34" x 44"

LEGEND

- BOUNDARY LINE
- UNIT LINE
- CENTERLINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER, INLET & MANHOLE
- PROPOSED STORM SEWER, INLET & MANHOLE
- EXISTING WATERMAIN, VALVE, & HYDRANT
- PROPOSED WATERMAIN, VALVE, & HYDRANT
- 700 — PROPOSED CONTOUR
- 498X5 — PROPOSED SPOT ELEVATION
- FG= 496.5 — PROPOSED FINISHED GRADE
- STAKED STRAW BALES
- (34') — EASEMENT DIMENSION

REFERENCES:

1. A MAP ENTITLED, "MAP OF A SURVEY OF LANDS OF VINCENT ACCIARI" PREPARED BY D.J. PARRONE & ASSOCIATES, P.C. DATED SEPTEMBER 25, 1984, JOB NO. 893.
2. A MAP ENTITLED, "LANDS OF DONHAYEN, INC." PREPARED BY JACK ANDERSON DATED FEBRUARY 22, 1962, AND FILED IN THE ONTARIO COUNTY CLERK'S OFFICE BY MAP #2545.
3. A MAP ENTITLED, "MAP OF DONHAYEN SUBDIVISION" PREPARED BY BERNIE BROMKA, DATED JANUARY 7, 1950, AND FILED IN THE ONTARIO COUNTY CLERK'S OFFICE IN LIBER 5 MAPS; PAGE 21.
4. A MAP ENTITLED, "LAND OF WILLIAM H. HALLOCK" PREPARED BY JOHN HANDRAHAN, DATED NOVEMBER 23, 1940, AND FILED IN THE ONTARIO COUNTY CLERK'S OFFICE IN LIBER 4 OF MAPS; PAGE 29.
5. A MAP ENTITLED, "LANDS OF JOSEPH B. GILBERT" PREPARED BY JACK ANDERSON, DATED MARCH 19, 1958, AND FILED IN THE ONTARIO COUNTY CLERK'S OFFICE IN LIBER 17 OF MAPS; PAGE 18.
6. VARIOUS ABSTRACTS OF TITLE PREPARED BY ROCHESTER ABSTRACT CORPORATION, SEARCH NOS. 3210L 3290 / PARCEL A, 79801O, 11,872L DATED JULY 24, 1986.

NOTES:

1. COORDINATES SHOWN HEREON ARE ASSUMED.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO MAP REFERENCED AT (1) ABOVE.
3. PREMISES SHOWN HEREON ARE SUBJECT TO EASEMENTS TO NEW YORK STATE ELECTRIC AND GAS CORPORATION PER LIBER 614 D; P. 204; LIBER 619 D; P. 98. EASEMENTS ARE NOT PLOTTABLE USING DEED DESCRIPTIONS.

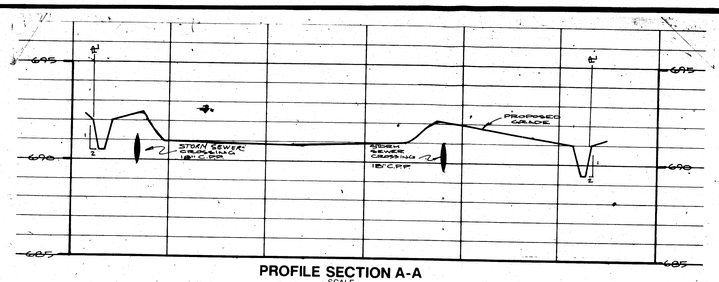
WE: SEAR-BROWN ASSOCIATES, P.C. CERTIFY THAT THIS MAP WAS PREPARED JULY 24, 1987 FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON JUNE 30, 1987 AND USING THE REFERENCES SHOWN HEREON.

THIS MAP IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN ABSTRACT OF TITLE UPDATED FROM JULY 24, 1986 MAY SHOW.

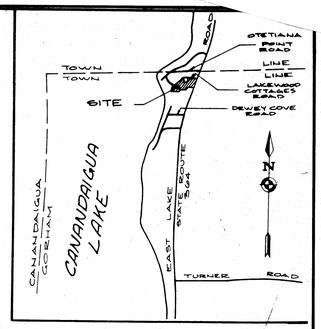
BY: L. Michael Joy DATE: AUG 11, 1988

L. MICHAEL JOY N.Y.S. L.S. NO. 49218

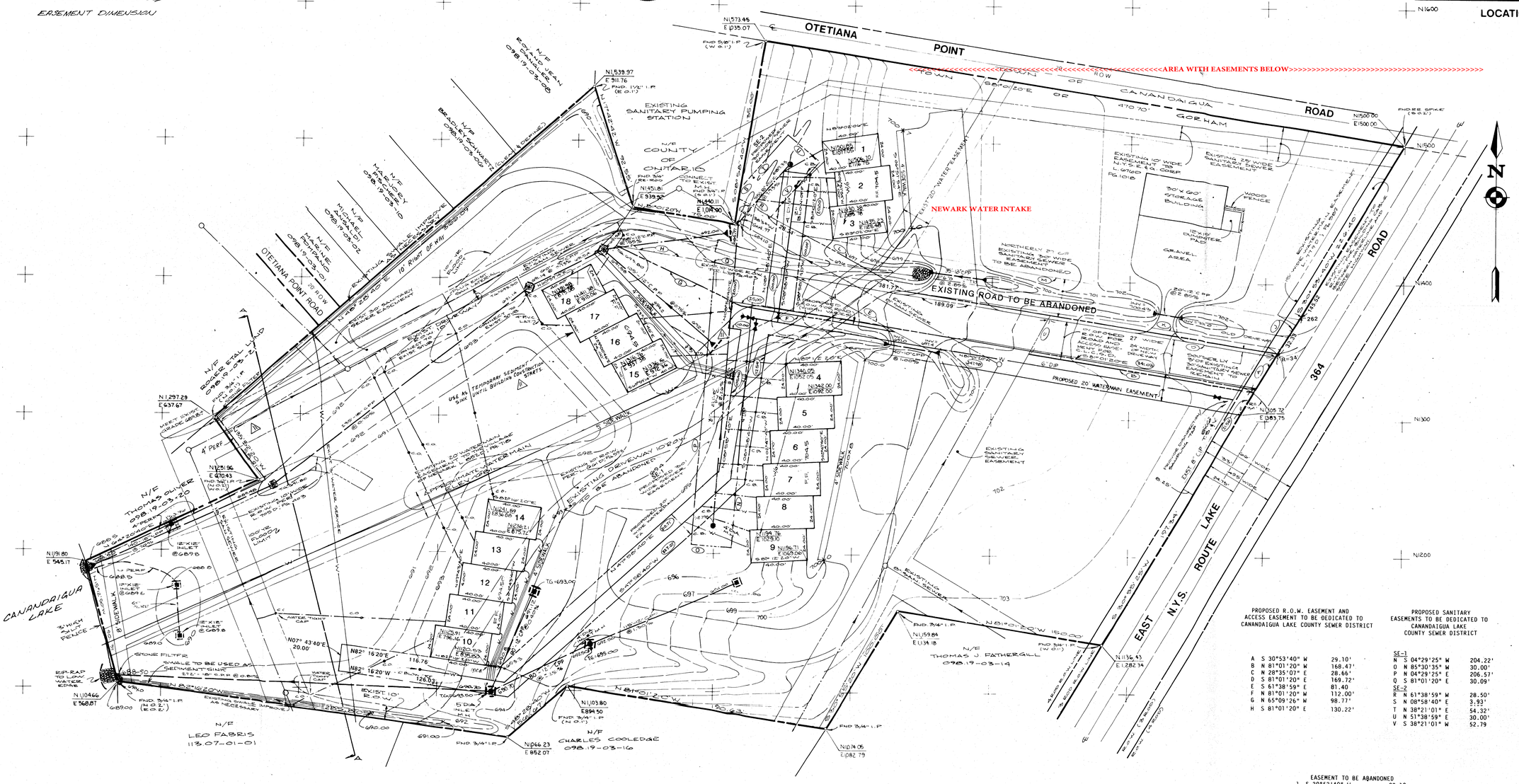
STATE OF NEW YORK · MICHAEL JOY · 49218 · LICENSED LAND SURVEYOR



PROFILE SECTION A-A
SCALE
1"=3' VERT.
1"=30' HORIZ.



LOCATION SKETCH
N.T.S.



PROPOSED R.O.W. EASEMENT AND ACCESS EASEMENT TO BE DEDICATED TO CANANDAIGUA LAKE COUNTY SEWER DISTRICT

A	S 30°53'40" W	29.10'
B	N 81°01'20" W	168.47'
C	N 28°35'07" E	28.66'
D	S 81°01'20" E	169.72'
E	S 61°38'59" E	81.40
F	N 81°01'20" W	112.00'
G	N 65°09'26" W	98.77'
H	S 81°01'20" E	130.22'

PROPOSED SANITARY EASEMENTS TO BE DEDICATED TO CANANDAIGUA LAKE COUNTY SEWER DISTRICT

SE-1		
N	S 04°29'25" W	204.22'
O	N 85°30'35" W	30.00'
P	N 04°29'25" E	206.57'
Q	S 81°01'20" E	30.09'
SE-2		
R	N 61°38'59" W	28.50'
S	N 08°58'40" E	3.93'
T	N 38°21'01" E	54.32'
U	N 51°38'59" E	30.00'
V	S 38°21'01" W	52.79

EASEMENT TO BE ABANDONED

J	S 30°53'40" W	29.10
K	N 81°01'20" W	275.10
L	N 61°38'59" W	81.40
M	S 81°01'20" E	362.75

ONTARIO COUNTY CLERK'S OFFICE
FILED
JUL 26 1990
at
Cynthia Rynearson DEP. CLERK

AUDIT BLOCK

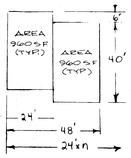
Sheet No.	Compar. Initials
T	
1	

1. EXISTING ZONING IS RESIDENTIAL TO BE DEVELOPED UNDER MULTI-HOUSING REGULATIONS.
2. TOTAL PROJECT AREA IS 6.78 ACRES CONTAINING 18 UNITS.
3. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS.
4. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
5. DOWNSPOUTS SHALL DISCHARGE ON SPLASH BLOCKS. FOUNDATION DRAINS SHALL DISCHARGE ON SPLASH BLOCKS VIA SUMP PUMPS.
6. WATERMAINS AND APPURTENANCES TO BE CONSTRUCTED TO THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF GORHAM WATER DEPARTMENT.
7. THE WATERMAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD SPECIFICATIONS FOR DISINFECTION OF WATERMAINS, DESIGNATION C-601-81 BY USING THE CONTINUOUS FEED METHOD. THE SLUG METHOD CAN ONLY BE USED FOR MAINS 24" IN DIAMETER OR GREATER. FOLLOWING FLUSHING, SAMPLES OF THE WATER SHALL BE COLLECTED FROM THE MAIN AND FROM EACH BRANCH. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS. WATER SAMPLES SHALL BE COLLECTED BY THE ENGINEER AND TOWN OF GORHAM WATER DEPARTMENT, AND THE MAIN SHALL NOT BE PLACED IN SERVICE UNTIL THE WATER HAS BEEN APPROVED AND NOTIFICATION THEREOF RECEIVED.
8. ALL WATERMAIN PIPE INSTALLED SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C-600.
9. ALL WATERMAINS SHALL HAVE A MINIMUM OF 5' OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL CUT STAKES BEFORE TRENCHING TO INSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
10. MINIMUM SEPARATION BETWEEN WATERMAIN AND SEWER MAINS TO BE 18" VERTICALLY MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS AND SEWER MAINS TO BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATERMAINS. SEE DETAIL ON SHEET 3591-02
11. SANITARY SEWER PIPE TO BE PVC, CLASS SDR-35.
12. ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF GORHAM AND THE CANANDAIGUA LAKE COUNTY SEWER DISTRICT.
13. FLOOR DRAINS, IF CONSTRUCTED IN THE BASEMENT OR GARAGE, TO BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION OR FOOTER DRAINS INSTALLED TO INTERCEPT UNCONTAMINATED GROUNDWATER. ALL DISCHARGES FROM THE FLOOR DRAINS TO THE SANITARY SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL SEWER USE LAW.
14. INFILTRATION AND EXFILTRATION SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS FOR SANITARY SEWERS.
15. THE FOLLOWING TESTS SHALL BE PERFORMED ON P.V.C. SANITARY SEWER PIPE:
    A. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
    B. NO PIPE SHALL EXCEED A 5% DEFLECTION.
    C. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDRELL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

TYPICAL BUILDING DIMENSIONS



16. GLUED JOINTS NOT TO BE USED FOR SANITARY SEWER CONSTRUCTION AS PER CANANDAIGUA LAKE COUNTY SEWER DISTRICT STANDARDS AND REGULATIONS.
17. AIR TESTING OF ALL SANITARY SEWER PIPE AND WATER TESTS OF ALL SANITARY SEWER MANHOLES IS REQUIRED AS PER CANANDAIGUA LAKE COUNTY SEWER DISTRICT STANDARDS AND REGULATIONS.
18. ALL LATERALS OR SERVICES SHALL BE AS NOTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS:
    WATER - 3/4" DIA. TYPE K COPPER
    SANITARY - 4" DIA. PVC SDR-35
19. EXTEND LATERALS TO 5 FEET FROM BUILDING LINE.
20. EROSION CONTROL DEVICES TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF GORHAM.
21. 20' WIDE EASEMENTS SHALL BE DEDICATED TO THE TOWN OF GORHAM ALONG ALL WATERMAINS.
22. SANITARY SEWER EASEMENTS SHALL BE DEDICATED AS NOTED ALONG THE PROPOSED GRAVITY SEWER.
23. ONSITE STORM SEWERS SHALL REMAIN PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. ALL TRENCHES SHALL HAVE BACKFILL COMPACTED TO 92% MODIFIED PROCTOR.
25. RIP RAP TO BE 100 LB. AVERAGE WEIGHT.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL INSTALLED PIPING FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS INCLUDING, BUT NOT LIMITED TO, DAMAGE THAT MAY BE DONE BY HEAVY EQUIPMENT.
27. ALL METERS WILL BE LOCATED IN METER BOXES OUTSIDE BUILDING.
28. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREA OF CONSTRUCTION.
29. ALL PROPOSED UTILITY WORK SHOULD BE COORDINATED WITH THE CONSTRUCTION OF THE BUILDINGS.
30. NO SEWERS LESS THAN 8" DIAMETER WILL BE DEDICATED TO THE SEWER DISTRICT.
31. ALL SANITARY MANHOLES EXISTING AND PROPOSED ARE TO BE ADJUSTED TO MATCH THE FINISHED GRADE AFTER CONSTRUCTION.

#18221A

Approved by Resolution of the Planning Board of the Town of Gorham, New York, on the 12th day June, 1989, subject to all requirements and conditions of said Resolution. Any change, erasure, modification, or revision of this Plat, as approved, shall void this approval.

Signed this 13th day JUNE, 1989

Thomas P. Harvey
Chairman

32. HYDRANT AND BLOWOFF WEEPS (DRAINS) SHALL BE PLUGGED AND THE APPURTENANCES SO TAGGED.

NO.	REVISIONS	DATE	BY
7	GENERAL REVISIONS	1/26/90	TCP
6	ADD PROPOSED R.O.W. EASEMENT	12/5/89	TCP
5	REVISE SANITARY SEWER EASEMENTS	11/28/89	TCP
4	REVISE R.O.W. EASEMENTS	11/9/89	TCP
3	GENERAL REVISIONS	10/26/89	TCP
2	REVISE SANITARY SEWER EASEMENT	10/4/89	TCP
1	REVISE R.O.W. EASEMENTS	9/18/89	TCP

DRAWING ALTERATION

The Township's, or an excerpt from the New York Education Law Section 7209 shall be affixed to this plan as follows:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter in any way an item bearing the seal of a professional engineer or land surveyor. If this item is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

TOWNLOT 3 T.A. NO. 689.19-03-11,698.19-03-12,698.19-03-13,698.19-03-19

SEAR-BROWN ASSOCIATES, P.C.
engineers/architects/surveyors/landscape architects
ROCHESTER/HORNELL & CANTON, NEW YORK
Designing Your Tomorrow

PROJECT ENGINEER	DBE
DRAWN BY	TS
DATE	JUNE 87
SCALE	1"=30'
DATE ISSUED	

TITLE OF PROJECT: OTETIANA COVE
TITLE OF DRAWING: SUBDIVISION PLAN
LOCATION OF PROJECT: TOWN OF GORHAM, ONTARIO COUNTY, N.Y.
CLIENT: JAMESON CORPORATION
P.O. BOX 31
PALMYRA, N.Y. 14522

DRAWING NO. 3591-04

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