

REVISION	DATE:
Lot Layout	July 2, 2007
Re-computed and Re-drafted lots 2-9	Sept. 15, 2008
Added "Beale Street"	August 23, 2010

ANY Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of the New York Education Law and VESL's map. Only copies from the original of this survey marked with the original of the Land Surveyor's signature in red ink shall be considered to be valid true copies. Map scale may have been reduced for filing. Underground utilities (if any) are not shown. Some research data is based on information supplied by the County Tax Map Office.

Note: This survey map is based, in part, on deed descriptions, record survey maps and occupational evidence.

Note: This survey was performed without an abstract of title. This survey is subject to any changes revealed by an up to date abstract.

Part of Great lot 12
Tax Map No. 18-4-1.1

See Restrictive Covenants

Subdivision and
Boundary Survey Map
for the lands of

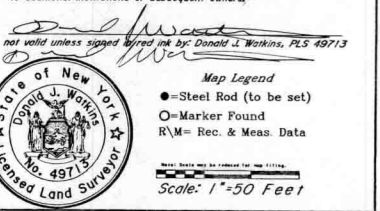
VN Homes

Book 5010 Page 234

Situate At:
N.Y.S. Rte. 41

and
Dave Hull Road
Town of Spafford
Onondaga County
New York State

VN Homes:
It is hereby certified to the above named parties, that this map is based on an actual field survey and a review of the record documents referenced herein. This certification shall run only to the person(s), the title insurance company, governmental agency and lending institution listed herein and is not transferable to additional institutions or subsequent owners.



Map Legend
● = Steel Rod (to be set)
○ = Marker Found
R/M = Rec. & Meas. Data
Scale: 1"=50 Feet

Area = 15.305 Acres
Area in Dave Hull Road = 0.610 Acres
Lot Design By: Meyers Engineering

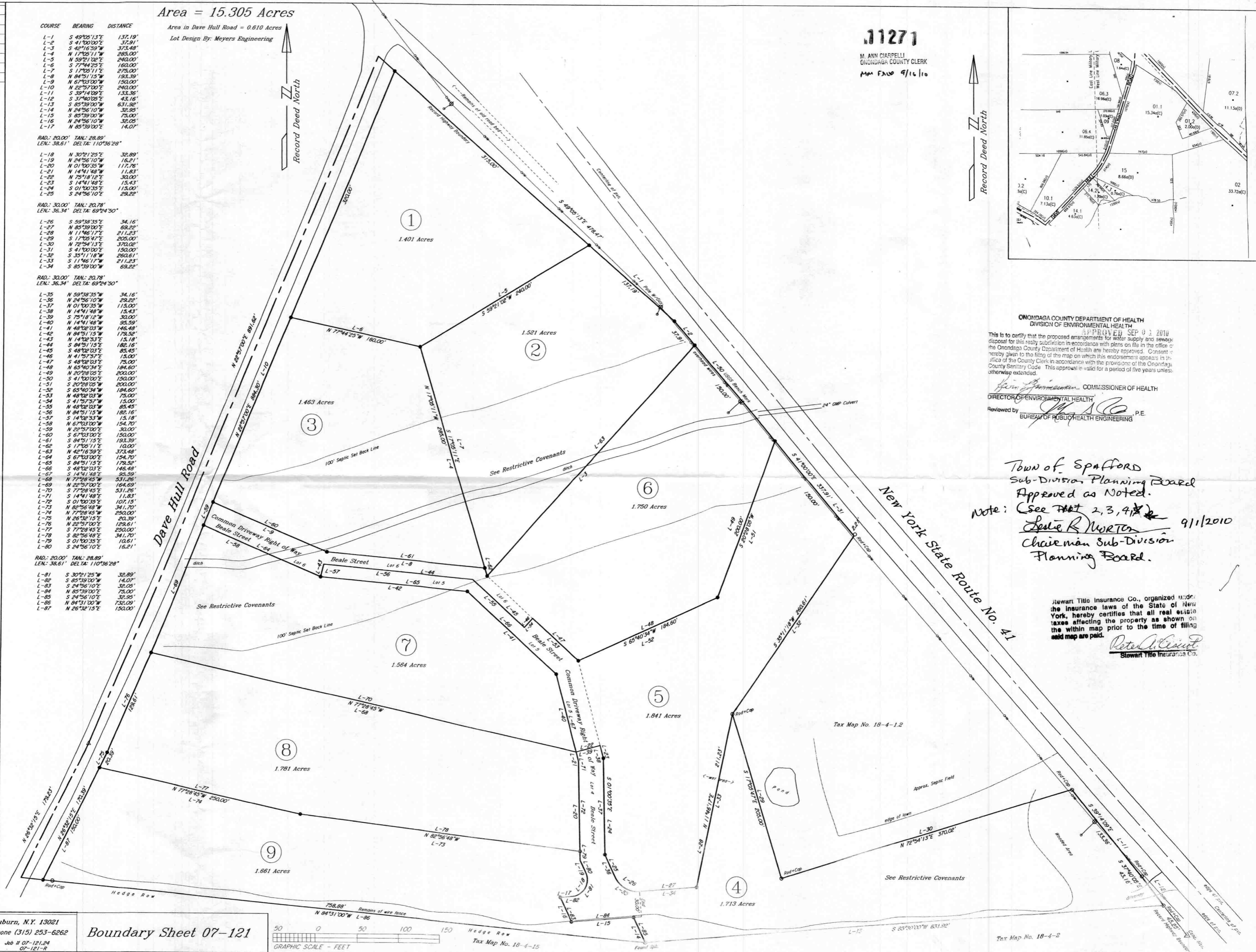
COURSE	BEARING	DISTANCE
L-1	S 49°05'13"E	137.19'
L-2	S 41°00'00"E	37.91'
L-3	S 42°16'39"W	373.48'
L-4	N 17°05'11"W	285.00'
L-5	N 59°21'02"E	240.00'
L-6	S 7°44'25"E	160.00'
L-7	S 17°05'11"E	275.00'
L-8	N 84°51'15"W	193.39'
L-9	N 67°03'00"W	150.00'
L-10	N 28°27'02"E	260.00'
L-11	S 39°14'09"E	133.36'
L-12	S 37°40'05"E	43.16'
L-13	S 85°39'00"W	631.92'
L-14	N 24°56'10"W	32.95'
L-15	S 85°39'00"W	73.00'
L-16	N 24°56'10"W	32.00'
L-17	N 85°39'00"E	14.00'

COURSE	BEARING	DISTANCE
L-18	N 30°21'25"E	32.89'
L-19	N 24°56'10"W	16.21'
L-20	N 01°00'35"W	117.76'
L-21	N 14°41'48"W	11.83'
L-22	N 75°18'12"E	30.00'
L-23	S 14°41'48"W	13.43'
L-24	S 01°00'35"E	115.00'
L-25	S 24°56'10"E	29.22'

COURSE	BEARING	DISTANCE
L-26	S 59°38'35"E	34.16'
L-27	N 85°39'00"E	69.22'
L-28	N 11°46'17"E	211.23'
L-29	S 17°05'11"E	205.00'
L-30	N 72°54'13"E	370.02'
L-31	S 41°00'00"E	150.00'
L-32	S 39°11'18"W	250.61'
L-33	S 11°46'17"W	211.23'
L-34	S 85°39'00"W	69.22'

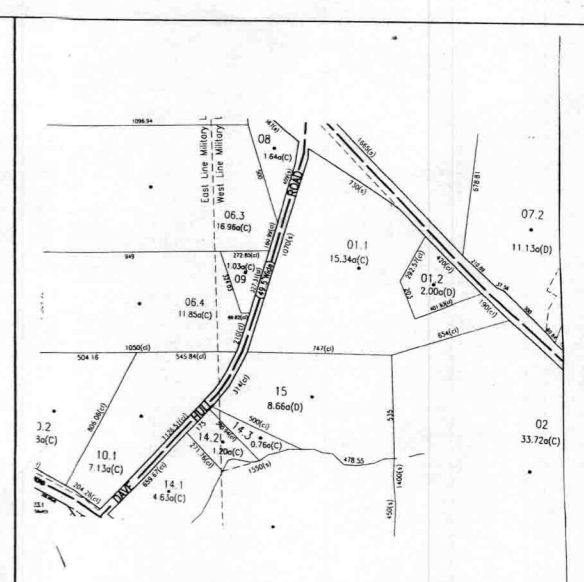
COURSE	BEARING	DISTANCE
L-35	N 59°38'35"W	34.16'
L-36	N 24°56'10"W	29.22'
L-37	N 01°00'35"W	115.00'
L-38	N 14°41'48"W	13.43'
L-39	S 75°18'12"E	30.00'
L-40	N 14°41'48"W	95.59'
L-41	N 48°02'03"W	146.48'
L-42	N 84°51'15"W	175.52'
L-43	N 14°02'53"E	15.18'
L-44	S 84°51'15"E	182.16'
L-45	S 48°02'03"E	85.45'
L-46	N 41°59'37"E	15.00'
L-47	S 48°02'03"E	75.00'
L-48	N 85°40'34"E	184.60'
L-49	N 20°28'02"E	200.00'
L-50	S 41°00'00"E	150.00'
L-51	S 20°28'02"W	200.00'
L-52	S 65°40'34"W	184.60'
L-53	N 48°02'03"W	75.00'
L-54	S 41°59'37"W	15.00'
L-55	N 48°02'03"W	85.45'
L-56	N 84°51'15"W	182.16'
L-57	S 14°02'53"W	15.18'
L-58	N 67°03'00"W	154.70'
L-59	N 24°56'10"E	30.00'
L-60	S 67°03'00"E	150.00'
L-61	S 84°51'15"E	193.39'
L-62	S 17°05'11"E	10.00'
L-63	N 42°16'39"E	373.48'
L-64	S 67°03'00"E	154.70'
L-65	S 84°51'15"E	179.52'
L-66	S 48°02'03"E	146.48'
L-67	S 14°41'48"E	95.59'
L-68	N 77°28'45"W	531.26'
L-69	N 22°57'00"E	164.69'
L-70	S 77°28'45"E	531.26'
L-71	S 14°41'48"E	11.83'
L-72	S 01°00'35"E	107.15'
L-73	N 85°39'00"W	341.70'
L-74	N 77°28'45"W	250.00'
L-75	N 26°32'15"E	20.39'
L-76	N 22°57'00"E	129.61'
L-77	S 77°28'45"E	250.00'
L-78	S 82°56'48"E	341.70'
L-79	S 01°00'35"E	106.1'
L-80	S 24°56'10"E	16.21'

COURSE	BEARING	DISTANCE
L-81	S 30°21'25"W	32.89'
L-82	S 85°39'00"W	14.00'
L-83	S 24°56'10"E	32.00'
L-84	N 85°39'00"E	75.00'
L-85	S 24°56'10"E	32.95'
L-86	N 84°51'00"W	732.00'
L-87	N 26°32'15"E	150.00'



11271
M. ANN CIARPELLI
ONONDAGA COUNTY CLERK
MM FAX 9/16/10

Record Deed North



ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
APPROVED SEP 03 2010
This is to certify that the proposed arrangements for water supply and sewer disposal for this realty subdivision in accordance with plans on file in the office of the Onondaga County Department of Health are hereby approved. Consent is hereby given to the filing of the map on which this endorsement appears in the County Surveys Code. This approval is valid for a period of five years unless otherwise extended.

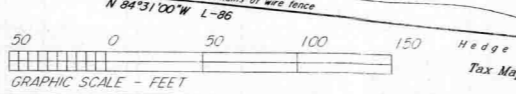
COMMISSIONER OF HEALTH
Reviewed by: [Signature] P.E.
BUREAU OF PUBLIC HEALTH ENGINEERING

Town of Spafford
Sub-Division Planning Board
Approved as Noted.
Note: (See Plat 2, 3, 4) 9/11/2010
[Signature] P.E.
Chairman Sub-Division Planning Board.

Stewart Title Insurance Co., organized under the insurance laws of the State of New York, hereby certifies that all real estate taxes affecting the property as shown on the within map prior to the time of filing said map are paid.
[Signature]
Stewart Title Insurance Co.

Watkins Land Surveying LLC
No. 2 Fort Street, Auburn, N.Y. 13021
Fax (315) 258-8270 Phone (315) 253-6262
Date: January 30, 2007 Job #: 07-12124
See Revision Dates 07-121-R

Boundary Sheet 07-121



Tax Map No. 18-4-2

PROPERTY SUBDIVISION PLOT

SCALE: 1" = 80'

KEY

- EXISTING AND PROPOSED PROPERTY LINES
- PROPOSED SETBACKS (40'-FRONT, 15' SIDES AND REAR)
- PROPOSED POSSIBLE HOUSE LOCATION
- PROPOSED DRIVEWAY AND PARKING AREA
- PROPOSED SANITARY SYSTEM W/ DEEP HOLE AND PERC HOLE LOCATIONS
- PROPOSED 50% EXPANSION AREA
- PROPOSED WELL LOCATION AND RADIUS
- EXISTING DITCH AND 30' EASEMENT AND 100' SETBACKS
- EXISTING ELECTRIC LINE AND POLES AND ANCOR
- EXISTING TOPOGRAPHY

TYPICAL PROPOSED 18"x 24' R.P.C.P. FOR ALL PROPOSED DRIVEWAYS

25' FROM CENTER OF ROAD TO PROPOSED NEW PROPERTY LINE (PROPOERTY CONVEYED TO TOWN OF SPAFFORD)

EXISTING DRAINAGE DITCH (TOWN OF SPAFFORD)

PROPOSED 18" R.P.C.P. x 30' DRIVEWAY CULVERT PIPE

35' PROPOSED 30" DIA. R.C.P.P. CULVERT PIPE

25' PROPOSED EASEMENT BOUNDRY LINES FOR DRAINAGE DITCH FOR FUTURE MAINTENANCE

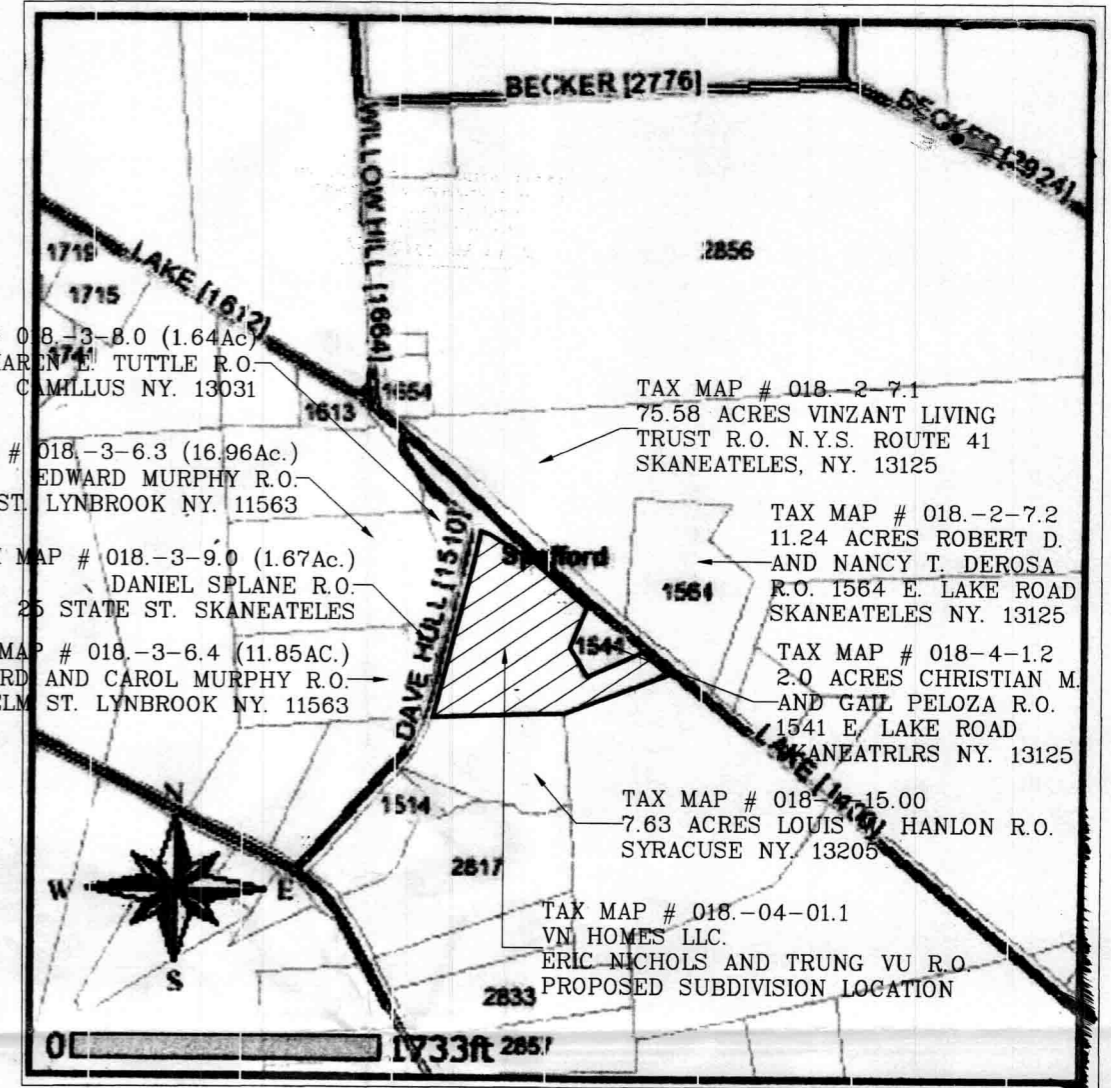
PROPOSED 30" R.P.C.P. x 30' DRIVEWAY CULVERT PIPE (TYPICAL-3 DAVE HULL ROAD)

EXISTING DITCH (NYS. DOT. ONANDAGA CO.)

VN HOMES L.L.C. R.O
TAX MAP # 18.00-04-01.1
15.34 ACRES (14.71 AFTER PROPERTY TRANSFER TO TOWN OF SPAFFORD)

PRIVATE DRIVEWAY FOR LOTS 4, 5 AND 6 ONLY AND LOTS 4,5&6 TO BE RESPONSIBLE FOR PLOWING AND MAINTAINENCE. IF AT LATER DATE HOME OWNERS MAY REQUEST TOWN TO TAKE OVER ROAD, THE DRIVEWAY MUST BE BROUGHT UP TO MINIMUM REQUIREMENTS OF THE TOWN'S HIGHWAY STANDARDS

11271



- 911 ADDRESSES FOR THE LOTS WILL BE
- LOT #1 IS 1591 E. LAKE ROAD
 - LOT #2 IS 1569 E. LAKE ROAD
 - LOT #3 IS 1562 DAVE HULL ROAD
 - LOT #4 IS 2837 BEALE STREET
 - LOT #5 IS 2831 BEALE STREET
 - LOT #6 IS 2825 BEALE STREET
 - LOT #7 IS 1548 DAVE HULL ROAD
 - LOT #8 IS 1540 DAVE HULL ROAD
 - LOT #9 IS 1534 DAVE HULL ROAD

DRAWN BY: Pete Meyers	DATE AUGUST 6, 2007	REVISIONS REVISIONS AS PER LETTER OF 6/29/10
PROJ. ERIC NICHOLAS	DATE 8/24/10	REVISIONS REVISIONS AS PER 911 ADDRESSES (ROAD NAMES)
SCALE 1" = 80'		



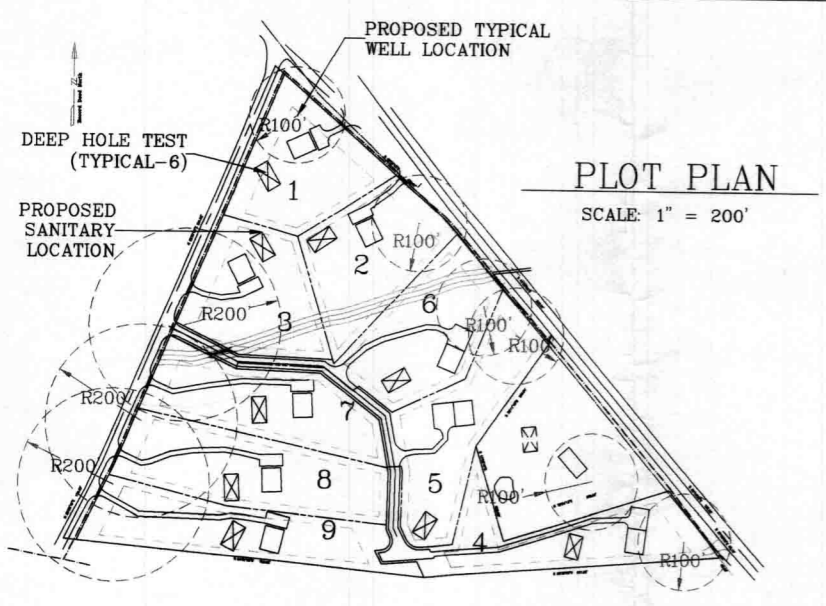
PREPARED BY:
MEYERS ENGINEERING
STANLEY MEYERS P.E. #036437-1
265 Bates-Wilson Rd.
SO. PLYMOUTH, NY. 13844
(607) 334-7429 Fax 334-2018

PROJECT
V N HOME L.L.C.
PROPOSED 9 SINGLE FAMILY RESIDENTIAL SUBDIVISION
NYS. ROUTE 41 AND DAVE HULL ROAD
TOWN OF SPAFFORD
ONANDAGA COUNTY

SHT. NAME
PLAT MAP AND LOCATION MAP

SHT. NO.
2

APPROVED SEP 01 2007



PERCOLATION TEST WERE PERFORMED BY: Stanley Meyers, Peter Meyers, Marvin Baumgardner, Randy Price (SUPPLEMENTAL INFORMATION OBTAINED 5/28/07) AND ONANDAGA D.O.H. REPRESENTATIVE Bruce Douglas AND SKANEATLAS LAKE WATERSHED Rich Abbott ON 5/14/2007

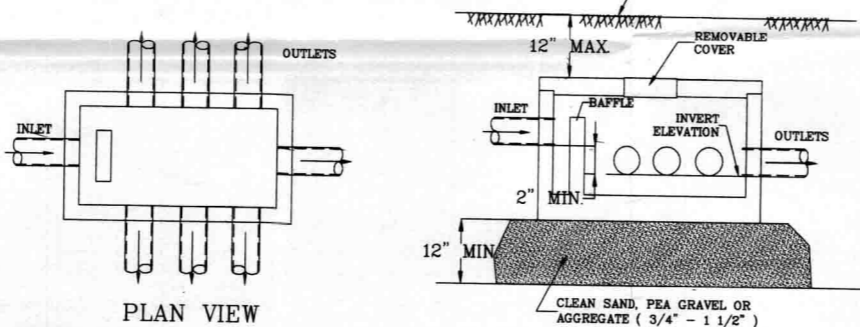
LOT #	DEEP HOLE DEPTH(INCHES)	SOIL DESCRIPTION FROM TEST HOLE	PERCOLATION HOLES				DESIGN PERC RATE MIN./INCH	ABSORPTION TRENCH DESIGN						
			DEPTH INCHES	PERC RATE MIN./INCH	DEPTH INCHES	PERC RATE MIN./INCH		3 B.R. 1,000 G. S.T.		4 B.R. 1,250 G. S.T.		5 B.R. 1,500 G. S.T.		
							LINES	LENGTH	LINES	LENGTH	LINES	LENGTH		
1	1-60"	0'-6" TOPSOIL 4'-18" GRAVELLY LOAM 18"-36" SILTY GRAVELLY LOAM LAYER 36"-REST. LAYER	12"	41 MIN./IN.	18"	38 MIN./IN.	41 MIN./IN.	6	55'	8	55'	6	92'-D	
2	2-60"	0'-6" TOPSOIL 6'-30" SANDY LOAM TO MOTTLING 30"-60" TILL FRAGIPAN (REST.)	12"	36 MIN./IN.	18"	25 MIN./IN.	41 MIN./IN.	6	55'	8	55'	6	92'-D	
3	N/A		12"	25 MIN./IN.	18"	20 MIN./IN.	41 MIN./IN.	6	55'	8	55'	6	92'-D	
4	3-60"	0'-12" TOPSOIL 12'-30" SANDY LOAM TO MOTTLING 30"-60" MOIST SANDY CLAY(TILL FRAG.)	12"	19 MIN./IN.	18"	19 MIN./IN.	41 MIN./IN.	8	42'	10	44'	13	42'-D	
5	4-60"	0'-10" TOPSOIL 10'-30" SANDY LOAM TO MOTTLING 30"-60" MOIST SANDY CLAY(TILL FRAG.)	12"	12 MIN./IN.	18"	12 MIN./IN.	41 MIN./IN.	6	55'	8	55'	6	92'-D	
6	5-60"	0'-6" TOPSOIL 6'-30" SANDY LOAM TO MOTTLING 30"-60" MOIST CLAY(TILL FRAG.)	12"	13 MIN./IN.	18"	13 MIN./IN.	41 MIN./IN.	6	55'	8	55'	6	92'-D	
7	N/A		12"	29 MIN./IN.	18"	31 MIN./IN.	41 MIN./IN.	6	55'	8	55'	6	92'-D	
8	6-60"	0'-6" TOPSOIL 6'-30" SANDY LOAM TO MOTTLING 30"-60" MOIST CLAY(TILL FRAG.)	12"	12 MIN./IN.	18"	12 MIN./IN.	41 MIN./IN.	6	55'	8	55'	6	92'-D	
9	N/A		12"	38 MIN./IN.	18"	26 MIN./IN.	41 MIN./IN.	6	55'	8	55'	6	92'-D	

All Separation distances in accordance with Figure 1 & 2. of 1996 Individual Residential Wastewater Treatment Systems Design Handbook.

GENERAL NOTES AND RESTRICTIONS

- All work in the sewage disposal systems is to be done under the supervision and approval of a licensed professional Engineer.
- All material used in the construction of the sewage disposal system are to be approved by the Governmental agencies having jurisdiction and the supervising Engineer if changed from the drawing.
- 4" solid P.V.C. tight joint pipe shall be used between the septic and points of distribution, perforated P.V.C. distributors shall be laid with outlets to side of ditch or field.
- 4" solid P.V.C. shall be used from the house to septic tank
- All sewer lines shall be installed having the following slopes; 2% from house to septic tank (1/4" / ft.), 1% from septic tank to point of distribution (1/8" / ft.) and 0.5% for distributors (1/16" / ft.).
- Care shall be taken not to drive vehicles or construction equipment over any portion of the disposal system.
- there shall be no drives, parking lots or structures built within 10' of the disposal system.
- There shall be no Houses having garbage disposal systems which discharge into sanitary systems
- Do not allow cellar, footing and roof drains to discharge over leaching ditches.
- A diversion ditch shall be placed above the "built up" system in the up slope direction & of sufficient length to direct surface & sheet water run off around the "built up" system.
- all trees shall be cut from the leach field area so as not to disturb the original top soil layer.

S.T.- CONCRETE DUAL COMPARTMENT SEPTIC TANK
D- DOSING SYSTEM REQUIRED

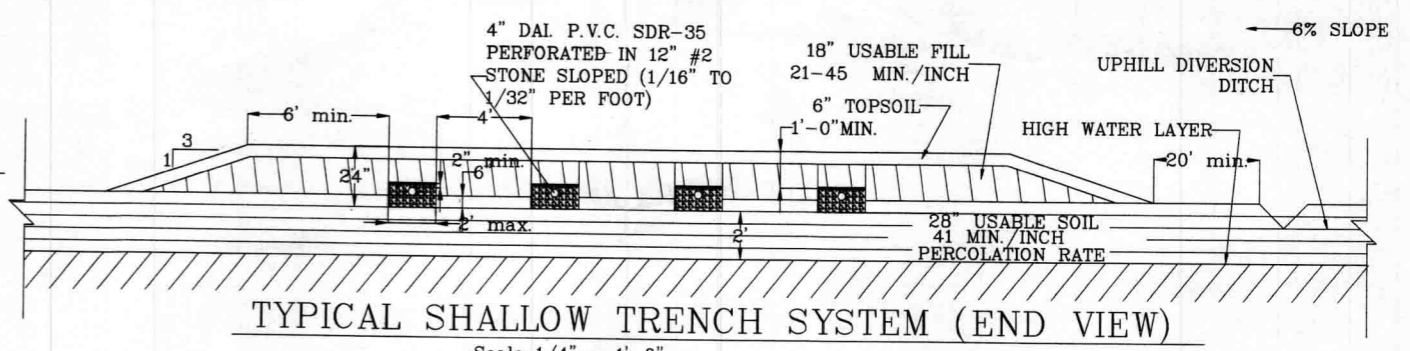


Septic Tank Dimensions

Size	1000 g.	1250 g.	1500 g.	2000 g.	2500 g.
A.	8'-6"	10'-4"	10'-4"	12'-0"	12'-0"
B.	4'-10"	5'-10"	5'-10"	6'-6"	6'-6"
C.	5'-7"	5'-0"	5'-8"	5'-8"	6'-8"
D.	4'-4"	3'-8"	4'-4"	4'-4"	5'-4"
E.	4'-6"	3'-11"	4'-7"	4'-7"	5'-7"

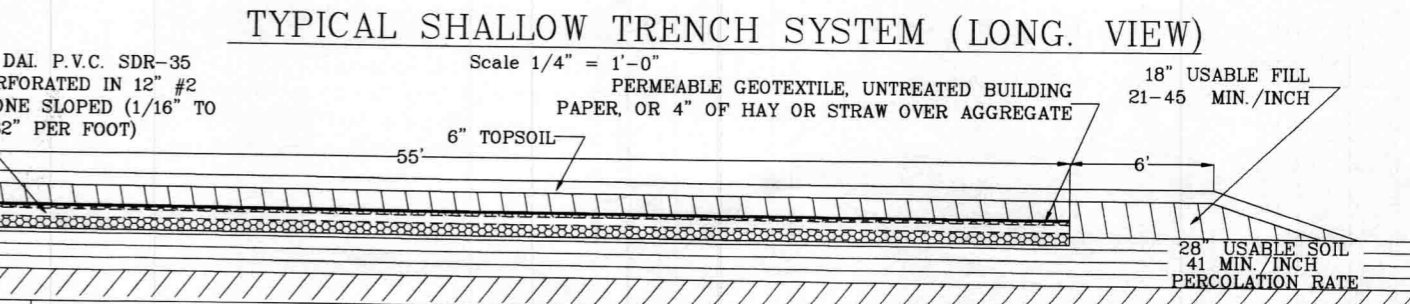
NOTES:
1. PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT
2. INVERT ELEVATIONS OF ALL OUTLET PIPES MUST BE EQUAL USE OF SPEED LEVELING DEVICES IS RECOMMENDED
3. THE SLOPE OF OUTLET PIPES BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTOR LATERALS SHOULD BE AT LEAST 1/32" PER FOOT
4. BAFFLE REQUIRED FOR SIPHON OR AUTOMATIC DOSING OR IF INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.

NOTES:
1.) 12" min. clean sand or pea gravel shall be used for bedding under D-box and septic tank
2.) The development of the SHALLOW ABSORPTION system is consistent with the overall development of the area and cause no adverse enviromental impacts

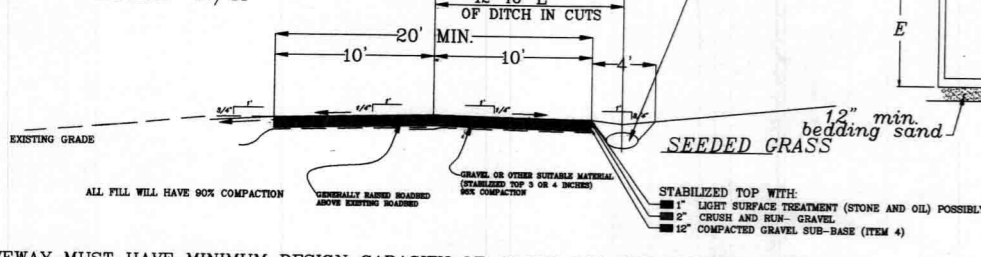


TYP. GAL DUAL COMPARTMENT SEPTIC TANK (PRE-CAST CONCRETE)

THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE STARTING CONSTRUCTION IN ORDER TO ARRANGE FOR INSPECTION OF THE PROPOSED FILL MATERIAL AND ITS PLACEMENT AND STABILIZATION. THE HEALTH DEPARTMENT MUST RECEIVE CERTIFICATION FROM THE ENGINEER AS TO SATISFACTORY COMPLETION OF THE ABOVE, INCLUDING THE RESULTS OF PERCOLATION TESTING OF THE FILL MATERIAL, BEFORE THE CONTRACTOR INSTALLS THE ABSORPTION SYSTEM.



ROAD SECTIONS



DRIVEWAY MUST HAVE MINIMUM DESIGN CAPACITY OF 40,000 LBS. PER VEHICLE

DRAWN BY: Pete Meyers	DATE AUGUST 6, 2007	REVISIONS 7/12/10 REVISIONS AS PER D.O.H. LETTER OF 6/29/10 8/24/10 REVISIONS WITH 911 ADDRESSES AND ROADS
SCALE: 1" = 4'		



PREPARED BY:
MEYERS ENGINEERING
STANLEY MEYERS P.E. #036437-1
265 Bates-Wilson Rd.
SO. PLYMOUTH, NY. 13844
(607) 334-7429 Fax 334-2018

PROJECT
V N HOME L.L.C.
PROPOSED 9 SINGLE FAMILY RESIDENTIAL SUBDIVISION
NYS. ROUTE 41 AND DAVE HULL ROAD
TOWN OF SPAFFORD
ONANDAGA COUNTY

SHT. NAME
SANITARY DETAILS AND SPECIFICATIONS
SHT. NO.
3

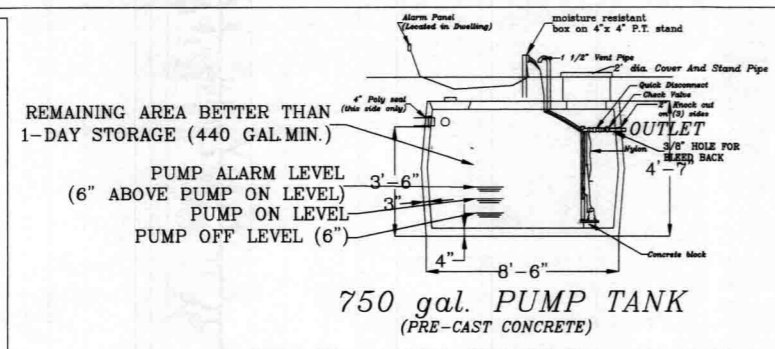
ONONDAGA COUNTY DEPARTMENT OF HEALTH
 DIVISION OF ENVIRONMENTAL HEALTH
 THESE PLANS AND SPECIFICATIONS
 HAVE BEEN REVIEWED AND APPROVED
 IN ACCORDANCE WITH THE
 SANITARY AND SEWERAGE CODE
 OF ONONDAGA COUNTY, NEW YORK
 AS AMENDED TO DATE
 APPROVED SEP 01 2007

11271

TABLE 2
REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS

System Components	Well (f) or Suction Line	To Stream, Lake Watercourse (b) or Wetland	Dwelling	Property Line	Drainage Ditch(s)
House Sewer (watertight joints)	25' if cast iron or PVC with O-ring joints, 50' otherwise	25'	3'	10'	---
Septic tank	50'	50'	10'	10'	10'
Effluent line to Distribution box	50'	50'	10'	10'	10'
Distribution box	100'	100'	20'	10'	20'
Absorption field	100' (a)	100'	20'	10'	20'
Seepage pit	150' (a)	100'	30'	10'	20'
Dry well (roof and footing)	50'	25'	20'	10'	10'
Raised or Mound System (c)	100' (a)	100'	20'	10'	20'
Intermittent Sand Filter (c)	100' (a)	100'	20'	10'	20'
Evapotranspiration-absorption system (c)	100' (a)	50'	20'	10'	20'
Composter	50'	50'	20'	10'	10'
Sanitary Privy Pit	100'	50'	20'	10'	20'
Privy, Watertight Vault	50'	50'	20'	10'	10'

NOTES:
 (a) When sewage treatment systems are located in coarse gravel or upgrade and in the general path of drainage to a well, the closest part of the treatment system shall be at least 200 feet away from the well.
 (b) Mean high water mark.
 (c) For all systems involving the placement of fill material, separation distances are measured from the toe of slope of the fill.
 (d) Any water service line under pressure (i.e. public water supply main, household service line, well to household service line) located within ten feet of any absorption field, seepage pit or sanitary privy shall be installed inside a larger diameter water main to protect the potable water supply.
 (e) Any water service line under pressure (i.e. public water supply main, household service line, well to household service line) crossing a sewer shall be installed with one full length of water main centered above the sewer so both water connecting joints are as far as possible from the sewer. Section 8.5 of the GLUMRB Recommended Standards for Water Works shall be followed for separation of water mains, sanitary sewers and storm sewers.
 (f) The minimum separation distance between a septic tank and a community type public water supply well should be 100 feet. Distribution boxes and absorption facilities (e.g. absorption trenches/beds, seepage pits, raised systems, mound systems, etc.) should be located at least 200 feet from community type public water supply wells.
 (g) Recommended separation distances.



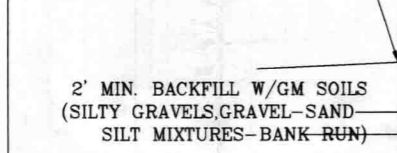
REMAINING AREA BETTER THAN 1-DAY STORAGE (440 GAL. MIN.)

PUMP ALARM LEVEL (6" ABOVE PUMP ON LEVEL)
 PUMP ON LEVEL
 PUMP OFF LEVEL (6")

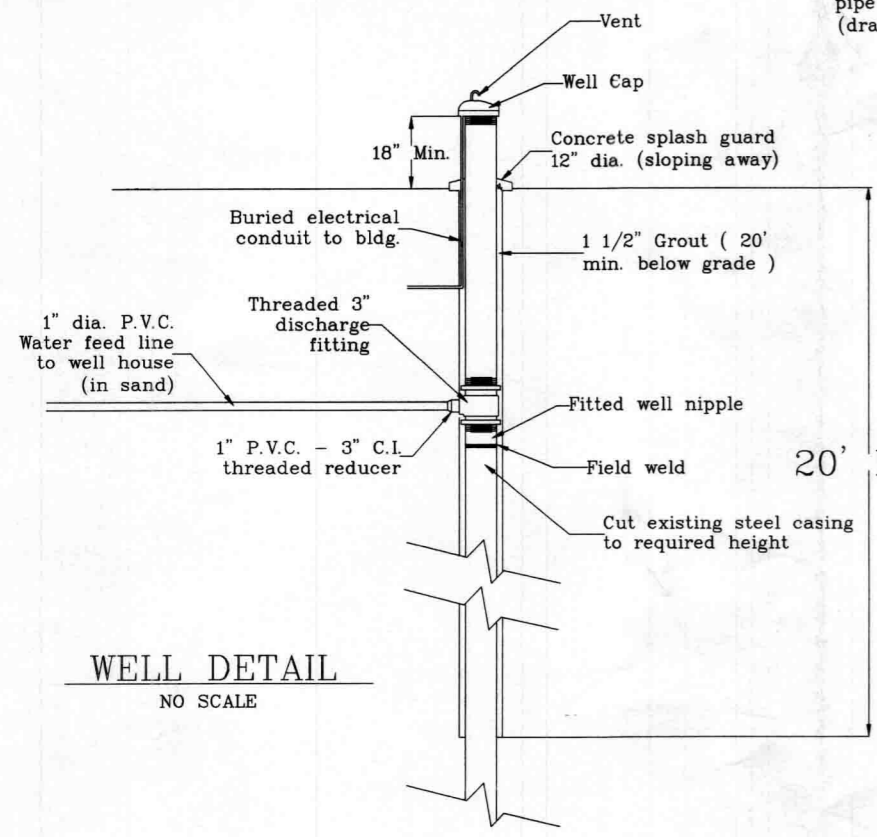
750 gal. PUMP TANK
 (PRE-CAST CONCRETE)

3-BEDROOM = 6 LINES AT 55 LIN. FT. = 330 LIN. FT.
 330 L.F. x .653 x .8 = 172 GALOON DOSE (8")
 4-BEDROOM = 8 LINES AT 55 LIN. FT. = 440 LIN. FT.
 440 L.F. x .653 x .8 = 230 GALOON DOSE (10.75")

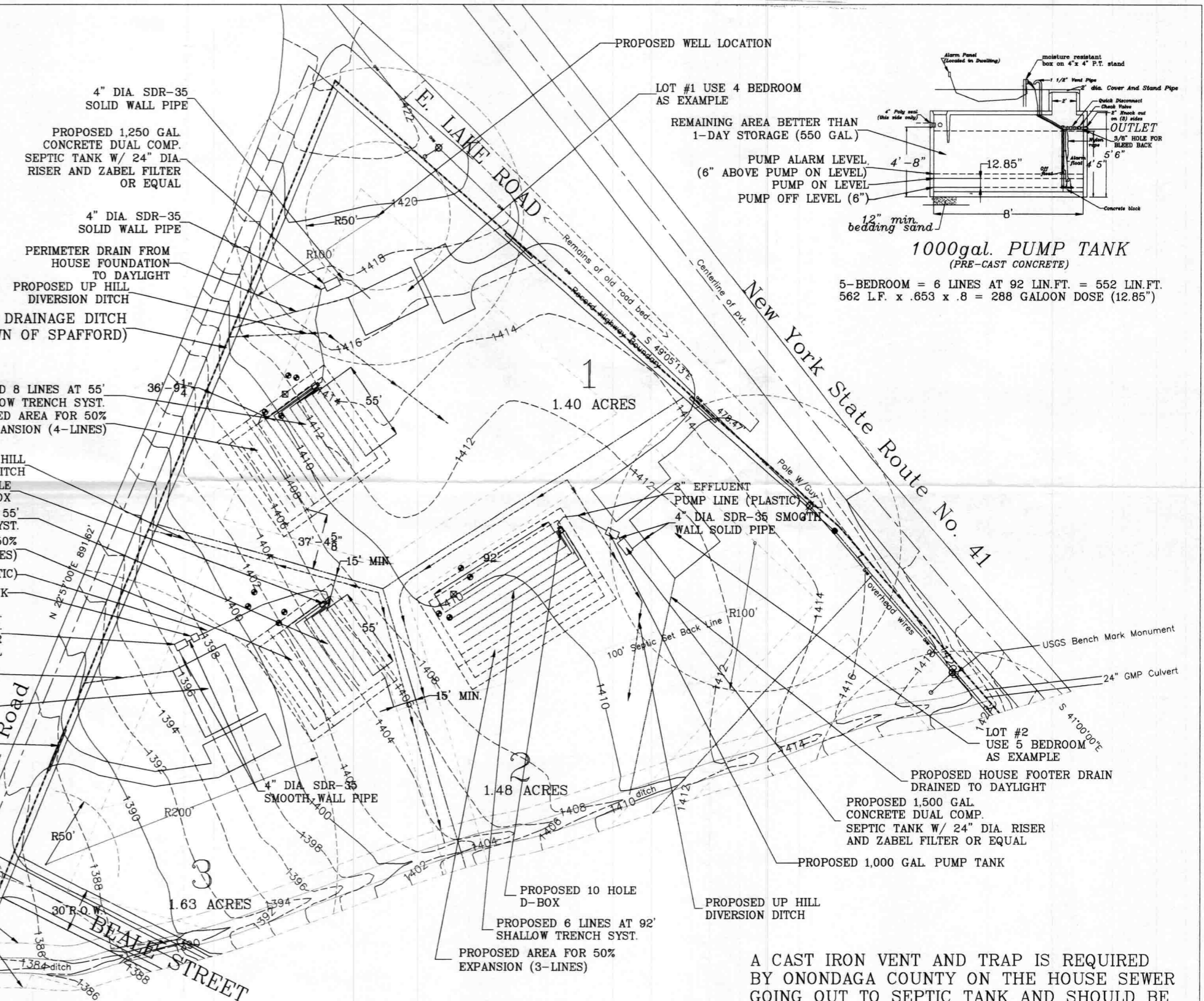
ALL GRADING TO BE GRADED AWAY FROM FOUNDATION WALLS



PERIMETER DRAIN DET.



WELL DETAIL
 NO SCALE



A CAST IRON VENT AND TRAP IS REQUIRED BY ONONDAGA COUNTY ON THE HOUSE SEWER GOING OUT TO SEPTIC TANK AND SHOULD BE LOCATED AT LEAST 10' FROM ANY DOOR OR WINDOWS

LOT 3 AND LOT 4 TO BE SOLD FOR 3-BEDROOM MAX. HOMES

DRAWN BY: Pete Meyers	DATE AUGUST 6, 2007	REVISIONS REVISIONS AS PER D.O.H. LETTER OF 6/29/10
PROJ.: ERIC NICHOLAS	DATE 8/24/10	REVISIONS WITH 911 ADDRESSES AND ROADS
SCALE: 1" = 40'		



PREPARED BY:
MEYERS ENGINEERING
 STANLEY MEYERS P.E. #036437-1
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 NYS. ROUTE 41 AND DAVE HULL ROAD
 TOWN OF SPAFFORD
 ONONDAGA COUNTY

SHT. NAME
SANITARY AND WELL DETAILS AND (2) LOT DETAILS

SHT. NO.
 4