



PROPOSED THREE LOT SUBDIVISION
Lands of Harvey & Gabriella Sperry
 Town of Chatham,
 Columbia County, New York

LEGEND:
 --- STONE WALL
 --- WIRE FENCE
 --- CENTERLINE ROAD
 --- IRON PIPE/ROAD UTILITY POLE
 --- SMALL STREAM
 --- EDGE OF WOODS

NORTH SIDE OF JEFFERSON HILL ROAD IS RL: 2 5.0 ACRES
 SOUTH SIDE OF JEFFERSON HILL ROAD IS RL: 1 10.0 ACRES
 TAX MAP # 15.0-01-01

NOTE: THERE HAVE BEEN NO LOTS SUBDIVIDED OUT OF THIS PARCEL FOR THE LAST 60 YEARS. ALTHOUGH THIS PARCEL CONTAINS MORE THAN 50 ACRES, THERE ARE ONLY 3 LOTS BEING PROPOSED; THEREFORE ARTICLE 135 OF THE TOWN OF CHATHAM CODE DOES NOT APPLY. THERE ARE EXISTING WELLS, SEPTIC AND DWELLING UNITS ON BOTH LOTS #1 AND #2. LOT #3 IS PRESENTLY VACANT. THE BUILDING ENVELOPE FOR A DWELLING ON LOT #3 SHALL BE LIMITED TO THE EXISTING FIELD AREA SHOWN. PRELIMINARY PERCOLATION TESTS ON LOT #3 INDICATED THAT A "RAISED BED" OR "FILL" SEPTIC SYSTEM MAY BE REQUIRED. ALONG THE BOUNDARY BETWEEN LOT #1 AND #3 AND ALONG THE STREAM AREA OF LOT #2 THERE MAY BE FEDERAL WETLANDS. PER TO ANY CONSTRUCTION IN THESE AREAS A PERMIT FROM THE ARMY CORP OF ENGINEERS MAY BE NEEDED. AGRICULTURAL OPERATIONS EXIST THROUGHOUT THE TOWN OF CHATHAM AND THERE ARE PRESENTLY OR MAY IN THE FUTURE BE FARM USES ADJACENT TO OR IN CLOSE PROXIMITY TO THE SUBDIVIDED PREMISES. SUCH USES MAY INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST, AND ODORS.