SITE STATISTICS

OVERALL AREA	36.084± ACRES
LOT 1	18.022± ACRES
LOT 2	4.139± ACRES
LOT 3	13.923± ACRES
EXISTING ZONING	SUBURBAN RESIDENTIAL
MINIMUM LOT SIZE	20,000 SQ. FT.
MINIMUM LOT WIDTH	120 FT.
MINIMUM LOT DEPTH	150 FT.
YARD SETBACKS:	
FRONT:	30 FT.
REAR:	35 FT.
SIDE:	15 FT.
POTENTIAL DISTURBANCE (AS PER TOWN OF GLENVILLE ZONING ORDINANCE)	< 0.5± ACRES

SURVEY NOTES:

1) Minor Subdivision Map as prepared for Robert Gramuglia and Holly Gramuglia.
2) No monumentation set.
3) All underground utilities, if any, not field located.
4) This survey was prepared without the benefit of an up-to-date abstract of title and is made subject to whatever state of facts such a document would reveal.
5) Field survey completed on January 12, 2024 with approximately 6 inches of snow and ice cover.
6) Elevation datum: 1988 NAVD
7) Measurements on this map are shown in U.S. Survey Feet.
8) Wetlands shown hereon are depicted from a wetland delineation conducted by The Environmental Design Partnership, LLP Wetland Department on May 26, 2023.
9) Prior to construction of a new driveway, the Schenectady County Highway Department must be contacted in regard to sight distance. A driveway entrance permit issued by said agency must be provided to the Town of Glenville prior to a building permit being issued. (See Map Reference No. 1)

DEED REFERENCES:

1) TITLE SOURCE (Warranty Deed)
Grantor: Nancy L. Shaw
Grantee: Robert Gramuglia and Holly Gramuglia
Dated: March 31, 2011
Recorded: April 8, 2011
Book 1836 of Deeds at Page 461

MAP REFERENCES:

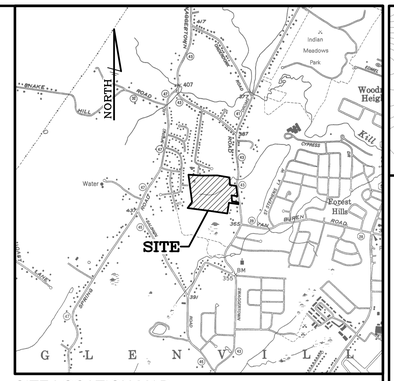
1) Map Entitled: "Subdivision of Lands of Nancy L. Shaw"
Map Date: June 15, 2009
Prepared By: Northeast Land Survey & Map Filed: Land Development Consultants, P.C.
Schenectady County Clerk's Office
Plat Cabinet "C" as Map Nos. 382 & 383
2) Schenectady County Real Property Tax Map
Town of Glenville
Section 22.01
Block 2
Lot No. 3.1

LEGEND:

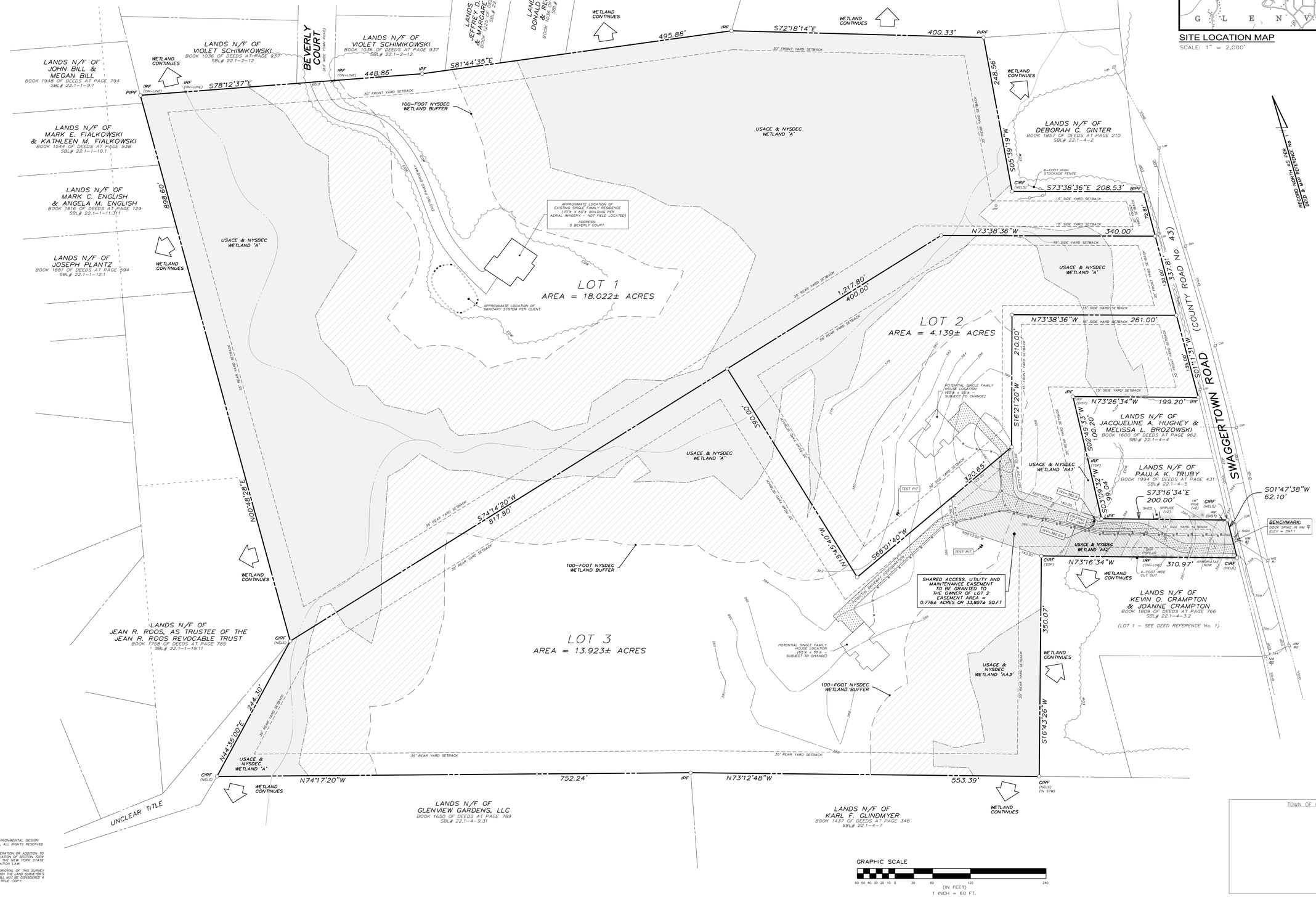
~386~	denotes 1-Foot Topographic Contour Line
BIRF	denotes Bent Iron Rod Found
CIRF	denotes Capped Iron Rod Found
CMP	denotes Corrugated Metal Pipe
DIST	denotes Disturbed
EOP	denotes Edge of Pavement
EOW	denotes Edge of Woods
INV	denotes Inverts
IPF	denotes Iron Pipe Found
LIPF	denotes Leaning Iron Pipe Found
N/F	denotes Now or Formerly
NG	denotes National Grid Utility Pole
NM	denotes Niagara Mohawk Utility Pole
OHUL	denotes Overhead Utility Lines
PIPF	denotes Pinched Iron Pipe Found
STW	denotes Stone Wall
TRIP	denotes Triple
—W—	denotes Proposed Waterline Utility

TEST PITS RESULTS

LOT:	PERCOLATION TEST:
2	33 MINUTES / INCH
3	33 MINUTES / INCH



SITE LOCATION MAP
SCALE: 1" = 2,000'



GRAPHIC SCALE
60 50 40 30 20 10 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

TOWN OF GLENVILLE

GPS-R

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421 edpllp.com

SURVEY & SUBDIVISION OF LANDS OF ROBERT AND HOLLY GRAMUGLIA

LOCATED AT 5 BEVERLY COURT
TOWN OF GLENVILLE
SCHENECTADY COUNTY, NEW YORK

TAX MAP SBL# 22.01-2-3.1
JANUARY 31, 2024

DRAWN BY	LMR
CHECKED BY	XXX
EDP PROJECT NUMBER	13696

"IT IS A VIOLATION OF THIS DOCUMENT IS NOT BEEN UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. IT IS A VIOLATION FOR AN ENGINEER OR ARCHITECT OF SURVEYOR FOR A SURVEYOR, IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW REGULATION, AND IS A CLASS "E" MISDEMEANOR."

REVISION	DATE	BY
ADD ACCESS, UTILITY & MAINTENANCE EASEMENT & GENERAL MAPPING EDITS.	3/20/24	LMR

TIMOTHY J. McALONEN
PLS 50,471
tmcalonen@edpllp.com

STATE OF NEW YORK * TIMOTHY JOSEPH McALONEN * 050471 LICENSED LAND SURVEYOR

SCALE: 1" = 60'

SHEET TITLE: MINOR SUBDIVISION

SHEET: 1 of 4

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\0 A-Z\SCHENECTADY\GLENVILLE\Swaggertown Road\Gramuglia\05-Dwg\Survey\Sheets\2024_GRAMUGLIA_MINOR-SD.dwg Mar 25, 2024 11:00:04AM

GRAPHIC SCALE
30 25 20 15 10 5 0 15 30 120
(IN FEET)
1 INCH = 30 FT.

LOT 2
AREA = 4.139± ACRES

1
± ACRES

1,217.80'
400.00'

35' REAR YARD SETBACK

35' REAR YARD SETBACK

35' REAR YARD SETBACK

35' REAR YARD SETBACK

990.00'

N15°45'40"W

S66°01'40"W

USACE & NYSDEC
WETLAND 'A'

USACE & NYSDEC
WETLAND 'A'

N73°38'36"W 261.00'

15' SIDE YARD SETBACK

15' SIDE YARD SETBACK

30' FRONT YARD SETBACK

30' FRONT YARD SETBACK

130.00'

135.00'

S16°21'20"W 210.00'

15' FRONT YARD SETBACK

35' REAR YARD SETBACK

30' SIDE YARD SETBACK

320.65'

125.00

S75°15'50"W 70.00'

N07°51'50"E 47.14'

N55°13'50"W

S55°13'50"E 140.00'

143.50'

IPF

IPF (DIST)

IPF

IRF (TOP)

LIPF

CIRF (TOP)

CIRF (NELS) (IN STW)

IRF (ON-LINE)

CIRF (NELS)

LANDS N/F OF
JACQUELINE A. HUGHEY &
MELISSA L. BROZOWSKI
BOOK 1600 OF DEEDS AT PAGE 962
SBL# 22.1-4-4

LANDS N/F OF
PAULA K. TRUBY
BOOK 1994 OF DEEDS AT PAGE 431
SBL# 22.1-4-5

LANDS N/F OF
KEVIN O. CRAMPTON
& JOANNE CRAMPTON
BOOK 1809 OF DEEDS AT PAGE 766
SBL# 22.1-4-3.2

(LOT 1 – SEE DEED REFERENCE No. 1)

LANDS N/F OF

SWAGGERTOWN ROAD
(COUNTY ROAD 43)

RECORD NORTH 15° 55' E
DEED & MAP REFERENCE No. 1

UP

EOP

EOW

SHED

SPRUCE (×2)

18" PINE (×2)

IPF (DIST)

SIGN

NM 81

NG 81

TRIP POPLAR

ARBORVITAE ROW

4-FOOT WIDE CUT OUT

NM 80

NG 80

WETLAND CONTINUES

WETLAND CONTINUES

WETLAND CONTINUES

USACE & NYSDEC WETLAND 'AA1'

USACE & NYSDEC WETLAND 'AA2'

USACE & NYSDEC WETLAND 'AA3'

100-FOOT NYSDEC WETLAND BUFFER

FIRE APPARATUS TRUCK TURNING MOVEMENTS

EMERGENCY VEHICLE TURNAROUND AS PER NYS FIRE CODE

EXISTING 12" CMP

INV=382.9

INV=382.6±

POTENTIAL DRIVEWAY CONFIGURATION

PROPOSED SINGLE FAMILY RESIDENCE (TYP.) FINAL FOOTPRINT SUBJECT TO CHANGE

FIRE APPARATUS TRUCK

BENCHMARK:
DOCK SPIKE IN NM 81
ELEV = 397.1

PROPOSED CURB CUT ONTO SWAGGERTOWN ROAD (COUNTY ROUTE 43). PRIOR TO DEVELOPMENT OF THIS LOT INCLUDING THE RECONSTRUCTION AND IMPROVEMENT OF THE EXISTING "LANE" OR THE CONSTRUCTION OF A NEW DRIVEWAY, A DRIVEWAY ENTRANCE PERMIT ISSUED BY THE SCHENECTADY COUNTY HIGHWAY DEPARTMENT MUST BE PROVIDED TO THE TOWN OF GLENVILLE BEFORE A BUILDING PERMIT CAN BE ISSUED.

ACRES

35' REAR YARD SETBACK

IPF

LANDS N/F OF

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York, 12065
(518) 371-7421 edpllp.com

SURVEY OF LANDS OF
ROBERT AND HOLLY GRAMUGLIA

LOCATED AT 5 BEVERLY COURT
TOWN OF GLENVILLE
SCHENECTADY COUNTY, NEW YORK

TAX MAP SBL# 22.01-2-3.1
JANUARY 31, 2024

DRAWN BY	LMR
CHECKED BY	XXX
EDP PROJECT NUMBER	13695

REVISION	DATE	BY

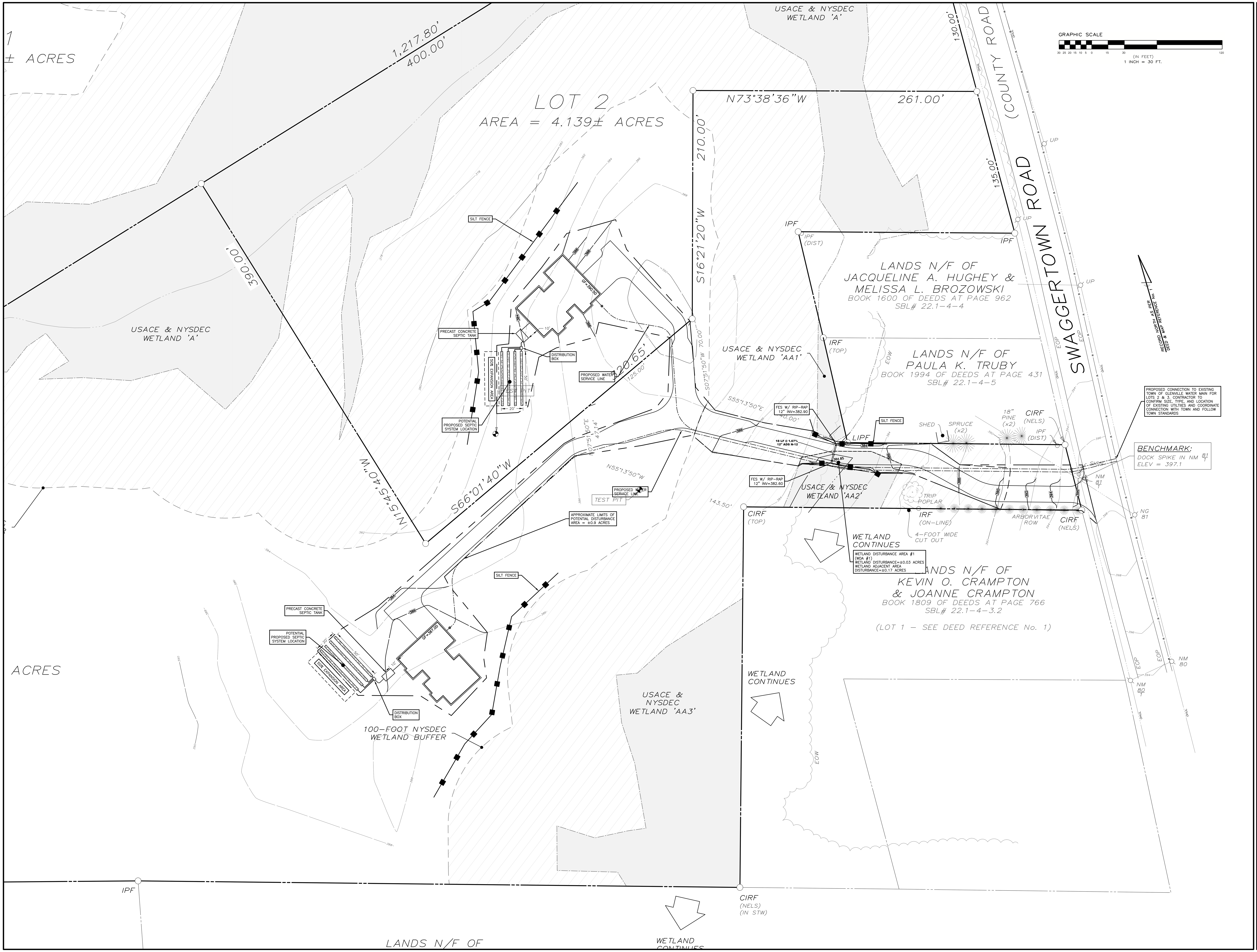
SCALE: 1" = 30'

NOT FOR CONSTRUCTION

SHEET TITLE: SITE PLAN

SHEET: 2 of 4

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\0 A-Z\SCHENECTADY\GLENVILLE\Swaggertown Road\Gramuglia\105-Dwg\Detailed Plans\SHEETS\SPLN_GRAMUGLIA-3-LOT.dwg Mar 25, 2024 11:28:30AM



LOT 2
AREA = 4.139± ACRES
± ACRES
ACRES
1,217.80'
400.00'
360.00'
N73°38'36"W
261.00'
130.00'
135.00'
210.00'
S16°21'20"W
S07°51'50"W 70.00'
S55°13'50"E
N55°13'50"W
120.65'
125.00'
S66°01'40"W
N15°45'40"W
143.50'
SWAGGERTOWN ROAD
(COUNTY ROAD)
USACE & NYSDEC
WETLAND 'A'
USACE & NYSDEC
WETLAND 'AA1'
USACE & NYSDEC
WETLAND 'AA2'
USACE & NYSDEC
WETLAND 'AA3'
LANDS N/F OF
JACQUELINE A. HUGHEY &
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BOOK 1600 OF DEEDS AT PAGE 962
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LANDS N/F OF
KEVIN O. CRAMPTON
& JOANNE CRAMPTON
BOOK 1809 OF DEEDS AT PAGE 766
SBL# 22.1-4-3.2
(LOT 1 – SEE DEED REFERENCE No. 1)
LANDS N/F OF
SILT FENCE
PRECAST CONCRETE SEPTIC TANK
DISTRIBUTION BOX
PROPOSED WATER SERVICE LINE
POTENTIAL PROPOSED SEPTIC SYSTEM LOCATION
TEST PIT
APPROXIMATE LIMITS OF POTENTIAL DISTURBANCE AREA = ±0.9 ACRES
FES W/ RIP-RAP 12" INV=382.90
FES W/ RIP-RAP 12" INV=382.60
WETLAND DISTURBANCE AREA #1 (WDA #1)
WETLAND DISTURBANCE=±0.03 ACRES
WETLAND ADJACENT AREA DISTURBANCE=±0.17 ACRES
100-FOOT NYSDEC WETLAND BUFFER
WETLAND CONTINUES
PROPOSED CONNECTION TO EXISTING TOWN OF GLENVILLE WATER MAIN FOR LOTS 2 & 3. CONTRACTOR TO CONFIRM SIZE, TYPE, AND LOCATION OF EXISTING UTILITIES AND COORDINATE CONNECTION WITH TOWN AND FOLLOW TOWN STANDARDS
BENCHMARK:
DOCK SPIKE IN NM 81
ELEV = 397.1
RECORD NORTH AS PER DEED & MAP REFERENCE No. 1
GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT.
IPF
IPF (DIST)
IRF (TOP)
IRF (ON-LINE)
CIRF (NELS)
CIRF (TOP)
CIRF (NELS) (IN STW)
LIPF
SHED
SPRUCE (x2)
18" PINE (x2)
TRIP POPLAR
ARBORVITAE ROW
4-FOOT WIDE CUT OUT
UP
EOP
EOW
NM 81
NG 81
NM 80

SURVEY OF LANDS OF

ROBERT AND HOLLY GRAMUGLIA

LOCATED AT 5 BEVERLY COURT
TOWN OF GLENVILLE
SCHENECTADY COUNTY, NEW YORK

TAX MAP SBL# 22.01-2-3.1
JANUARY 31, 2024

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 146 Clifton Park, New York 12065
(518) 371-7621
edpllp.com

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CHECKED BY	XXX
EDP PROJECT NUMBER	13696

REVISION	DATE	BY

SCALE: 1" = 30'

NOT FOR CONSTRUCTION

SHEET TITLE: GRADING, EROSION, AND UTILITY PLAN

GENERAL NOTES:

THE ENVIRONMENTAL DESIGN PARTNERSHIP IS NOT RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED PRIOR TO FINAL APPROVAL OF ALL PLANS AND SECURING OF ALL PERMITS AND FILING OF ALL MAPS.

CONTRACTOR TO ARRANGE A PRECONSTRUCTION CONFERENCE WITH THE ENVIRONMENTAL DESIGN PARTNERSHIP AND MUNICIPALITY PRIOR TO CONSTRUCTION.

FIELD ADJUSTMENTS MUST BE APPROVED BY THE ENVIRONMENTAL DESIGN PARTNERSHIP AND THE MUNICIPALITY'S ENGINEER PRIOR TO CONSTRUCTION.

CONTRACTOR IS TO VERIFY THAT ALL NECESSARY WORK PERMITS AND EASEMENTS ARE IN PLACE PRIOR TO COMMENCEMENT OF WORK.

THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AND TAKE ALL SPECIAL TEMPORARY AND PERMANENT PRECAUTIONS NECESSARY TO ENSURE A STABLE AND SECURE JOB.

CONTRACTOR RESPONSIBLE FOR OBTAINING ANY HIGHWAY CUT PERMITS.

THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND EASEMENTS PRIOR TO CONSTRUCTION AND BECOME FAMILIAR WITH CONDITIONS OF PERMITS.

THE CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RIGHT-OF-WAY PROPERTY LINES PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES SUCH AS GAS, WATER, TELEPHONE, POWER, CABLE TV, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

AS PER NYS INDUSTRIAL CODE 53: CONTRACTOR TO CALL 1-800-962-7962 TO LOCATE BURIED CABLES OR OTHER UNDERGROUND UTILITIES NO LESS THAN TWO OR MORE THAN TEN WORKING DAYS PRIOR TO DIGGING, DRILLING, EXCAVATING, DRIVING POSTS, ETC.

CONTRACTOR MUST VERIFY THE ACCEPTABILITY OF ALL CONSTRUCTION MATERIALS WITH MUNICIPALITY'S ENGINEER PRIOR TO ORDERING.

INSTALLATION AND MATERIAL SPECIFICATIONS FOR STORM SEWER, SANITARY SEWER, WATER SERVICE CONNECTIONS SHALL CONFORM TO THE MUNICIPALITY'S STANDARD DETAILS AND REQUIREMENTS. INSTALLATION PROCEDURES AND MATERIALS MUST BE VERIFIED WITH MUNICIPALITY PRIOR TO CONSTRUCTION.

ANY UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND FOR INFORMATION ONLY. THE CONTRACTOR SHALL HAVE THEIR EXACT LOCATION CHECKED AT THE SITE BEFORE CONSTRUCTION BEGINS.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, GRADES, PIPE INVERTS AND ELEVATIONS AND REVIEW WITH CONSULTANT BEFORE CONSTRUCTION.

ALL EXCAVATION TO MEET OSHA AND NYS DOT SAFETY STANDARDS.

THE CONTRACTOR SHALL FILL IN, AND THEN RE-EXCAVATE AS NECESSARY TO RESUME WORK, ANY EXCAVATIONS OR TRENCHES AT LOCATIONS AND AS OFTEN AS MAY BE REQUIRED TO ENSURE PROTECTION OF THE WORK, ANY ADJACENT EXISTING FACILITIES, OR THE PUBLIC.

THE CONTRACTOR SHALL CLEAN UP THE JOB SITE ON A DAILY BASIS BEFORE LEAVING THE JOB. ALL RUBBISH MUST BE CLEANED UP AND CONSTRUCTION EQUIPMENT MUST BE PROPERLY TAKEN CARE OF AND STORED AT THE END OF THE DAY.

THE CONTRACTOR SHALL FURNISH ALL FLAGMEN NECESSARY FOR TRAFFIC CONTROL DURING ANY EARTH-MOVING OPERATION WHICH INVOLVES PUBLIC HIGHWAYS AND WILL BE NECESSARY DURING CONSTRUCTION.

RESTORATION OF PAVEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPLACE AND RESTORE PAVEMENT WITH MATERIAL TO A CONDITION EQUAL TO OR BETTER THAN PRECONSTRUCTION CONDITIONS. ALL PAVEMENT AND RIGHT-OF-WAY RESTORATION WORK TO BE DONE TO THE SATISFACTION OF THE STATE, COUNTY OR LOCAL MUNICIPAL HIGHWAY DEPARTMENT.

BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. SHRUBS AND HEDGES MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED OR REPLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

POSTS, MAILBOXES, ETC. SHALL BE PROTECTED, OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. DAMAGED ITEMS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

IT MAY BE NECESSARY TO "TIE BACK" UTILITY POLES DURING CONSTRUCTION. THIS SHOULD BE ACCOMPLISHED IN COOPERATION WITH UTILITY COMPANIES.

NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENTS OR R.O.W. AS SHOWN.

CONTRACTOR TO COMPLY WITH ALL OSHA AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION. (PROPER SHORING, ETC.).

SIDE SLOPES GREATER THAN 1:3 WILL REQUIRE GUIDE RAILS. (1 FOOT VERTICAL, 3 FEET HORIZONTAL).

ALL SITE WORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. WHERE ACCESS OR WORK OUTSIDE OF PROPERTY BOUNDARY IS NECESSARY, THE PERMISSION OF ADJOINING PROPERTY OWNER MUST FIRST BE OBTAINED.

SITE SURVEYOR TO VERIFY ELEVATIONS OF EXISTING ROAD CENTERLINE AND SHOULDER PRIOR TO COMMENCING WORK. CONTRACTOR IS TO CONFIRM THIS WITH SITE SURVEYOR.

WHERE APPROPRIATE, SITE LAYOUT AND GRADING WORK SHALL BE COMPLETED BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. LANDSCAPE ARCHITECT SHALL APPROVE ALL LAYOUT WORK PRIOR TO CONSTRUCTION.

CONTRACTOR TO NOTIFY ENGINEER AFTER ROUGH GRADING IS COMPLETED. FINISH GRADES TO BE ADJUSTED IN FIELD AFTER INITIAL GRADING IS COMPLETED. ALL CHANGES IN PROPOSED GRADES TO BE APPROVED BY OWNER AND ENGINEER.

ALL AREAS OF SITE WHICH ARE DISTURBED AND NOT PAVED, SHALL BE TOPSOILED AND SEEDED.

ALL VERTICAL GRADE CHANGES IN EXCESS OF 30" SHALL BE PROVIDED WITH SAFETY BARRIERS AS PER NYS BUILDING CODE. (FENCES, RAILINGS, ETC., PER OWNER).

THE INFORMATION REPRESENTED WITHIN THESE DOCUMENTS DOES NOT IMPLY ANY CONTRACT WITH OR OBLIGATION FOR PERFORMING ANY OR ALL TOWN AND STATE REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION OR PURSUANT TO OBTAINING CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SERVICES, IF PERFORMED BY THIS OFFICE SHALL BE ESTABLISHED BY SEPARATE CONTRACT.

IN THE EVENT THAT THE CONSTRUCTION STAKEOUT AND INSPECTION OF THE WORK IS NOT PERFORMED BY THE ENVIRONMENTAL DESIGN PARTNERSHIP (EDP), THE EDP WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS, COSTS, EXPENSES OR LIABILITY OF WHATEVER KIND AND NATURE RESULTING FROM FIELD CHANGES AND/OR ERRORS WHICH EDP WOULD OTHERWISE HAVE AN OPPORTUNITY TO CHECK AND CORRECT IF THEY WERE IN A POSITION TO CONTROL THE PROJECT THROUGH STAKEOUT AND INSPECTION.

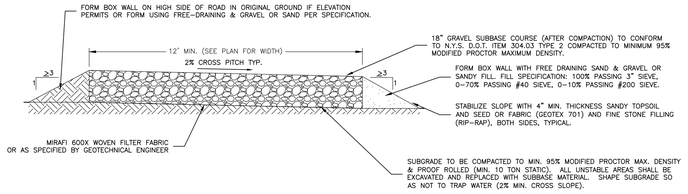
CLAIMS MADE AGAINST CONSULTANT FOR SURVEY STAKEOUT
ERRORS WILL BE HONORED ONLY IF CONSULTANT IS NOTIFIED FOR VERIFICATION OF THE ERROR IMMEDIATELY UPON DISCOVERY AND BEFORE ANY CONTROL STAKES ARE DISTURBED. IF AFTER VERIFICATIONS IT IS DETERMINED THAT NO STAKEOUT ERROR OCCURRED, THE CLIENT SHALL REIMBURSE THE CONSULTANT FOR ADDITIONAL EXPENSES INCURRED FOR SUCH VERIFICATION.

ALL ERRORS, OMISSIONS AND DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENVIRONMENTAL DESIGN PARTNERSHIP IMMEDIATELY UPON DISCOVERY, OTHERWISE, THE ENVIRONMENTAL DESIGN PARTNERSHIP WILL ACCEPT NO RESPONSIBILITY.

INSPECTION SERVICES BY THE ENVIRONMENTAL DESIGN PARTNERSHIP ARE NOT SUPERVISORY. ACCORDINGLY, THE ENVIRONMENTAL DESIGN PARTNERSHIP CAN NEITHER GUARANTEE THE PERFORMANCE OF THE CONSTRUCTION CONTRACTS BY CONTRACTORS NOR ASSUME RESPONSIBILITY FOR CONTRACTORS FAILURE TO FURNISH AND PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

STANDARD NOTE FOR DRIVEWAYS 500 FT OR LONGER:

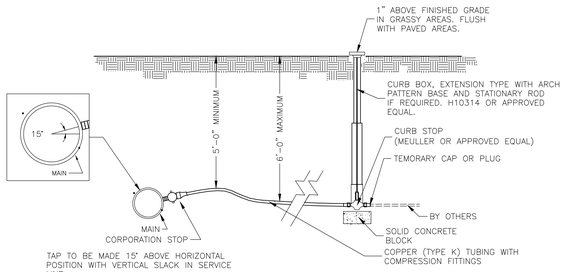
A DRIVEWAY OVER FIVE HUNDRED (500) FEET IN LENGTH MUST BE ACCESSIBLE AND ABLE TO HOLD A FIFTY-THOUSAND (50,000) POUND, THIRTY (30) FOOT LONG VEHICLE, AS DETERMINED BY A LICENSED ENGINEER, WITH FACILITIES FOR TURNING AROUND TO BE AVAILABLE WITHIN THREE HUNDRED (300) FEET OF ANY STRUCTURE. THE DRIVEWAY MUST HAVE A MINIMUM WIDTH OF TWELVE (12) FEET AND A MINIMUM VERTICAL CLEARANCE OF THIRTEEN FEET SIX INCHES (13.5) FEET. THE DRIVEWAY MUST BE MAINTAINED FREE OF ALL OBSTRUCTIONS, SUCH AS TREES, BRUSH, POSTS, GATES, ETC.



NOTE:

1. GRADING AND PROOF-ROLLING MUST BE WITNESSED BY A N.Y.S. LICENSED P.E. IN TOWNS THAT ACQUIRE CERTIFICATION OF DRIVEWAY.

GRAVEL DRIVEWAY CROSS SECTION
NOT TO SCALE



SCHEDULE A	
LENGTH OF SERVICE CONNECTION (MAIN TO BUILDING)	MINIMUM INSIDE DIAMETER OF SERVICE-COPPER TYPE K
0' – 75'	3/4" I.D.
75' – 200'	1" I.D.
OVER 200'	SIZE TO BE DETERMINED BY DEVELOPER'S PROFESSIONAL ENGINEER

TYPICAL SERVICE CONNECTION DETAIL (COPPER SERVICE PIPE)
NOT TO SCALE

ONSITE WASTEWATER TREATMENT SYSTEM DESIGN REQUIREMENT:

ALL SEPTIC SYSTEMS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY SINGLE LOT, A PLAN PREPARED BY A LICENSED PROFESSIONAL ENGINEER SHOWING THE PROPOSED SANITARY DISPOSAL SYSTEM, PERCOLATION RATES, SOIL TEST RESULTS AND SYSTEM DETAILS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR. THE PLAN MUST BE DESIGNED AND CERTIFIED BY AN ENGINEER AND MEET THE REQUIREMENTS OF APPENDIX 75-A "WASTEWATER TREATMENT STANDARDS – INDIVIDUAL HOUSEHOLD SYSTEMS" AND THE NYSDOH DESIGN HANDBOOK. IF NON-CONVENTIONAL SYSTEMS ARE PROPOSED, 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.

ONSITE WASTEWATER TREATMENT SYSTEM DESIGN PROCEDURE:

A LICENSED PROFESSIONAL ENGINEER MUST DESIGN AND CERTIFY CONSTRUCTION OF THE ONSITE WASTEWATER TREATMENT SYSTEM FOR EACH INDIVIDUAL LOT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE SITE EVALUATION, DESIGN AND CERTIFICATION PROCEDURE SHALL BE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND AS FOLLOWS:

1) PERFORM PERCOLATION TESTING AND DEEP HOLE TEST BORING FOR EACH ONSITE WASTEWATER TREATMENT SYSTEM IN ACCORDANCE WITH THE PROCEDURES IDENTIFIED IN APPENDIX 75-A "WASTEWATER TREATMENT STANDARDS – INDIVIDUAL HOUSEHOLD SYSTEMS", THE NYSDOH DESIGN HANDBOOK, AND LOCAL TOWN REQUIREMENTS.
2) PREPARE AND SUBMIT TO THE LOCAL CODE ENFORCEMENT OFFICER A DESIGN FOR EACH ONSITE WASTEWATER TREATMENT SYSTEM BASED ON THE SITE EVALUATION AND PERCOLATION TEST RESULTS. IF PERCOLATION TEST RESULTS INDICATE FAST PERCOLATION RATES (I.E., <1 MINUTE PERCOLATION RATE) THE DESIGN SHALL BE IN ACCORDANCE WITH THE SITE MODIFICATION REQUIREMENTS FOR FAST SOILS OF APPENDIX 75-A AND THE NYSDOH DESIGN HANDBOOK.
3) CERTIFY CONSTRUCTION OF THE ONSITE WASTEWATER TREATMENT SYSTEM IN ACCORDANCE WITH THE APPROVED PLAN TO THE LOCAL CODE ENFORCEMENT OFFICER.

SAMPLE SEPTIC SYSTEM DESIGN CALCULATIONS:

4 BEDROOM DWELLING

DESIGN FLOW = 4 BEDROOMS X 110 GPD/BEDROOM
DESIGN FLOW = 440 GPD

PERCOLATION RATE = 1"/4 MIN
APPLICATION RATE = 1.2 GPD/SF

REQUIRED AREA = 440 GPD / 1.2 GPD/SF
REQUIRED AREA = 367 SF

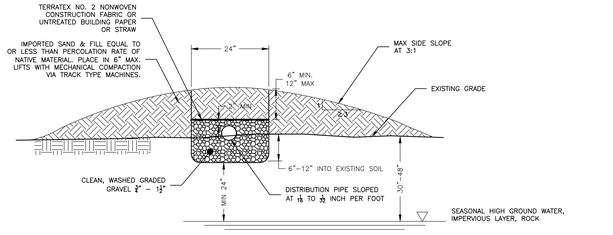
TRENCH WIDTH = 2 FT
REQUIRED TRENCH LENGTH = 367 SF / 2 FT
REQUIRED TRENCH LENGTH = 184 FT

TYPICAL SEPTIC SYSTEM DESIGN & HYDRAULIC LOADING CHART:

	PERCOLATION RATE (MINUTES)	MINIMUM SEPTIC TANK SIZE (GAL)	HYDRAULIC LOADING (GPD)	MINIMUM LENGTH OF TRENCH (FT)
3 BEDROOM HOUSE	1 – 5	1000	330	138
	6 – 7	1000	330	165
	8 – 10	1000	330	184
	11 – 15	1000	330	207
4 BEDROOM HOUSE	1 – 5	1250	440	184
	6 – 7	1250	440	220
	8 – 10	1250	440	245
	11 – 15	1250	440	275

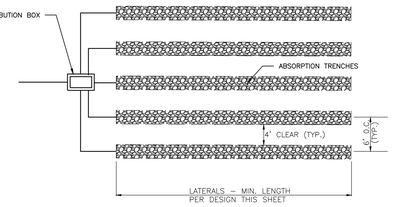
GENERAL SANITARY NOTES:

1. MAINTAIN A 150-FOOT MINIMUM SEPARATION BETWEEN THE ABSORPTION FIELD/ DISTRIBUTION BOX AND ANY WELL WITH LESS THAN 50 FEET OF WELL CASING AND AT LEAST 100-FOOT SEPARATION FOR WELLS WITH 50 FEET OF CASING. WHERE THE WELL IS DOWN GRADE OF THE SEPTIC FIELD OR IN A COARSE GRAVEL SOILS, A 200-FT MIN. SEPARATION TO ANY WELL SHALL BE MAINTAINED.
2. MINIMUM SEPARATION BETWEEN SEPTIC TANK AND BUILDINGS SHALL BE 10 FEET.
3. MINIMUM SEPARATION BETWEEN PROPERTY LINE AND EDGE OF TRENCHES OR TOE OF FILL SHALL BE 10 FEET.
4. MINIMUM SEPARATION BETWEEN WELL AND SEPTIC TANK TO BE 50 FEET.
5. ALL CONSTRUCTION TO BE IN COMPLIANCE WITH THE NEW YORK STATE SANITARY CODE.
6. REQUIRED INSPECTIONS
   A) PRIOR TO PLACEMENT OF SEPTIC TANK OR COMMENCEMENT OF THE TILE FIELD CONSTRUCTION.
   B) DURING THE INSTALLATION OF ANY REQUIRED FILL MATERIAL.
   C) PRIOR TO BACKFILLING TRENCHES.
   D) FINAL INSPECTION UPON COMPLETION OF THE SYSTEM.
7. CRUSHED STONE SHALL BE CLEAN, DURABLE AND NO SMALLER THAN OR LARGER THAN 1-1/2" DIAMETER.
8. WHEN THE TRENCHES HAVE BEEN EXCAVATED, THE SIDES AND BOTTOM SHALL BE RAKED TO SCARIFY ANY SMEARED SOIL SURFACES.
9. CONSTRUCTION EQUIPMENT NOT NEEDED TO CONSTRUCT THE SYSTEM SHOULD BE KEPT OFF THE AREA TO BE UTILIZED FOR THE ABSORPTION TRENCH SYSTEM TO PREVENT UNDESIRABLE COMPACTION OF THE SOILS.
10. EACH DISTRIBUTION LINE SHALL CONNECT INDIVIDUALLY TO THE DISTRIBUTION BOX AND EXIT AT THE SAME SLOPE FOR THE FIRST 5 FEET TO 10 FEET FROM THE BOX (1/8" PER FOOT).
11. THE DISTRIBUTION BOX SHALL BE SET LEVEL AND ARRANGED SO THAT EFFLUENT IS EVENLY DISTRIBUTED TO EACH DISTRIBUTION LINE. ADEQUATE PROVISIONS SHALL BE TAKEN TO ASSURE STABILITY AND PROVIDE ACCESS FOR INSPECTION OF THE DISTRIBUTION BOX.
12. THE PIPES CONNECTING THE DISTRIBUTION BOX TO THE DISTRIBUTION LINES SHALL BE TIGHT JOINT CONSTRUCTION LAID ON UNDISTURBED EARTH OR PROPERLY BEDDED THROUGHOUT ITS LENGTH.
13. THE SYSTEM DESIGN DOES NOT INCLUDE PROVISIONS FOR GARBAGE GRINDERS. IN THE EVENT THAT GARBAGE GRINDERS ARE TO BE INSTALLED, THE CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO SEPTIC INSTALLATION FOR NECESSARY MODIFICATIONS.
14. FOOTING DRAINS, SUMP PUMPS OR WATER SOFTENER DISCHARGES SHALL NOT BE CONNECTED INTO THE SEPTIC SYSTEM.
15. CONTRACTOR TO COMPLY WITH ALL O.S.H.A. AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION.
16. AS PER NEW YORK STATE INDUSTRIAL CODE 53: CALL 1-800-962-7962 TO LOCATE BURIED CABLES, OR OTHER UNDERGROUND UTILITIES, NO LESS THAN TWO, OR MORE THAN TEN WORKING DAYS, PRIOR TO DIGGING, DRILLING, EXCAVATING, DRIVING POSTS, ETC. CONTRACTOR TO DETERMINE ELEVATION OF PROPOSED SYSTEM
17. COMPONENTS PRIOR TO CONSTRUCTION. SET ABSORPTION TRENCH FIELD AT MINIMUM DEPTH (COVER) INDICATED. REVIEW WITH DESIGN ENGINEER IF UNABLE TO HOLD MINIMUM DEPTH THE SEPTIC SYSTEM DESIGNS ON THESE PLANS ARE SHOWN IN THEIR
18. PROPOSED LOCATIONS. ANY SIGNIFICANT CHANGE IN LOCATION AND/OR DESIGN WILL REQUIRE SUBMITTING AN AMENDED PLAN TO NYSDOH FOR REVIEW AND APPROVAL.
19. LARGE ROCKS AND COBBLES SHALL NOT BE USED TO BACKFILL TRENCHES.



CONSTRUCTION AND SIZING SHALL BE THE SAME AS FOR CONVENTIONAL ABSORPTION TRENCHES, EXCEPT THAT THE TRENCH SHALL BE ONLY 6 TO 12 INCHES DEEP IN ORIGINAL GROUND.

SHALLOW ABSORPTION TRENCH SECTION
NOT TO SCALE



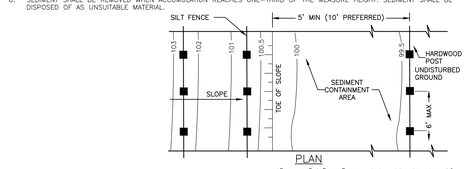
ABSORPTION FIELD LAYOUT
NOT TO SCALE

SILT FENCE GENERAL NOTES:

1. SILT FENCE SHALL BE PLACED A MINIMUM OF 5 FT. FROM TOE OF SLOPE, 10 FT. PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
2. POSTS MAY BE 1.25"x1.25" (MINIMUM) HARDWOOD, TYPICALLY. FOR WIRE MESH BACK USE 2"x2" NOM. HARDWOOD, OR STEEL "T" OR "U" POSTS (1lb per lf). SILT FENCE SHALL BE WOVEN GEOTEXTILE FABRIC(GEOTEX 2130 OR EQUAL).
3. SILT FENCE ASSEMBLIES MAY HAVE 4 FT. OR 6 FT. POST SPACING, AND MAY OR MAY NOT HAVE MESH REINFORCEMENT. SENSITIVE AREAS TO BE PROTECTED MAY NEED TO BE REINFORCED BY USING HEAVY WIRE FENCING FOR ADDED SUPPORT TO PREVENT COLLAPSE.
4. THE BOTTOM EDGE OF SILT FENCE SHALL BE BURIED A MINIMUM OF 6" BELOW GROUND. THE FENCE SHALL BE INSTALLED WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
5. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE PLACED ON A SLOPE ARE:

SLOPE STEEPNESS	MAXIMUM LENGTH (ft.)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

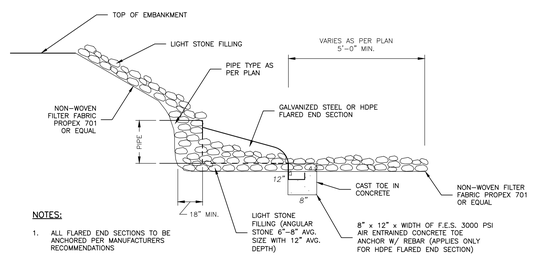
6. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED ¼ ACRE PER 100 FEET OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5 FEET BEHIND THE FENCE, AND EROSION WOULD OCCUR IN THE FORM OF SHEET EROSION, AND THERE IS NO CONCENTRATION OF WATER FLOWING TO THE BARRIER.
7. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF .5" OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
8. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-THIRD OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.



SILT FENCE INSTALLATION NOTES:

1. GEOTEXTILE FABRIC AND WOVEN WIREMESH TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACES EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

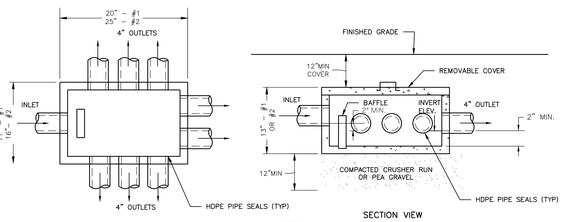
SILT FENCE
NOT TO SCALE



NOTES:

1. ALL FLARED END SECTIONS TO BE ANCHORED PER MANUFACTURERS RECOMMENDATIONS

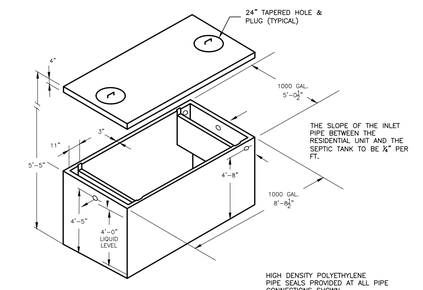
FLARED END SECTION
NOT TO SCALE



NOTES:

1. D-BOX TO BE #1 OR #2 DISTRIBUTION BOX BY FORT MILLER OR EQUAL.
2. INVERT ELEVATIONS OF ALL OUTLET PIPES MUST BE EQUAL. USE OF SPEED LEVELING DEVICES IS REQUIRED.
3. THE SLOPE OF OUTLET PIPES BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTOR LATERALS SHOULD BE AT LEAST 1/32" PER FOOT.
4. BAFFLE IS REQUIRED.
5. D-BOX TO BE SET ON 12" MIN. COMPACTED CRUSHER RUN (ITEM #4) OR PEA GRAVEL.

DISTRIBUTION BOX
NOT TO SCALE



CONCRETE: 4000PSI
REINFORCEMENT: ASTM A615-GRADE 60, ASTM A185-GRADE 65
ENRAINED AIR: 5.0%-9.0%
MEETS ASTM C890

*TANK SIZE	WEIGHTS, LBS		
GALLONS	TOP SLAB	*BOTTOM	TOTAL
1000	2173	7436	9609

*INCLUDES BAFFLE

SEAMLESS SEPTIC TANK
NOT TO SCALE

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
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(518) 371-0421
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SURVEY OF LANDS OF
ROBERT AND HOLLY GRAMUGLIA
LOCATED AT 5 BEVERLY COURT
TOWN OF GLENVILLE
SCHENECTADY COUNTY, NEW YORK

TAX MAP SBL# 22.01-2-3.1
JANUARY 31, 2024

DRAWN BY	LMR
CHECKED BY	XXX
EDP PROJECT NUMBER	13699

REVISION	DATE	BY

SCALE: AS NOTED

NOT FOR CONSTRUCTION

SHEET TITLE: SITE DETAILS

SHEET: 4 of 4

C:\WORKFILES\Environmental Design Partnership\Shared Site - Documents\10 A-Z\SCHENECTADY\GLENVILLE\Saggertown Road\Gramuglia\05-Dwgs\Detailed Plans\SHEET1\SP-N_GRAMUGLIA-3-LOT.dwg Mar 25, 2024 11:16:25AM