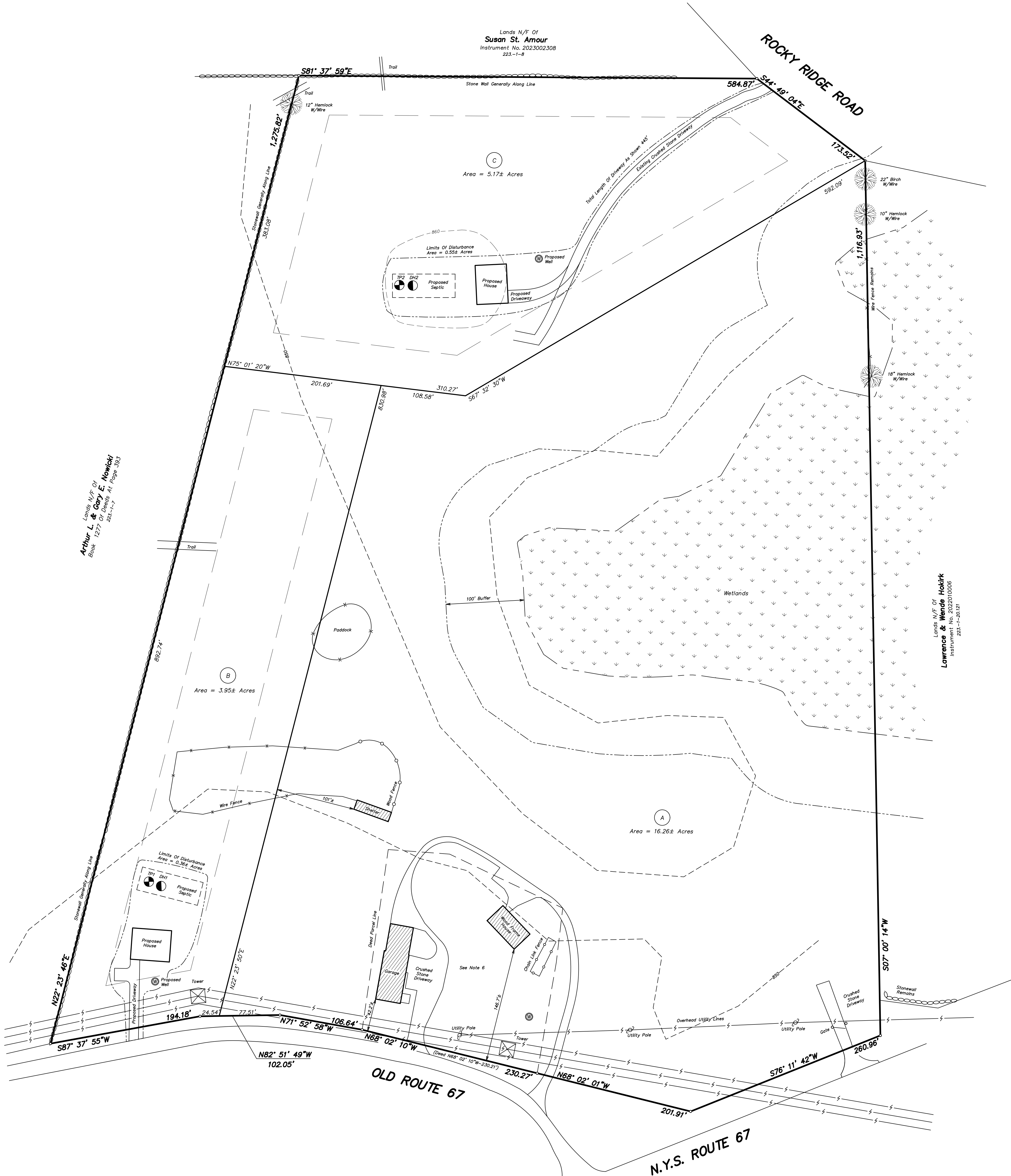


2	1/16/24	Revised Per Ping. Brd. Comments	KHW	
1	10/17/23	General Revisions	KHW	
NO.	DATE	DESCRIPTION	BY	

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7206, SUB-DIVISION 5 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S OFFICIAL SIGNATURE AND EMPLOYED 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 76-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 SHOWN IS TO BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF OCCUPANCY.

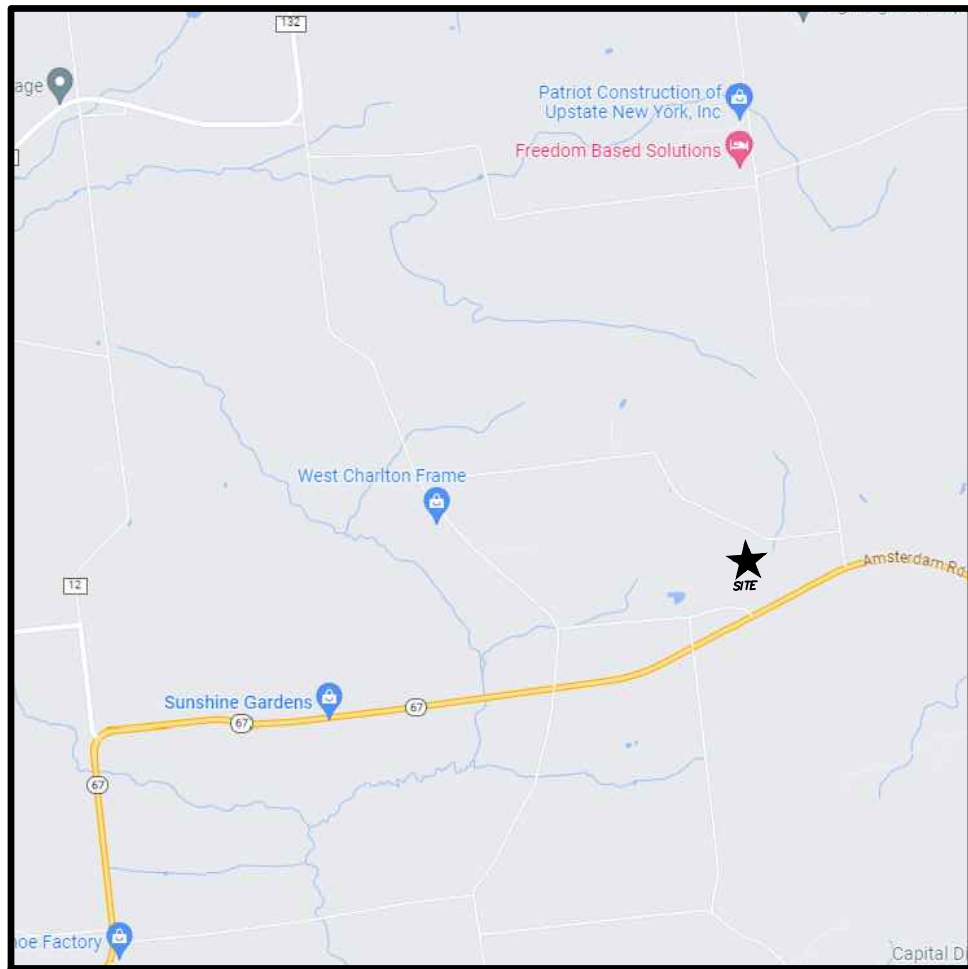
RIGHT TO FARM
IT IS THE POLICY OF THIS STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR THE NATURAL AND BIOLOGICAL VALUES. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT FARMING 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 OF THIS PERMIT TO THE TOWN OF CHARLTON ZONING OFFICER AS PART OF ANY 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 TRUCK 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 10, 2012 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2012-1-44.
- 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 EMPLOYED SEAL AND CERTAIN TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
 4. COPYRIGHT © 2023 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. 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 CORNER IN THE DIRECTION OF FENCES OR OTHER IMPROVEMENTS TO THE LAND.
 6. IN THE VICINITY OF THE EXISTING GARAGE THERE WERE ONCE FUEL TANKS FOUND THAT HAVE BEEN REMOVED. NO RECORD OF ANY SOIL CONTAMINATION WAS FOUND, AND THE WELL ON LOT 1 HAS BEEN TESTED INDICATING NO DRINKING WATER CONTAMINATION EITHER.

SITE STATISTICS:
TAX MAP PARCELS: 201-1-44
OVERALL PARCELS: 201-1-44
ZONING: AGRICULTURE
MINIMUM LOT AREA (PRIVATE DWELLING): 2 ACRES
MINIMUM LOT WIDTH: 500 FT.
MINIMUM LOT FRONTAGE: 200 FT.
MAX. ROAD: 30'
SEBACKS: FRONT - 60'
SIDE - 60'
SIDE - 40' (TOTAL BOTH = 100')

APPLICANT/OWNER:
DAVID SARGENT AND MELANIE MEILUNAS
6 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"-8" ORGANIC TOPSOIL
9"-43" LOAMY FINE BROWN SAND
45"-47" GRAVELLY SAND

PERC TEST 2 - 55 MIN/IN
DEEP HOLE 2:
0"-8" ORGANIC TOPSOIL
8"-21" BROWN CLAY LOAM
21"-30" LIGHT BROWN CLAY LOAM
30"-36" BROKEN SHALE/CLAY LOAM

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

ON THE ____ DAY OF _____, 2024 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 _____, 2024 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, Clifton Park, New York 12065
Telephone: (518) 383-0634
gvglandsurveyors.com