

MAP REFERENCES:

- "SUBDIVISION OF LANDS OF NORMAN WARD, ET AL DEED INSTRUMENT NUMBER 2014029658-TAX MAP ID NO. 225-1-15.1 TOWN OF CHARLTON, SARATOGA COUNTY, NY", PREPARED BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C., DATED AUGUST 27, 2015, LAST REVISED NOVEMBER 22, 2016 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON JUNE 27, 2017 AS MAP NO. M2017127.
- "SUBDIVISION OF LOT NO. 1 OF NORMAN WARD, et al DEED INSTRUMENT NUMBER 2014029658 TAX MAP ID NO. 225-1-15.111 TOWN OF CHARLTON, SARATOGA COUNTY, NY", PREPARED BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C., DATED MAY 17, 2018, LAST REVISED JUNE 21, 2019 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON JULY 29, 2019 AS MAP NO. M2019155.
- "LOT LINE ADJUSTMENT BETWEEN LAND OF NORMAN WARD, MICHAEL WARD & WAYNE WARD DEED INSTRUMENT NO. 2014029658 - TAX MAP ID. NO. 225-1-15.111 AND LANDS OF JOSEPH GAUTHIER & COLLEEN GAUTHIER DEED INSTRUMENT NO. 2017027034 - TAX MAP ID. NO. 225-1-15.12", PREPARED BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C., DATED JULY 13, 2020 AND BEARING DWG. NO.: 20-097, AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON MAY 26, 2021 AS MAP NO. M2021097.
- "SUBDIVISION OF LOT NO. 1A OF NORMAN WARD, ET AL DEED INSTRUMENT NUMBER 2014029658 TAX MAP ID NO. 225-1-15.111 TOWN OF CHARLTON, SARATOGA COUNTY, NY", PREPARED BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C., DATED MARCH 15, 2021, LAST REVISED JULY 14, 2021, BEARING DWG. NO.: 21-039, AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 13, 2021 AS MAP NO. M2021256.

MAP NOTES:

- TITLE TO THE PROPERTY THAT IS THE SUBJECT OF THIS PROPOSED ACTION IS IN THE NAME OF NORMAN WARD, MICHAEL WARD AND WAYNE WARD BY DEED RECORDED AS INSTRUMENT NO. 2014029658.
- THE SUBJECT PROPERTY LIES WITHIN THE AGRICULTURAL ZONING DISTRICT. LOT NO. 1A-1 HAS BEEN SUBDIVIDED FOR THE PURPOSE OF CREATING LOTS FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES. REQUIREMENTS FOR THIS DISTRICT ARE AS FOLLOWS:
 - MINIMUM LOT SIZE OF 2 ACRES
 - MINIMUM LOT WIDTH OF 200 FEET
 - MINIMUM FRONTAGE OF 200 FEET
 - MAXIMUM HEIGHT OF DWELLING 30 FEET
 - MINIMUM FRONT YARD 60 FEET
 - MINIMUM TOTAL TWO SIDE YARDS 100 FEET
 - MINIMUM SIDE YARD 40 FEET
 - MINIMUM REAR YARD 50 FEET
- REVIEW OF THE N.Y.S. D.E.C. ENVIRONMENTAL RESOURCE MAPPER INDICATES THAT THERE ARE FORESTED/SHRUB WETLANDS LOCATED ON THE SUBJECT PARCELS. THIS INFORMATION WAS CONFIRMED BY A SITE INSPECTION AND WETLAND DELINEATION BY THOMAS WARD OF NORTH COUNTY ECOLOGICAL SERVICES ON JUNE 04, 2019 AND AGAIN ON MAY 04, 2021 AS REQUIRED BY DEC. A 100 FOOT WIDE BUFFER HAS BEEN DEPICTED TO PROTECT SAID WETLANDS. ACTIVITIES SUCH AS DREDGING, FILLING, GRADING, EXCAVATING OR BUILDING MAY REQUIRE A PERMIT. IT WILL REMAIN THE CONTINUING OBLIGATION OF THE PROPERTY OWNER TO USE, KEEP AND MAINTAIN THE REAL PROPERTY IN ACCORDANCE WITH THESE RESTRICTIONS AND THE LAWS IN EFFECT AT THIS TIME.
- THE PROPOSED HOUSES HAVE BEEN DEPICTED FOR DEMONSTRATIVE PURPOSES.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A PLAN PREPARED BY A LICENSED PROFESSIONAL ENGINEER DEPICTING THE DRIVEWAY, THE PROPOSED SANITARY DISPOSAL SYSTEM, TWO ADDITIONAL PERCOLATION TESTS AT THE ACTUAL LOCATION OF THE SEPTIC SYSTEM AND DESIGN 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 PLANNED, THE INDIVIDUAL PLANS ARE TO BE APPROVED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE CONSTRUCTION, AS BUILT, IS TO BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 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.
- UNDERGROUND UTILITY NOTE: UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM PREVIOUS MAPS, RECORD DRAWINGS AND FIELD SURVEY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE, LOCATION AND THE ELEVATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE "UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION" MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACT SUCH DOCUMENTS MAY DISCLOSE.
- AREA TO BE SUBDIVIDED = 31.855± ACRES.
- REGARDING THE DRIVEWAY FOR LOT NO. 1A-1.2 AND LOT NO. 1A-1.3, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE DRIVEWAY SHALL BE INSPECTED, REMEDIATED AS NECESSARY AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER SO THAT IT MEETS THE REQUIREMENTS AS SET FORTH BY THE TOWN OF CHARLTON "STANDARD DRIVEWAY DETAILS FOR DRIVEWAYS OVER 600 FEET IN LENGTH." SPECIFICALLY, IT MUST PROVIDE ACCESSIBILITY AND SUPPORT FOR A 50,000 POUND, 30 FOOT LONG VEHICLE WITH FACILITIES FOR TURNING AROUND AVAILABLE WITHIN 100 FEET OF ANY STRUCTURE.
- ALL NEW DRIVEWAYS WILL REQUIRE APPROVAL AND PERMITTING BY THEIR RESPECTIVE GOVERNING AGENCY.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED ON JULY, 2020

LICENSE NUMBER ~ 049380

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. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THE PLOT AS APPROVED SHALL VOID THE APPROVAL.

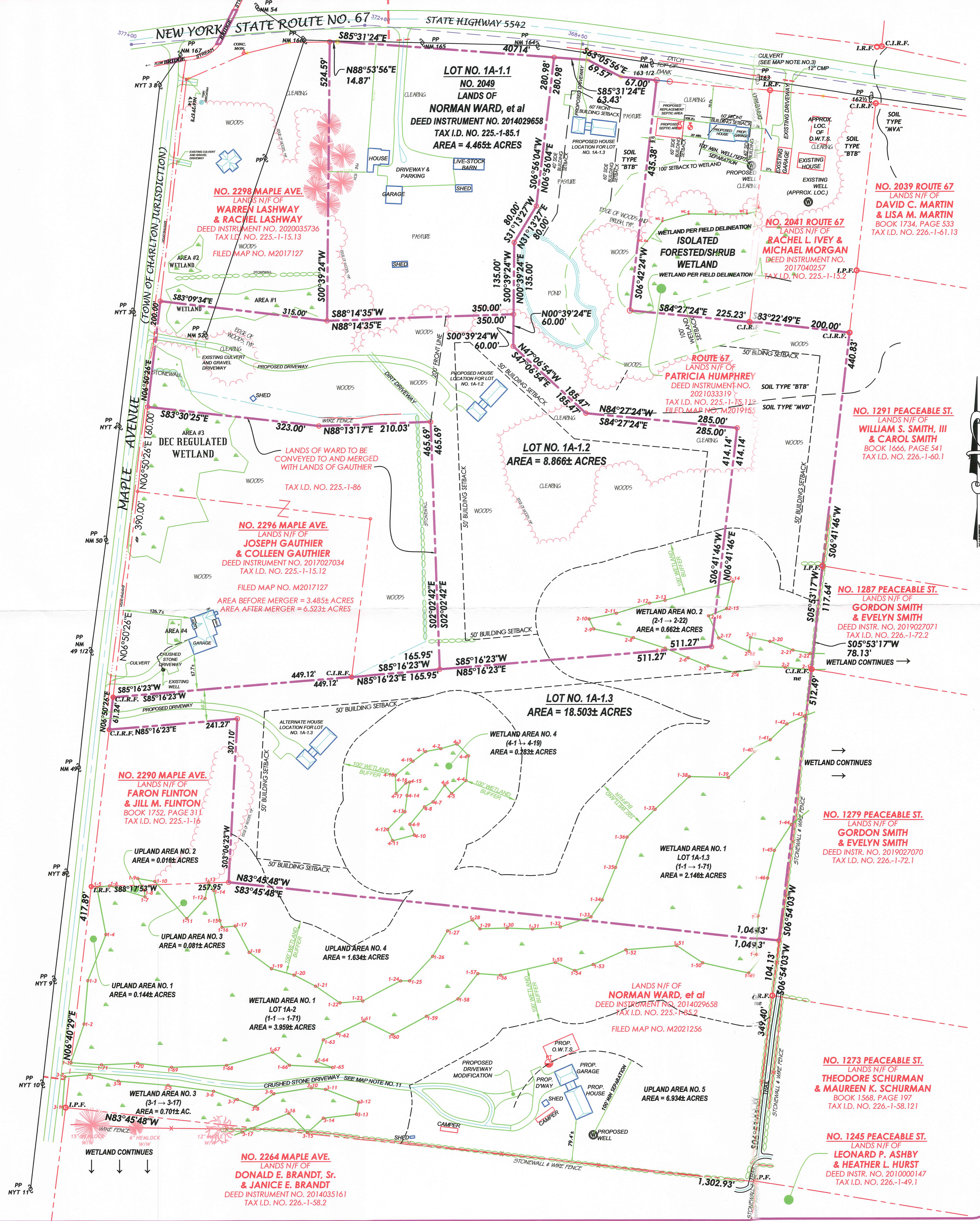
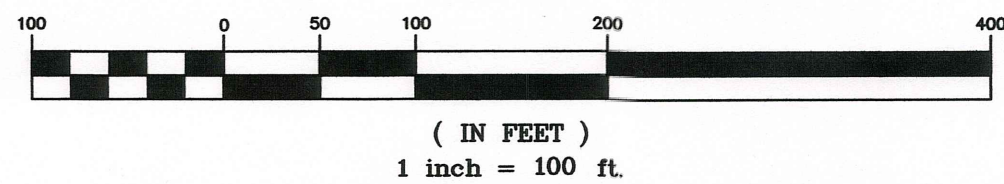
SIGNED THIS ____ DAY OF ____, 20__, BY

CHAIRPERSON

LEGEND

(DC)	DEED CALL
W/W	WITH WIRE
C.I.R.F.	CAPPED IRON ROD SET
I.P.F.	IRON PIPE FOUND
18.5	CAPPED IRON ROD FOUND
116.00-2.39	TAX MAP SECTION-BLOCK LOT
8.769 P.586	DEED BOOK & PAGE
N/P	NOW OR FORMERLY
(176.5)	DEED INFORMATION
OH	OVERHEAD UTILITY LINES
—	FENCE
—	STONEWALL

GRAPHIC SCALE



SUBDIVISION OF LOT NO. 1A-1
LANDS OF NORMAN WARD, et al
DEED INSTRUMENT NO. 2014029658 - TAX MAP ID. NO. 225-1-185.1
AND LOT LINE ADJUSTMENT BETWEEN LANDS OF
NORMAN WARD, ET AL &
JOSEPH AND COLLEEN GAUTHIER
TOWN OF CHARLTON, SARATOGA COUNTY, N.Y.

TOWN OF CHARLTON
COUNTY OF SARATOGA, N.Y.
SCALE: 1" = 100'
DATE: MARCH 15, 2021
PROJ. NO.: 16430
DWG. NO.: 22-016
DRAWN BY: J.R.

NORTHEAST LAND SURVEY &
LAND DEVELOPMENT CONSULTANTS, P.C.
P.O. BOX 2140, MALTA, N.Y. 12020, PARADE GROUND VILLAGE
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EMAIL: NORTHEAST@NELANDSURVEY.COM

PRINT DATE
9-7-22

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