

SURVEY NOTES:

1) EXISTING PRIVATE 50' WIDE ROAD SHOWN HEREON TO BE USED IN COMMON BY LOTS 1-12 FOR INGRESS & EGRESS, SAID ROAD IS FURTHER SUBJECT TO EXISTING RIGHTS OF INGRESS & EGRESS BY OTHER NEARBY COTTAGE OWNERS. SAID ROAD AND TURNAROUND AREA ENCOMPASSES 2.10 ACRES AND IS INTENDED TO BE DEDICATED IN THE FUTURE TO THE TOWN OF COVERT AS A SECONDARY PUBLIC ROAD.

2) OLD LANES SHOWN HEREON WERE USED MANY YEARS AGO TO PROVIDE INGRESS & EGRESS TO NYS ROUTE 89 FOR VARIOUS COTTAGE OWNERS. THESE LANES APPEAR TO HAVE BEEN ABANDONED AFTER CONSTRUCTION OF THE NEW GRAVEL DRIVE LEADING THROUGH LANDS OF SEAMAN. ALSO SEE A DRIVEWAY RIGHT OF WAY AGREEMENT FILED AT THE TOMPKINS COUNTY CLERK'S OFFICE IN LIBER 615 AT PAGE 885 AND AT THE SENECA COUNTY CLERK'S OFFICE IN LIBER 413 AT PAGE 53.

3.) COMMON AREAS TO BE SHARED IN COMMON TO BENEFIT LOT 1-12 OWNERS
TOTAL AREA = 2.21 ACRES

- LEGEND**
- △ COMPUTED POINT, NOTHING SET
 - ✕ PIN SET WITH CAP
 - IRON MONUMENT FOUND, LABELED

- MAP REFERENCES:**
- 1) SURVEY MAP SHOWING PORTION OF LANDS OF THOMAS R. SEAMAN AND JEAN P. SEAMAN DATED OCT 13, 1998 BY T.G. MILLER, P.C.
 - 2) MAP OF SANFORD S. ATWOOD PROPERTY DATED AUG 18, 1962 BY CARL CRANDALL, C.E.
 - 3) LANDS OF RUTH RICE MCMILLAN, ALICE RICE PADDOCK AND ELIZABETH JANE RICE DATED JULY 12, 1958 BY E.D. CRUMB, L.S.
 - 4) TOPOGRAPHIC AND BOUNDARY MAP OF LANDS OF THOMAS G. MILLER DATED MAY 26, 1981 AND AMENDED MAY 16, 1985 BY T.G. MILLER, P.C.
 - 5) SURVEY MAP SHOWING LOCATION OF ACCESS ROAD TO BOWLES PROPERTY DATED MAY 31, 1979 BY T.G. MILLER, P.C.
- SUBDIVISION NOTES**
- 1.) WATER & SANITARY ADDED TO T.G. MILLER MAP BY GARY L. WOOD, PE

- LEGEND**
- PERC TEST
 - TEST PIT
 - SEE LOT 3 FOR TYPICAL LAYOUT
 - WELLS

TITLE INFORMATION

THOMAS R. & JEAN P. SEAMAN

BK.400 PG.970
BK.400 PG.973
BK.366 PG.219
BK.397 PG.940

TAX MAP NO. 21-2-40 & 42.2
AREA= 26.94 ACRES

It is a violation of the New York State Education Law to alter this document, except as provided under Section 7209.2 thereof.

PROJECT OAK HARBOR SUBDIVISION	
TITLE WATER AND SANITARY LAYOUT	
LOCATION NYS ROUTE 89, TOWN OF COVERT SENECA COUNTY, NEW YORK	
PREPARED FOR THOMAS & JEAN SEAMAN	
Drawn by JLW	Checked by
Drawing Date 10/07/04	Revision Level 2-8/17/05
Drawing File Name SHEET LOT2.DWG	1 OF 3
SCALE AS SHOWN	
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CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No. 050096, and that this map correctly delineates an actual survey of the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors, and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED _____ DATED _____

ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE NAME AND SIGNATURE APPEARS HEREON.

DATE	REVISION	BY
11/8/2000	AMEND PROTRIDGE OF LOT 9 TO BE 200.00' & UPDATE ACRES OF LOT 9 & 8	
5/15/2001	AMENDED TO SHOW CHANGEOVER OF TRIANGULAR SHAPED PARCEL, PROTRIDGE ON NYS RTE 89 IN THE TOWN OF ULYSSES, REALTOR, PROPOSED STREET INTERSECTION AND SHOW NEW DRAINAGE ALIGNMENT, ADD NEW COMMON LANDS ALONG HIGHWAY	
1/13/2004	TO SHOW TITLE INFORMATION FOR 244 PARCELS, 21.1-2-23.24.25 AND TAX MAP NO.21-2-39 (CURRENTLY OWNED BY SEAMAN)	
SIGNATURE _____ DATE _____ LICENSED LAND SURVEYOR		
SEAL		

SUBDIVISION MAP

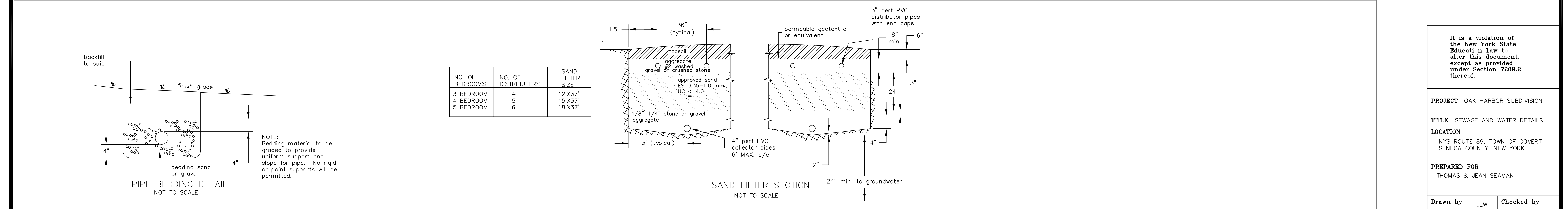
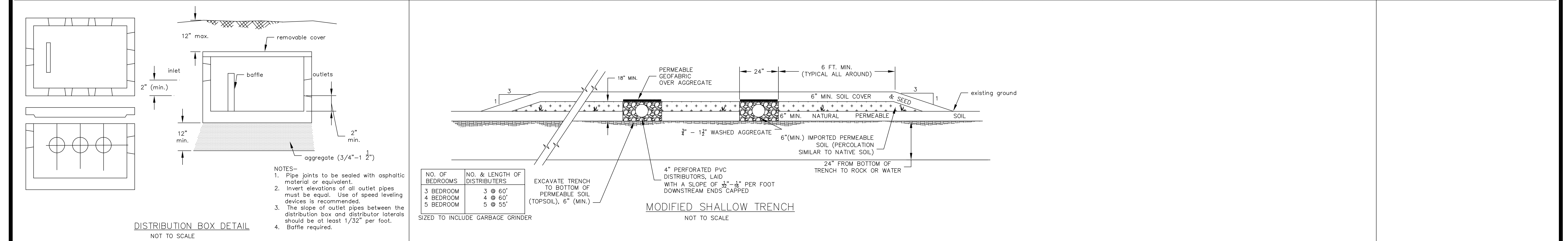
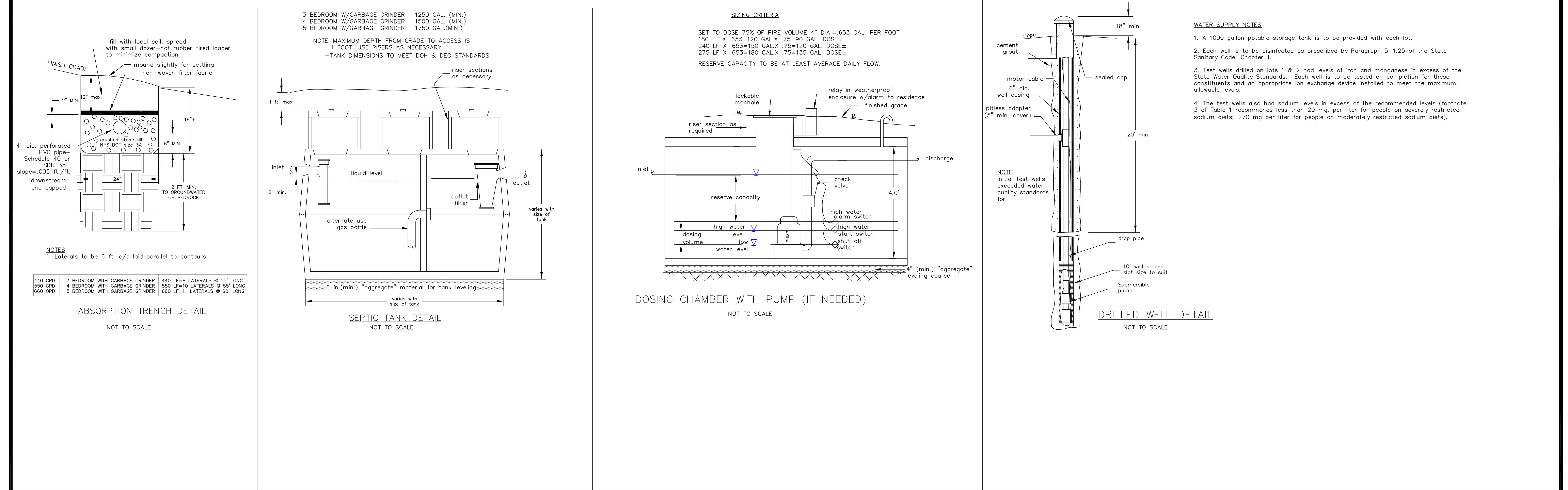
“OAK HARBOR SUBDIVISION”

THOMAS R. & JEAN P. SEAMAN – OWNER

LOCATED ON N.Y.S. RTE 89, TOWN OF COVERT, SENECA COUNTY, NEW YORK

DATE: 8/18/2000

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH ALBANY STREET
P.O. BOX 777
ITHACA, NEW YORK 14851



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PROJECT OAK HARBOR SUBDIVISION

TITLE SEWAGE AND WATER DETAILS

LOCATION NYS ROUTE 89, TOWN OF COVERT SENECA COUNTY, NEW YORK

PREPARED FOR THOMAS & JEAN SEAMAN

Drawn by JLW	Checked by
Drawing Date 10/07/04	Revision Level 2–8/17/05
Drawing File Name LOT2.DWG	SHEET 2 OF 3

SCALE AS SHOWN

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REQUIRED SEPARATIONS

REQUIRED SEPARATION DISTANCES FROM SYSTEM COMPONENTS					
COMPONENT	WELL	STREAM, LAKE, WATER COURSE, WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH
SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	10'
ABSORPTION FIELD	100'	100'	20'	10'	20'
SAND FILTER	100'	100'	20'	10'	20'
DISTRIBUTION BOX	100'	100'	20'	10'	20'

NOTES:
1. SYSTEM COMPONENTS MAY BE RELOCATED AS A MATTER OF PRACTICALITY AS LONG AS SEPARATION DISTANCES ARE MAINTAINED.
2. THE TRENCH COMPONENT SHOULD REMAIN LOCATED APPROXIMATELY AS SHOWN, WITH THE LATERALS FOLLOWING THE GROUND CONTOURS.

DESIGN CRITERIA

WAIVER IS REQUESTED FOR SLOPES EXCEEDING 12% ON LOTS 2, 3, 4, 11, AND 12.

LOT #2
AVERAGE PERCOLATION TEST RATE =40 MIN./INCH
CONVENTIONAL ABSORPTION TRENCH @ 0.5 GAL./SQ. FT./DAY.
MAXIMUM TRENCH LENGTH=60 FT., OR 1.0 GAL./LIN. FT./DAY

LOTS #6 & #7: NOT INCLUDED

ALL OTHER LOTS
SAND FILTER BASED ON 1.0 GAL./SQ. FT./DAY (GRAVITY APPLICATION)
DOWNSTREAM MODIFIED SHALLOW TRENCH BASED ON 1.2 GAL./SQ. FT./DAY

PERCOLATION TESTS

PERC TEST #1 (18" HOLE)				PERC TEST #2 (20" HOLE)				PERC TEST #3 (20" HOLE)			
TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)	
1048	6		1	1048	6			1047	6		23
1050	5			1052	5		4	1110	5		
1050	6		3	1052	6		7	1110	6		40
1053	5			1059	5			1150	5		
1053	6		3	1059	6		7	1150	6		40
1056	5			1108	5			1230	5		

PERC TEST #4 (18" HOLE)				PERC TEST #5 (18" HOLE)				PERC TEST #6 (18" HOLE)			
TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)	
1138	6		1	1137	6		20	1143	6		3
1139	5			1157	5			1146	5		
1139	6		3	1157	6		60	1146	6		4
1142	5			1257	5			1150	5		
1142	6		3	1257	6		60	1150	6		6
1145	5			1357	5			1156	5		6

PERC TEST #7 (6" HOLE)				PERC TEST #8 (6" HOLE)				PERC TEST #9 (6" HOLE)			
TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)	
1212	6		21	1210	6		4	1211	6		2
1233	5			1214	5			1213	5		
1233	6		22	1214	6		4	1213	6		3
1255	5			1218	5			1216	5		
1255	6		22	1218	6		4	1216	6		4
1317	5			1222	5			1220	5		

PERC TEST #10 (6" HOLE)				PERC TEST #11 (6" HOLE)				PERC TEST #12 (6" HOLE)			
TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)	
1348	6		21	1348	6		7	1348	6		2
1353	5			1355	5			1350	5		
1353	6		22	1355	6		7	1350	6		2
1358	5			1402	5		7	1352	5		
				1402	6		4	1352	6		5
				1409	5		7	1357	5		
								1357	6		5
								1402	5		

PERC TEST #13 (6" HOLE)				PERC TEST #14 (6" HOLE)				PERC TEST #15 (6" HOLE)			
TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)	
1418	6		11	1420	6		4	1421	6		5
1430	5			1424	5			1426	5		
1430	6		15	1425	6		8	1426	6		8
1445	5			1433	5			1434	5		
1445	6		15	1433	6		8	1434	6		8
1500	5			1441	5			1442	5		

PERC TEST #16 (6" HOLE)				PERC TEST #17 (6" HOLE)				PERC TEST #18 (6" HOLE)			
TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)		TIME	WATER DEPTH (IN.)	CHANGE IN DEPTH (MIN./ IN.)	
1501	6		3	1502	6		11	1503	6		22
1503	5			1513	5			1525	5		
1504	6		4	1513	6		15	1525	6		30
1508	5			1528	5			1555	5		
1508	6		4	1528	6		15	1555	6		30
1512	5			1543	5			1610	5.5		

DEEP TEST PIT LOGS

TP--LOT #2	
0.8 ft.	dkk brown, TOPSOIL
1.8 ft.	dkk brown, SAND, (moist)
	lt brown, silty (?) SAND (moist)
5.0 ft.	No water, no mottling

TP--LOT #12	
0.8 ft.	blk TOPSOIL
2.0 ft.	lt brown clayey SILT (moist)
	brown CLAY (moist)
	w/slight mottling below 4 ft.
6.4 ft.	Water entering at bottom (occasional boulders)

TP--LOT #11	
0.7 ft.	dkk brown TOPSOIL
3.1 ft.	lt brown mottled, silty CLAY (moist)
	Shale rock--water on the rock

TP--LOT #9	
0.6 ft.	TOPSOIL
	gray/dkk brown, sandy CLAY (wet)
3.8 ft.	Shale rock--water at rock surface

TP--LOT #8	
0.6 ft.	dkk TOPSOIL
	brown CLAY (moist)
4.0 ft.	slight mottling below 4 ft.
4.6 ft.	(?) SAND, (moist)
	w/gray silt, varves
	very dense
	water seepage @ 4.6 ft.

TP--LOT #5	
1.0 ft.	dkk brown TOPSOIL
	lt brown sandy CLAY
	some mottling present throughout
5.6 ft.	5.0 ft. brown, varved, (?) SAND & gray SILT, (moist)
	becomes wet at 5 ft (very slight seepage)

GENERAL NOTES

- DEEP TEST PITS WERE EXCAVATED 21 SEPTEMBER 2004.
- PERCOLATION TEST HOLES WERE EXCAVATED 21 SEPTEMBER 2004, PRESOAKED 23 SEPTEMBER AND TESTS RUN 24 SEPTEMBER.
- HOLE DEPTH (E.G. 18" HOLE) IS TO THE BOTTOM OF THE TEST HOLE.
- TEST PIT AND PERCOLATION TEST LOCATIONS ARE SHOWN ON THE "OAK HARBOR SUBDIVISION" MAP BY T. G. MILLER P.C. DATED 1/13/04.
- DESIGN FLOW BASED ON LOW FLOW FIXTURES, THEREFORE 110 GPD/BEDROOM PLUS GARBAGE GRINDER AT 110 GPD.
- FOOTING DRAINS MUST DISCHARGE AWAY FROM SAND FILTER & ABSORPTION FIELD.
- LAUNDRY WASTES MUST DISCHARGE INTO THE SANITARY SYSTEM.

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PROJECT

OAK HARBOR SUBDIVISION

TITLE

SEPTIC SYSTEM DESIGN CRITERIA

LOCATION

NYS ROUTE 89, TOWN OF COVERT
SENECA COUNTY, NEW YORK

PREPARED FOR

THOMAS & JEAN SEAMAN

Drawn by

JLW

Checked by

Drawing Date

10/07/04

Revision Level

1-7/15/05

Drawing File Name

LOT2.DWG

SHEET

3 OF 3

SCALE

NONE

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