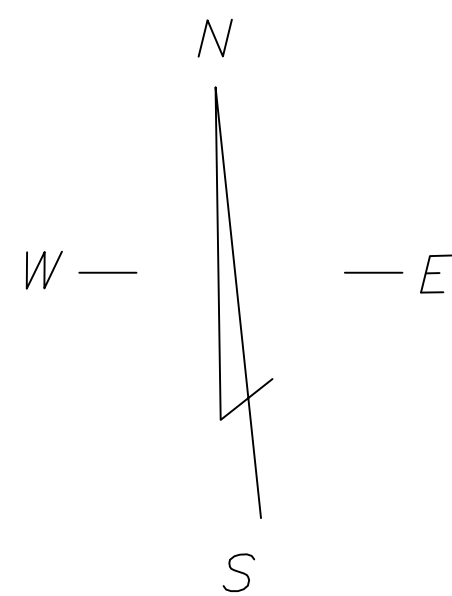




SITE LOCATION

DEED REFERENCE:
CONVEYANCE TO DEANA MANCINI AND CHRISTOPHER MANCINI BY DEED DATED SEPTEMBER 15, 2021 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2021050167.

MAP REFERENCES:
1. MAP ENTITLED "LOT LINE ADJUSTMENT BETWEEN LOTS 1 AND 2 SUBDIVISION OF LOTS OF DON E. & SARAH SCHERERHORN", DATED FEB. 5, 2007, PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP S-841.
2. MAP ENTITLED "747 SCOTCH HURST ROAD-CO. DE. 56 SUBDIVISION MAP OF THE LOTS OF LINDA HESTER", DATED MAY 20, 2016, PREPARED BY ANDREW A. WALSHURRY LAND SURVEYORS LLP AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS 201605197.

SITE STATISTICS:
TAX MAP PARCEL 247-1-34
OVERALL PARCEL SIZE - 77.483 ACRES
ZONING: R-1A - RESIDENTIAL AGRICULTURE
MINIMUM LOT AREA (PRIVATE DWELLING) - 2.4 ACRES
MINIMUM LOT WIDTH - 50 FT
MINIMUM LOT FRONTAGE - 500 FT
MAX. BLDG. HEIGHT - 30'
SETBACKS: FRONT - 60'
REAR - 50'
SIDE - 40' (TOTAL BOTH = 100')

APPLICANT/OWNER:
CHRISTOPHER AND DEANA MANCINI
68 SWEETMAN ROAD
RUMFORD, ME 04071
(207) 471-1140

SOIL OBSERVATIONS: OBSERVED BY QUINN ENGINEERING ON 5/21/22.

PERC TEST HOLE 1A - 5 MIN/IN

PERC TEST HOLE 1B - 12 MIN/IN

DEEP HOLE 1:
0'-10" LOAMY TORFLOID

10'-12" LOAMY FINE SAND

12'-14" SANDY LOAM

ROOTS STOP @ 15'

MOTTLING FOUND @ 15'

PERC TEST HOLE 2A - 7 MIN/IN

PERC TEST HOLE 2B - 12 MIN/IN

DEEP HOLE 2:
0'-10" LOAMY TORFLOID

10'-12" LOAMY FINE SAND

12'-14" SANDY LOAM

ROOTS STOP @ 15'

MOTTLING FOUND @ 15'

PERC TEST HOLE 3A - 12 MIN/IN

PERC TEST HOLE 3B - 24 MIN/IN

DEEP HOLE 3:
0'-10" LOAMY TORFLOID

10'-12" SILTY CLAY LOAM

12'-14" GRAVELLY SAND LOAM

ROOTS STOP @ 14'

MOTTLING FOUND @ 15'

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 DEEMED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

4. COPYRIGHT © 2022 BY GILBERT VANGUILDER LAND SURVEYOR, 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. EXISTING WELL AND SEPTIC LOCATIONS PER LANDOWNER.

WELL NOTE

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.

SEPTIC NOTE

PRIOR TO ISSUANCE OF A BUILDING PERMIT, A PLAN PREPARED BY A LICENSED PROFESSIONAL ENGINEER SHOWING THE PROPOSED SANITARY SEPTIC SYSTEM, PERCOLATION TESTS, AND DETAILS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR. THIS 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. THESE 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 TOWN OF CHARLTON. AS SUCH, IT 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 METRIC AND ECOLOGICAL VALUES. 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 SWEETMAN ROAD PRIOR TO ANY CONSTRUCTION. THE APPLICANT MUST PROVIDE A COPY OF THIS PERMIT TO THE TOWN OF CHARLTON ENGINEERING OFFICE AS PART OF ANY BUILDING PERMIT APPLICATION.

CONTOUR NOTE

THE CONTOURS SHOWN HEREON WERE DIGITIZED FROM NYS GIS CLEARHOUSE.

WETLAND NOTE

WETLANDS SHOWN HEREON AS DELINEATED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC AND VERIFIED BY NYDEC ON 6/5/22. OFFSETS WETLANDS SHOWN HEREON AS PER AERIAL IMAGERY, AVAILABLE TOPOGRAPHY, AND SOIL MAPPING, AND VISUAL INSPECTION ACTIVITIES SUCH AS BREWING, FILLING, GRADING, EXCAVATING OR BUILDING MAY REQUIRE A PERMIT. IT WILL REMAIN THE CONTINUING OBLIGATION OF THE OWNER TO USE REASONABLE CARE AND MAINTAIN THE SETBACKS IN ACCORDANCE WITH THESE RESTRICTIONS AND THE LAW IN EFFECT AT THAT TIME.

DRIVEWAY NOTE

ANY DRIVEWAY OVER 500 FEET IN LENGTH MUST BE ACCESSIBLE AND ABLE TO HOLD A 5,000 POUND, 30 FOOT LONG VEHICLE WITH FACILITIES FOR TURNING AROUND AVAILABLE WITHIN 100 FEET OF ANY STRUCTURE.

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

ON THE ____ DAY OF _____, 2022 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 _____, 2022 BY

CHAIRPERSON

SUBDIVISION LANDS OF MANCINI 68 SWEETMAN ROAD

TOWN OF CHARLTON SARATOGA COUNTY, NEW YORK

MAP NUMBER: 22 - 22 - 57 SCALE: 1" = 100' DATE: JUNE 21, 2022

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, P.L.S. No. 51,005

NO.	DATE	DESCRIPTION	BY
3	8/17/22	Revised Per Comments	KHW
2	8/10/22	Revised Per TDE Comments	KHW
1	7/19/22	General Revisions	KHW

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7009 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.