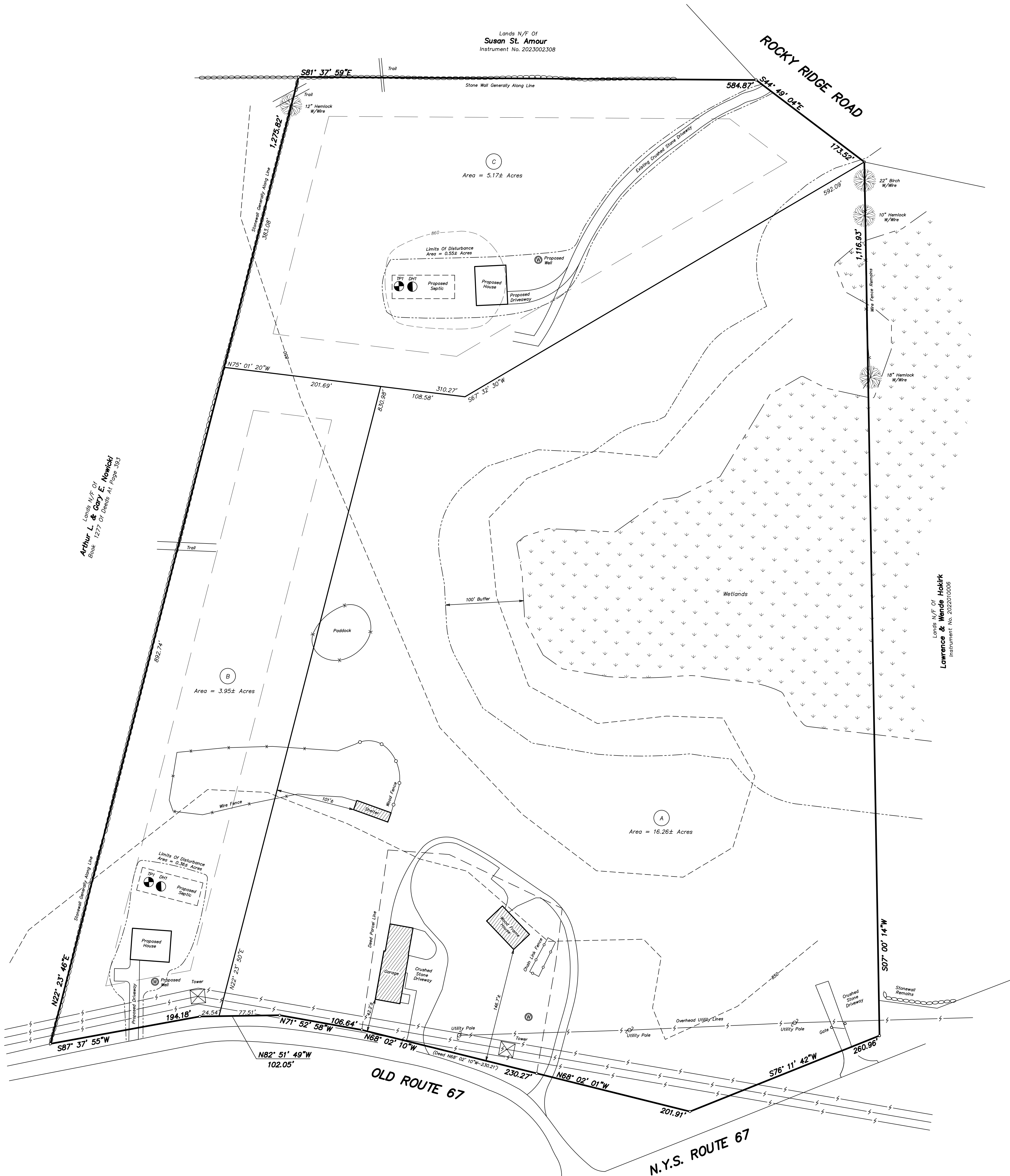


UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7200, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.



**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 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 PERMITTED. THE INDIVIDUAL PLANS ARE TO BE APPROVED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE CONSTRUCTION AS SHOWN IS TO BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF OCCUPANCY.

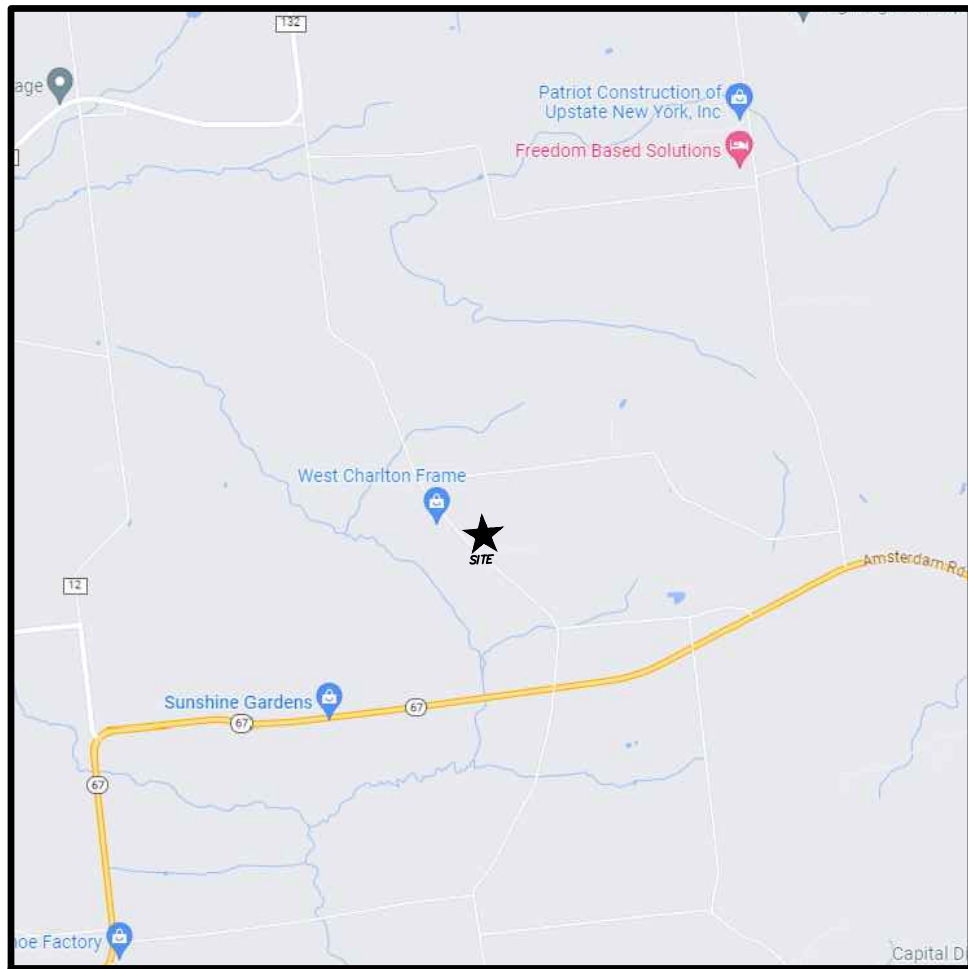
**RIGHT TO FARM**  
IT IS THE POLICY OF THIS STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR THE NATURAL AND BIOLOGICAL VALUES. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT 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 WILL BE NECESSARY FOR ACCESS TO OLD ROUTE 67 AND ROCKY RIDGE ROAD FROM TO ANY CONSTRUCTION. THE APPLICANT MUST PROVIDE A COPY BUILDING PERMIT APPLICATION.

**DRIVEWAY NOTE**  
ANY DRIVEWAY OVER 500 FEET IN LENGTH MUST BE ACCESSIBLE AND ABLE TO HOLD A 50,000 POUND 36 FOOT LONG TRUCKS WITH FACILITIES FOR TURNING AROUND AVAILABLE WITHIN 100 FEET OF ANY STRUCTURE.

**CONTOUR NOTE**  
THE CONTOURS SHOWN HEREON WERE OBTAINED FROM NYSDOS CLEARINGHOUSE.

**WETLAND NOTE**  
WETLANDS SHOWN HEREON AS PER MAP REFERENCE AS PLACED BY NORTH COUNTRY BIOLOGICAL SERVICES, INC.



**SITE LOCATION MAP**  
SCALE: NOT TO SCALE

**DEED REFERENCE:**  
CONVEYANCE TO DAVID B. SARGENT & MELANIE J. MEILUNAS BY DEED DATED OCTOBER 16, 2012 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2012010006.

**MAP REFERENCE:**  
MAP ENTITLED "SURVEY MAP OF LANDS OF LINDA S. BURGESS TO BE CONVEYED TO DAVID SARGENT" DATED JANUARY 11, 2007 PREPARED BY CHARLES E. ACKERMAN, P.E. AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP S-632.

**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 AND CERTAIN TRUE 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 POSITION IT RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINE OR CLONE IN THE DIRECTION OF FENCES OR OTHER IMPROVEMENTS TO THE LAND.

**SITE STATISTICS:**  
TAX MAP PARCELS: 223-1-44  
OVERALL PARCELS SIZE: 26.58± ACRES  
ZONING: AGRICULTURE  
MINIMUM LOT AREA (PRIVATE DWELLING): 2 ACRES  
MINIMUM LOT WIDTH: 200 FT.  
MINIMUM LOT DEPTH: 300 FT.  
MAX. BLDG. HEIGHT: 30'  
SETBACKS: FRONT - 60'  
REAR - 50'  
SIDE - 40' (TOTAL BOTH = 100')

**APPLICANT/OWNER:**  
DAVID SARGENT AND MELANIE MEILUNAS  
8 OLD ROUTE 67  
CHARLTON, NY 12010

**SOIL OBSERVATIONS:** OBSERVED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC ON 9/20/23

**PERC TEST 1 - 15 MIN/IN**

**DEEP HOLE 1:**

0'-3" ORGANO TOPSOIL

3'-4" LOAMY FINE BROWN SAND

45" GRAVELLY SAND

**PERC TEST 2 - 36 MIN/IN**

**DEEP HOLE 2:**

0'-2" ORGANO TOPSOIL

3'-21" BROWN CLAY LOAM

21"-35" LIGHT BROWN CLAY LOAM

35"-60" BROKEN SHALE/CLAY LOAM

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  
DAVID B. SARGENT &  
MELANIE J. MEILUNAS**

TOWN OF CHARLTON SARATOGA COUNTY, NEW YORK

MAP NUMBER: 23 - 30 - 134A SCALE: 1" = 60' DATE: SEPTEMBER 19, 2023

**Gilbert VanGuilder  
Land Surveyor, PLLC**

Professional Land Surveyors

988 Route 146, Charlton Park, New York 12065

Telephone: (518) 383-0634

gvglandsurveyors.com

KEVIN H. WEED, P.L.S. No. 51,005