

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	< 0.5± ACRES
(AS PER TOWN OF GLENVILLE ZONING ORDINANCE)	

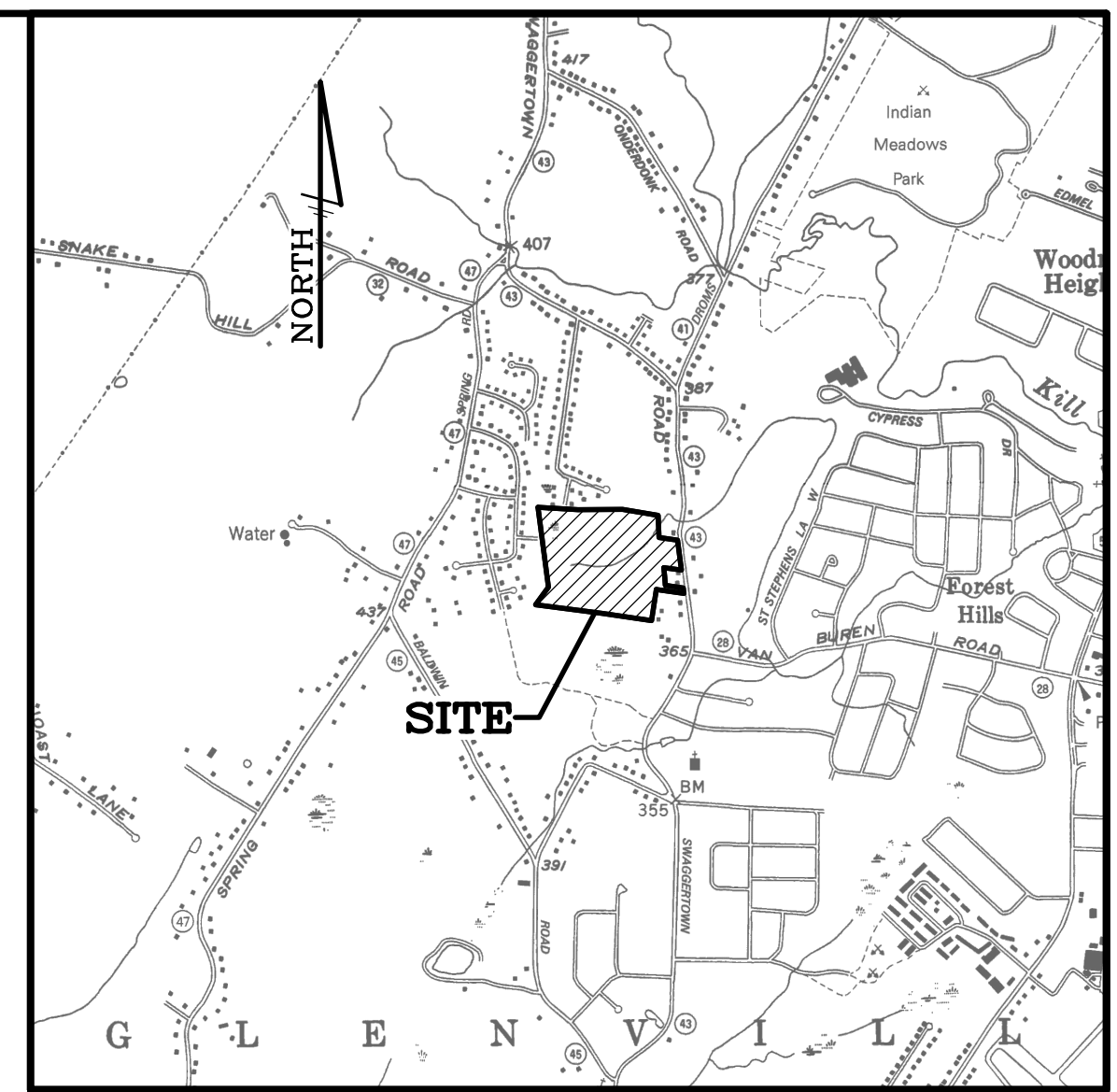
- 1) Minor Subdivision Map as prepared for Robert Gramaglia and Holly Gramaglia.
- 2) No monumentation set.
- 3) All underground utilities, if any, not field located.
- 4) This survey was prepared without the benefit of an up-to-date abstract of title and is made subject to whatever state of facts such a document would reveal.
- 5) This map was 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) Wellheads shown hereon are depicted from a wellhead delineation conducted by The Municipal Department of Public Works, L.P. Water Department on May 26, 2023.
- 9) Prior to construction of a new driveway, the Schenectady County Highway Department must be contacts in regard to sight distance. A driveway entrance to a building or by way of a driveway entrance to a building from a driveway entrance to a building permit being issued. (See Map Reference No. 1)

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

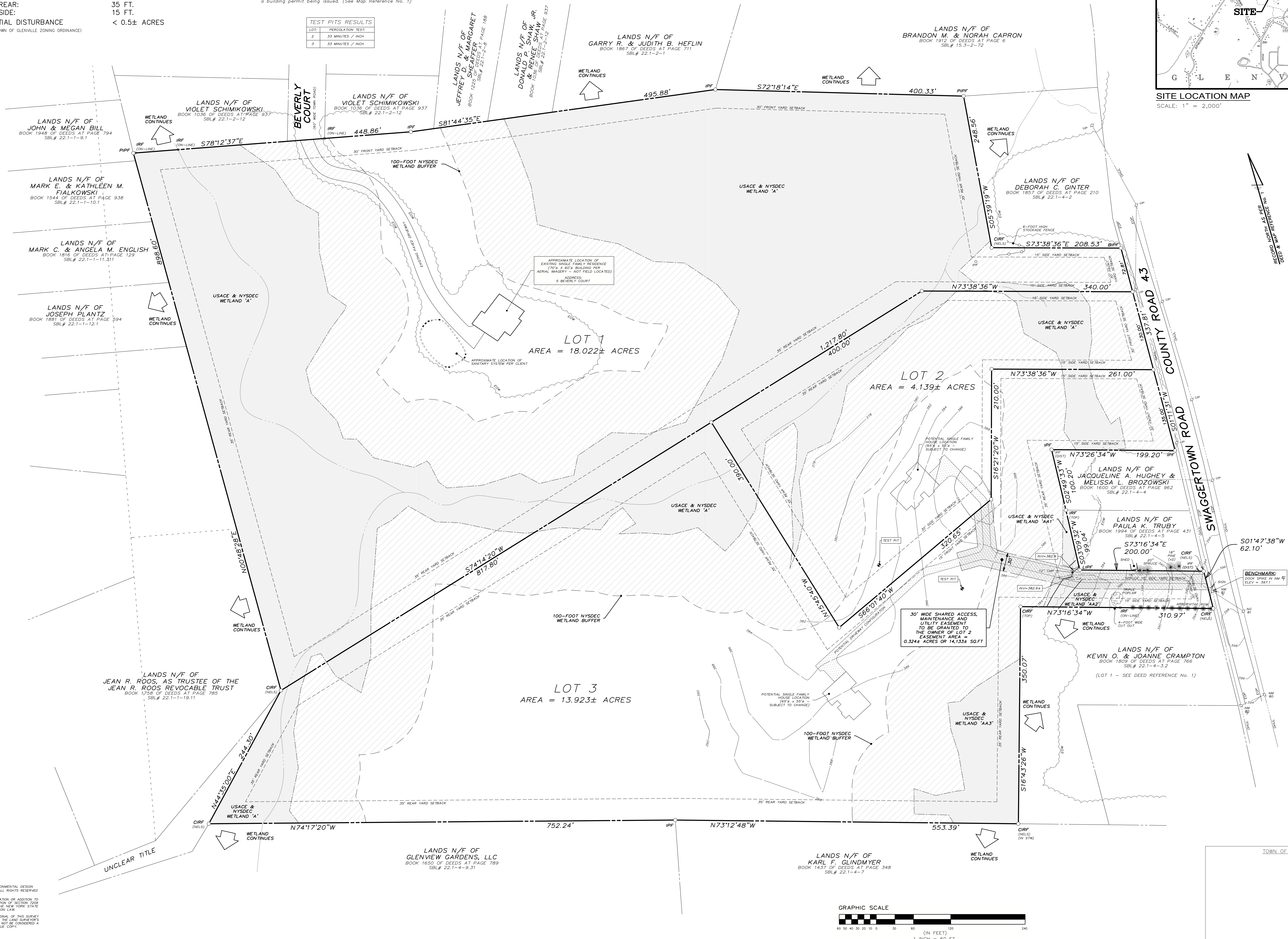
- 1) Map Entitled: "Subdivision of Lands of Nancy L. Shaw"
Map Date: June 15, 2009
Prepared By: Northeast Land Survey &
Map Filed: Land Development Consultants, P.C.
Schenectady County Clerk's Office
Plot Cabinet "C" as Map Nos. 382 & 383
- 2) Schenectady County Real Property Tax Map
Town of Glenville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

-386-	denotes 1-Foot Topographic Contour Line
BIRF	denotes Bent Iron Rod Found
CIRF	denotes Copper Bent Iron Rod Found
DIST	denotes Disturbed
EOP	denotes Edge of Pavement
EOW	denotes Edge of Woods
INV	denotes Inverts
IPF	denotes Iron Pipe Found
LIFF	denotes Leaning Iron Pipe Found
N/F	denotes Now or Formerly
NG	denotes National Grid Utility Pole
NM	denotes Non-Metallic Utility Pole
OHUL	denotes Overhead Utility Lines
PIPF	denotes Pinched Iron Pipe Found
STW	denotes Stone Wall

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



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



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