

SITE INFORMATION

Total Fenced Area	37.45 acres
Total Fence Length	5,674.8 L.F.
Total Solar Array Area	21.46 acres

ZONING COMPLIANCE TABLE(1)

Property Address(es):	140 Charboneau road Ticonderoga, NY 12883	
Zoning District(s):	Rural Residential & Agricultural District	
Structure / Site Use(s):	Tier 3 Solar Energy System ⁽²⁾	
Item	Required / Permitted	Proposed
Minimum Lot Size	2 acres	85 acres
Minimum Lot Width	200 feet	1,122 feet
Minimum Lot Depth	200 feet	2,562 feet
Max. Structure Height	15 feet	12 feet
Min. Front Yard Setback	100 feet	113.5 feet
Min. Side Yard Setback	100 feet	274.3 feet
Min. Rear Yard Setback	100 feet	n/a
Min. Residential Structure Setback	600 feet	600 feet
Max. Lot Coverage ⁽³⁾	50%	45%

(1) Required zoning information in this table is taken from the Town of Ticonderoga Zoning Law
 (2) Tier 3 Solar Energy Systems are permitted within Rural Residential Districts through the issuance of a special use permit.
 (3) Per Section 5.90 10. g. the max lot coverage on agricultural lands shall not exceed 50%. The proposed max. lot coverage is calculated in accordance with Section 5.90 10. d. iv.

GENERAL SITE NOTES

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS IF HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
- THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK, TRANSFORMER PADS, AND ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
- MIN. DEPTH OF COVER OVER ELECTRIC SERVICES SHALL BE TWO (2) FT.
- PROVIDE A KNOX BOX AT EACH GATED ENTRANCE FOR FIRE DEPARTMENT USE.

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
PROPERTY LINES	SECURITY FENCE
ADJACENT PROPERTY LINES	ELECTRICAL (OVERHEAD)
DEED LINE	ELECTRICAL (UNDERGROUND)
OVERHEAD ELECTRICAL LINE	EQUIPMENT PAD
WETLAND	PERMEABLE HAUL ROAD
	SETBACK LINE

GRAPHIC SCALE
120 0 60 120
SCALE IN FEET

NORTH
N

Adirondack Park Agency
FINAL
P2021-0167

WETLAND TABLE:

(WITHIN PROJECT LIMITS)
WETLAND #1 AREA: 4.974 ACRES WITHIN PROJECT SITE-CONTAINES ONITE OUT OF PROJECT LIMITS
WETLAND #2 AREA: 0.554 ACRES
WETLAND #3 AREA: 0.544 ACRES
WETLAND #4 AREA: 0.554 ACRES
WETLAND #5 AREA: 0.554 ACRES
WETLAND #6 AREA: 0.574 ACRES

STREAM LINEAR FOOTAGE:
(WITHIN PROJECT LIMITS)
STREAM S-1: 684.6 FT. (4000 FT. OVERALL)
STREAM S-2: 126.2 FT.
STREAM S-3: 120.2 FT.
STREAM S-4: 400.8 FT.

DEEP HOLE TEST PITS & PERCOLATION TESTS PERFORMED ON SEPTEMBER 30, 2021, BY DAVE INGALLS, JR., P.E., OF INGALLS & ASSOCIATES, LLP.

Table with 3 columns: TEST PIT NUMBER, DEPTH, TEST PIT DATA. Includes data for TP-1 and TP-2.

DEED REFERENCES:

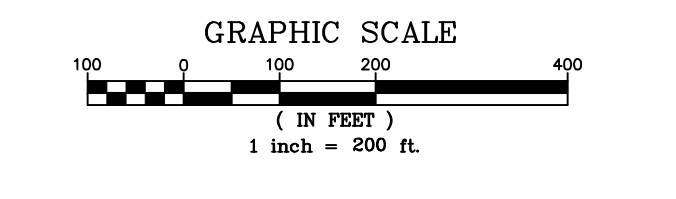
1) S.B.L. 139.4-1-51 & 101 CONVEYED BY JOSEPH N. & MARY A. STANLEY TO LEON W. & DAN E. CATLIN BY DEED DATED AUGUST 23, 1979 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE ON OCTOBER 30, 1979 IN LIBER 606 OF DEEDS AT PAGE 25.
2) S.B.L. 139.4-1-361 CONVEYED BY PHYLIS M. ROBINSON (CATLIN) TO LEON W. & DAN E. CATLIN BY DEED DATED JUNE 15, 1978 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE ON JANUARY 20, 1977 IN LIBER 429 OF DEEDS AT PAGE 116.

CERTIFICATION:
THE UNDERSIGNED HEREBY CERTIFIES:
THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2020 MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTIMETRIC AND FIELD SURVEYS" COMPLY ESTABLISHED AND ADOPTED BY A.I.A. AND NOW INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE A HEREOF.

JOHN J. POST, JR., LAND SURVEYOR
N.Y.S. REG. NO. 19944A
PHONE: (518)-263-7725 EXT. 131
#2603 GUILDERLAND AVENUE
SCHENECTADY, NEW YORK 12309
E-MAIL: POST@INGALLSLLP.COM

LEGEND:

- IRON ROD FOUND
POWER/UTILITY POLE
IRON PIPE FOUND
HYDRANT
WATER VALVE
WETLAND FLAG
PROPERTY LINE
EXISTING CONTOUR
OVERHEAD UTILITY LINE
CENTERLINE STREAM
EASEMENT LINE
EDGE OF WOODS



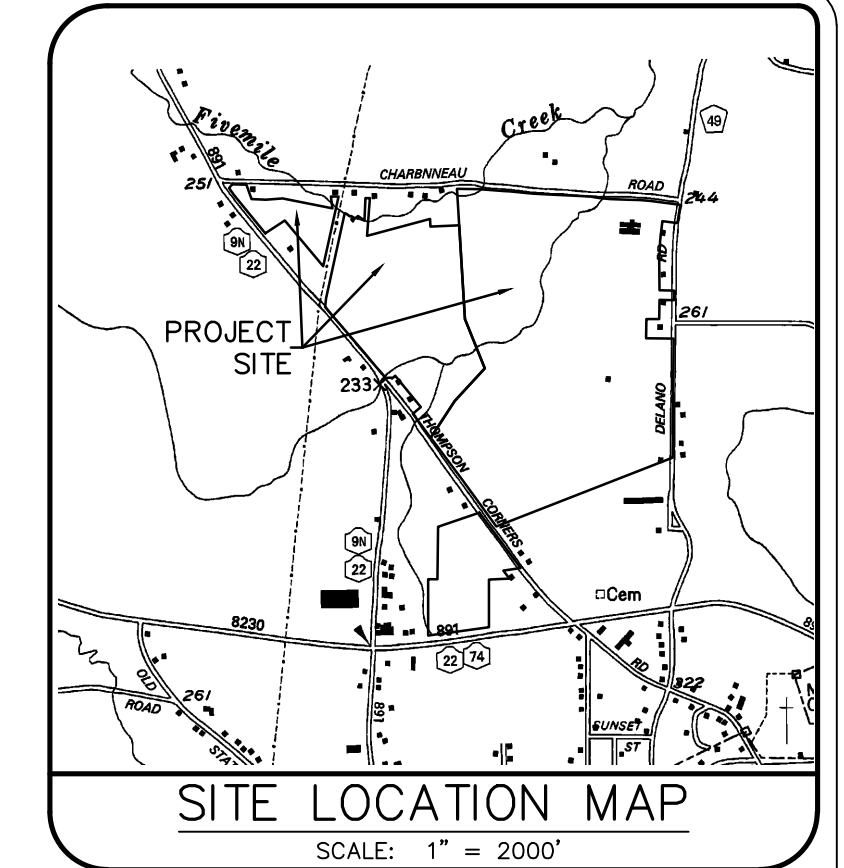
SCHEDULE B-II EXCEPTIONS:

- 1) NOT A SURVEY MATTER
2) NOT A SURVEY MATTER
3) AS SHOWN ON SURVEY
4) NOT A SURVEY MATTER
5) NOT A SURVEY MATTER
6) NOT A SURVEY MATTER
7) NOT A SURVEY MATTER
8) NOT A SURVEY MATTER
9) EASEMENT IN FAVOR OF NEW YORK TELEPHONE COMPANY RECORDED IN LIBER 304 OF DEEDS AT PAGE 19 IS FOR MAINTENANCE OF OVERHEAD UTILITY LINES (NOT TRANSMISSION LINES). DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
10) EASEMENT IN FAVOR OF NEW YORK TELEPHONE COMPANY RECORDED IN LIBER 44 OF DEEDS AT PAGE 50 IS FOR MAINTENANCE OF OVERHEAD UTILITY LINES (NOT TRANSMISSION LINES). DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
11) EASEMENT IN FAVOR OF NEW YORK TELEPHONE COMPANY RECORDED IN LIBER 809 OF DEEDS AT PAGE 113 AND IS FOR INSTALLATION OF POLES SOUTH OF CHARBONNEAU ROAD TOWARD DELAND ROAD. DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
12) M&S EASEMENTS:
A) REFERENCE IS HEREBY MADE TO "SURVEY SHOWING SUBDIVISION OF LANDS OF JOSEPH N. & MARY A. STANLEY," PREPARED BY LANDMANTAN AND COURIER HAVING A DATE OF JULY 10, 1953 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE MARK 31, 1954 AS INSTRUMENT #1714.
B) REFERENCE IS HEREBY MADE TO "MAP OF LANDS TO BE CONVEYED BY WILLIAM A. DOROTHY ROBINSON AND WILLIAM A. BEA HANNELL TO HAROLD HOFFEY," PREPARED BY HENRY WATTS AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE AUGUST 8, 1960 AS INSTRUMENT #6787.
C) REFERENCE IS HEREBY MADE TO "MAP OF A SURVEY SHOWING CERTAIN LANDS OF EDWARD P. & SALLY A. SENEILLE," PREPARED BY JOHN A. EDWING JUNE 26, 2012, AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE JULY 5, 2012 AS INSTRUMENT #6787.
D) REFERENCE IS HEREBY MADE TO "DEED RESTRICTION AREA-LANDS N/F LEON W. & DAN E. CATLIN," PREPARED BY C.T. MALE ASSOCIATES HAVING A DATE OF NOVEMBER 14, 2007 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE AS INSTRUMENT #8127.

- DATE OF NOVEMBER 14, 2007 AND RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE AS INSTRUMENT #8127.
E) REFERENCE IS HEREBY MADE TO N.Y.S. HIGHWAY APPROPRIATION FOR "TICONDEROGA-CROWN POINT PART 1-SH. NO. 891 MAP NO. 103 PARCELS 123 & 124" AS RECORDED IN ESSEX COUNTY CLERK'S OFFICE AS INSTRUMENT #2010-4190.
13) RIGHTS GRANTED TO NIAGARA MOHAWK POWER CORPORATION IN LIBER 237 OF DEEDS AT PAGE 234 TO FOR MAINTENANCE PURPOSES. DOES AFFECT SUBJECT PROPERTY (NOT PLOTTABLE)
14) RIGHTS GRANTED TO NIAGARA MOHAWK POWER CORPORATION IN LIBER 337 OF DEEDS AT PAGE 235 TO PIPE WATER FROM A SPRING. LOCATION OF PIPE OR SPRING AT TIME OF SURVEY UNKNOWN. DOES AFFECT SUBJECT PROPERTY (NOT PLOTTABLE)
15) SUBJECT TO THE RIGHTS GRANTED IN LIBER 392 OF DEEDS AT PAGE 400 FOR PUMP WATER FROM ATMWOOD BROOK. LOCATION OF PIPE AT TIME OF SURVEY UNKNOWN. DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
16) EASEMENT IN FAVOR OF NEW YORK TELEPHONE COMPANY RECORDED IN LIBER 838 OF DEEDS AT PAGE 177 FOR RELOCATION OF BURIED CABLES. LOCATION OF CABLES UNKNOWN AT TIME OF SURVEY. DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
17) EASEMENT IN FAVOR OF TOWN OF TICONDEROGA RECORDED IN LIBER 1822 OF DEEDS AT PAGE 247 GRANTS 25 FOOT WIDE STRIP ADJACENT TO HIGHWAY RIGHT OF WAY FOR WATER LINE IMPROVEMENTS. AFFECTS SUBJECT PROPERTY AND IS SHOWN ON SURVEY.
18) SUBJECT TO TOWNS CONDITIONS AND AGREEMENTS SET FORTH IN APTA PROJECT PERMIT 2013-10 RECORDED IN LIBER 94 OF DEEDS AT PAGE 136 (DEED RESTRICTED AREA) APTA PROJECT PERMIT 2007-38 RECORDED IN LIBER 72 OF DEEDS AT PAGE 303. AFFECTS SUBJECT PROPERTY AND IS SHOWN ON SURVEY.
19) SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN LIBER 1562 OF DEEDS AT PAGE 133. DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
20) SUBJECT TO RIGHTS GRANTED IN LIBER 345 OF DEEDS AT PAGE 132 TO PIPE WATER FROM ATMWOOD BROOK. PIPE LOCATION UNKNOWN AT TIME OF SURVEY. DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
21) SUBJECT TO RIGHTS GRANTED IN LIBER 371 OF DEEDS AT PAGE 34 TO PIPE WATER FROM A "CERTAIN" BROOK. LOCATION OF BROOK AND PUMP UNKNOWN AT TIME OF SURVEY. DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
22) SUBJECT TO RIGHTS GRANTED IN LIBER 483 OF DEEDS AT PAGE 568 INSTALLING AND MAINTAINING A WATER PIPE FROM A BROOK. WATER PIPE AND BROOK LOCATION UNKNOWN AT TIME OF SURVEY. DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
23) SUBJECT TO RIGHTS GRANTED IN LIBER 443 OF DEEDS AT PAGE 345 TO MAINTAIN WATER PIPE FROM A SPRING. WATER PIPE AND BROOK LOCATION UNKNOWN AT TIME OF SURVEY. DOES AFFECT SUBJECT PROPERTY. (NOT PLOTTABLE)
24) PERMANENT EASEMENT IN FAVOR OF THE STATE OF NEW YORK ACQUIRED BY APPROPRIATION RECORDED AS INSTRUMENT #2012-4190 AND DECEASED AS PARCEL NO.3 123 & 124. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN ON SURVEY.

CONTROL POINTS TABLE with columns: CONTROL POINT NUMBER, NORTHING, EASTING, ELEVATION, DESCRIPTION.

LINE TABLE with columns: LINE NUMBER, BEARING, DISTANCE, POINT NUMBER.



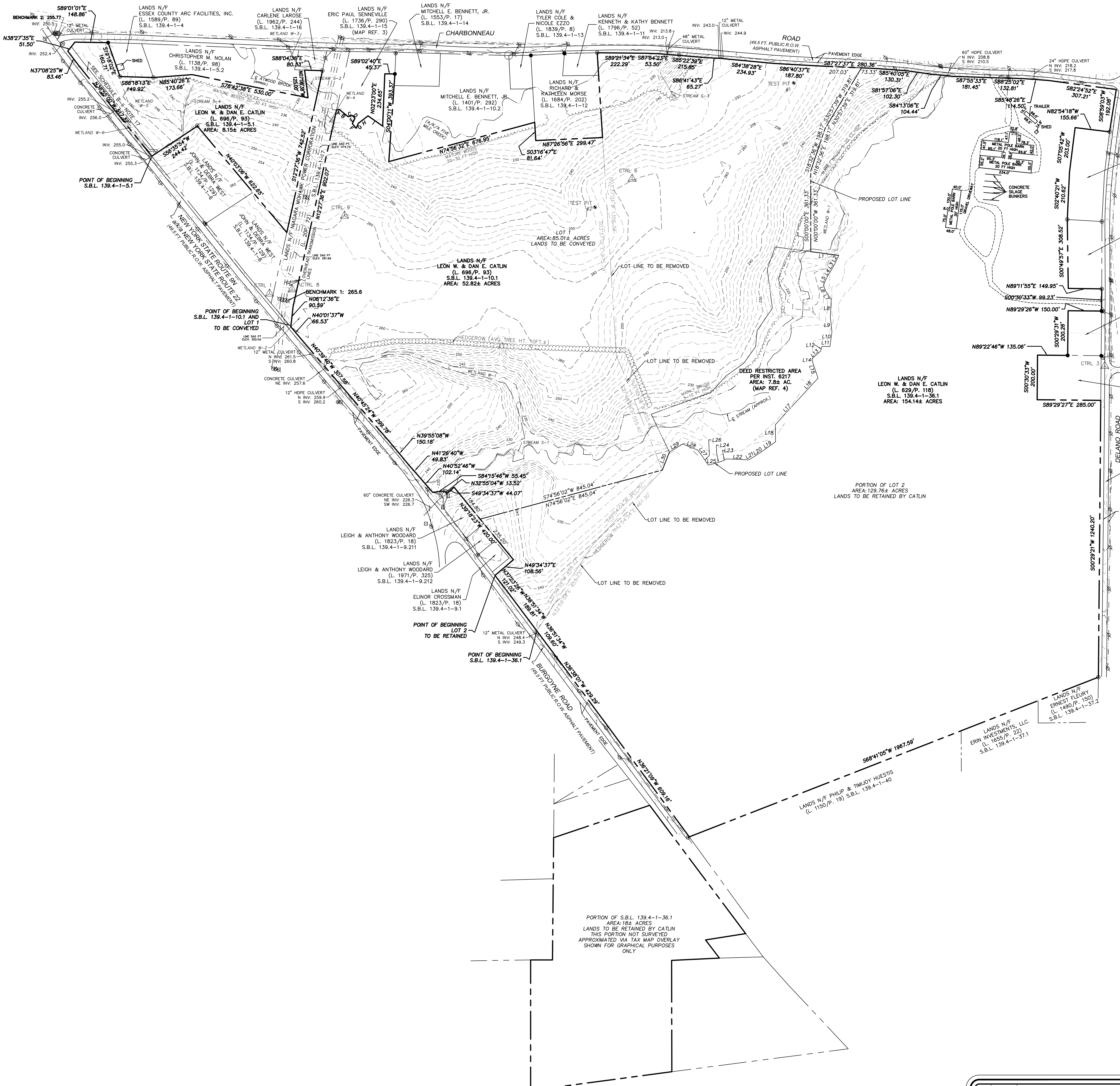
- 1) SURVEYED PARCELS: TOWN OF TICONDEROGA - TAX MAP 139.004 BLOCK 1, PARCELS 51, 101 AND 361.
2) SURVEY PREPARED BY INGALLS AND ASSOCIATES, LLP. FROM A JUNE 2020 FIELD SURVEY. EQUIPMENT USED FOR FIELD DATA COLLECTION WERE AS FOLLOWS: TRIMBLE R10-GPS ROVER WITH NYNET CORRECTIONS FOR POSTPROCESSING, AND A TRIMBLE V10 TOTAL STATION.
3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANS, EAST ZONE.
4) SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN PORTION OF TITLE INSURANCE NO. CT19-03096-NCS AS PREPARED BY PENNY L. EPLER-CARL OF CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF OCTOBER 9, 2019.
5) SUBJECT TO THE RIGHT OF THE PUBLIC TO THAT PORTION OF LANDS LYING WITHIN THE RIGHT OF WAY FOR NEW YORK STATE ROUTE 9N, CHARBONNEAU ROAD AND DELAND ROAD. ALL ROADS HAVING A THREE FOOT (3 FT.) WIDE RIGHT OF WAY, EXCEPT WHERE APPROPRIATIONS ARE SHOWN.
6) SUBJECT TO ALL OTHER RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS, RECORDED OR UNRECORDED.
7) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
8) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON AVAILABLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO GUARANTEE AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
9) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1986 AND LAST REVISED ON JULY 18, 1997.
10) SURVEYED PROPERTY HAS DIRECT ACCESS TO A DEDICATED PUBLIC RIGHT OF WAY N.Y.S. ROUTE 223, CHARBONNEAU ROAD, DELAND ROAD, AND BURGHOYE ROAD.
11) THE LAND SURVEYED IS THE LAND DESCRIBED IN THE TITLE COMMENT, OR A PORTION THEREOF.
12) THE LEGAL DESCRIPTION OF THE LAND SURVEYED MATHEMATICALLY CLOSES.
13) THE SURVEY SHOWS THE LOCATION OF ALL BUILDING, STRUCTURES, PARKING AREAS AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY.
14) NO LANDFILLS, GRAVES/BURIAL GROUNDS WERE OBSERVED ON SITE AT TIME OF SURVEY.
15) THERE WAS NO OBSERVABLE EVIDENCE THAT SUBJECT PROPERTY WAS USED AS SOLID WASTE DUMP OR SANITARY LANDFILL.
16) EXCEPT AS SHOWN THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHT OF WAYS ACROSS THE SURVEYED PROPERTY OF WHICH THE SURVEYOR HAS BEEN ADVISED.
17) THERE ARE NO EXISTING ENCROACHMENTS OR ANY EASEMENTS ONTO ADJOINING PROPERTY, STREETS OR ALLEYS BURDENING OR BENEFITING THE SURVEYED SUBJECT PROPERTY BY ANY BUILDINGS, STRUCTURE OR OTHER IMPROVEMENTS.
18) REFERENCE IS HEREBY MADE TO "WETLAND FLAGGING MAP-CYPRESS CREEK REVENABLES-ANCONA SOUND," PREPARED BY TRC HAVING AN EFFECTIVE DATE OF JANUARY 2020. FIELD DELINEATION COMPLETED BY TRC ON NOVEMBER 11, 2019 AND REFLAGGED AND VALIDATED BY INGALLS AND ASSOCIATES ON JUNE 5, 2020.

NOTES:

- 1) CAPPED IRON RODS ARE TO BE SET AS MONUMENTATION AT ALL MAJOR CORNERS OF THE BOUNDARY OTHER THAN THOSE THAT EXIST AS SHOWN.
2) ADDRESS OF S.B.L. 139.004-1-361 IS 168 CHARBONNEAU RD, TICONDEROGA NY. THERE ARE NO RECORDED PHYSICAL ADDRESSES FOR S.B.L. 139.004-1-51 & 101, JUST THAT THEY ARE SHOWN AS BEING NY'S ROUTE 9N, TICONDEROGA NY. MAILING ADDRESSES FOR ALL THREE PARCELS ARE PO BOX 46, TICONDEROGA NY 12883.
3) SURVEYED PROPERTY IS LOCATED ENTIRELY WITHIN AREAS HAVING A ZONE DESIGNATION OF ZONE X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE PANEL 005-C WITH A DATE OF IDENTIFICATION OF SEPTEMBER 6, 1997 FOR COMMUNITY NUMBER 361159 IN ESSEX COUNTY, STATE OF NEW YORK, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SURVEYED PREMISES ARE SITUATED.
4) GROSS LAND AREA OF THE S.B.L. 139.004-1-51 IS 8.824 ACRES. GROSS LAND AREA OF S.B.L. 139.004-1-101 IS 10.884 ACRES. GROSS LAND AREA OF S.B.L. 139.004-1-361 IS 154.14 ACRES.
5) FIELD DATUM ELEVATION IS REFERENCED TO NAVD 83, AND OBTAINED TO THE NEAREST TENTH OF A FOOT BY MEANS OF TRADITIONAL GPS LOCATION AS WELL AS TRADITIONAL FIELD LOCATION USING A ROBOTIC TOTAL STATION WHERE GPS USE WAS NOT PRACTICAL.
6(A) ZONING FOR SUBJECT PROPERTIES ARE SHOWN TO BE IN AN AGRICULTURAL DISTRICT AND IS ZONED AS RURAL RESIDENTIAL PER TOWN OF TICONDEROGA ZONING MAP, THAT WAS ADOPTED JANUARY 15, 2003.
6(B) SETBACK FOR ZONING OF A TIER 3 SOLAR GROUND MOUNTED SOLAR SYSTEMS ARE AS FOLLOWS: SIDE AND REAR SETBACKS - 100 FT. MAX HEIGHT - 15 FT.
7) ALL SUBSTANTIAL FEATURES WITH REGARD TO IMPROVEMENTS TO THE SUBJECT PARCEL ARE AS SHOWN ON THE SURVEY.
8) NO PARKING SPACES OR PARKING AREAS LOCATED ON SUBJECT PROPERTIES.
9) NO PARTY OR DIVISION WALLS WITH RESPECT TO ADJOINING PROPERTIES PRESENT.
10) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE EXACT LOCATION INDICATED HOWEVER HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
11) NAMES OF ADJOINING OWNERS ARE AS SHOWN ACCORDING TO CURRENT TAX RECORDS.
12) DISTANCE TO ALL INTERSECTING STREETS ARE AS SHOWN ON SURVEY.
13) THERE WAS NO CURRENT EVIDENCE OF EARTH MOVING WORK AND BUILDING CONSTRUCTION IN AND AROUND THE SUBJECT PROPERTY.
14) THERE ARE NO KNOWN PROPOSED CHANGES TO RIGHT OF WAY LINES.
15) REFERENCE IS HEREBY MADE TO "WETLAND FLAGGING MAP-CYPRESS CREEK REVENABLES-ANCONA SOUND," PREPARED BY TRC HAVING AN EFFECTIVE DATE OF JANUARY 2020. FIELD DELINEATION COMPLETED BY TRC ON NOVEMBER 11, 2019 AND REFLAGGED AND VALIDATED BY INGALLS AND ASSOCIATES ON JUNE 5, 2020.

ALTA/NSPS TABLE A ITEMS:

- 1) CAPPED IRON RODS ARE TO BE SET AS MONUMENTATION AT ALL MAJOR CORNERS OF THE BOUNDARY OTHER THAN THOSE THAT EXIST AS SHOWN.
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FINAL P2021-0167 RECEIVED Date: February 25, 2022

ingalls & associates, LLP logo and contact information. Includes project title: LOT LINE ADJUSTMENT LANDS N/F LEON W. & DAN E. CATLIN N.Y.S. ROUTE 9N & CHARBONNEAU ROAD. Includes date: OCTOBER 4, 2021 and sheet number: SHEET 1 OF 1.