

**PHASE B CURVE TABLE**

| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING |
|-------|------------|--------|--------------|---------------|
| C1    | 155.18'    | 180'   | 150.42'      | S 49°25'20" E |
| C2    | 44.78'     | 50'    | 43.30'       | S 46°22'56" E |
| C3    | 20.05'     | 78'    | 19.99'       | S 64°40'41" E |
| C4    | 119.25'    | 78'    | 107.97'      | S 13°30'57" E |
| C5    | 89.64'     | 78'    | 84.78'       | S 78°40'11" W |
| C6    | 90.88'     | 78'    | 85.83'       | N 35°37'54" W |
| C7    | 44.72'     | 78'    | 44.11'       | N 14°10'16" E |
| C8    | 44.78'     | 50'    | 43.30'       | N 04°56'07" E |
| C9    | 120.61'    | 120'   | 115.60'      | N 49°31'06" W |
| C10   | 21.47'     | 180'   | 20.70'       | N 75°00'57" W |
| C11   | 84.01'     | 180'   | 83.25'       | N 58°21'30" W |

**PHASE B - REVISED PROPERTY DATA**

TAX I.D. 46.082-3-40.1, ELK CREEK, INC.  
 LIBER 6508, PAGE 2010  
 PART OF LOTS 91, 92, 93, 14 R6 HLC, TOWN OF ELLICOTTVILLE  
 LAND AREA 10.1 AC.  
 11 SUBLOTS PROPOSED - REF. LOT STATISTICS TABLE

**LOT STATISTICS TABLE**

SECTION 3.5 BULK DENSITY REGULATIONS

| LOT # |          | C        |         |      |       |      |        | D       |              | E |  | F |  |
|-------|----------|----------|---------|------|-------|------|--------|---------|--------------|---|--|---|--|
|       |          | SIZE SF. | WIDTH   | SIDE | FRONT | BACK | HEIGHT | STORIES | OPEN SPACE % |   |  |   |  |
| 1B    | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 22,906   | 158.12' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 2B    | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 37,935   | 129.72' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 3B    | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 48,344   | 148.17' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 4B    | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 48,900   | 127.95' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 5B    | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 44,702   | 136.45' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 6B    | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 25,527   | 125.00' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 7B    | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 30,119   | 190.93' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 8B    | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 27,047   | 160.00' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 9B    | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 21,130   | 125.00' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 10B   | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 21,181   | 125.00' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
| 11B   | REQUIRED | 15,000   | 80.00'  | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |
|       | PROPOSED | 24,956   | 137.71' | 15'  | 35'   | 15'  | 35'    | 2.5     | 50%          |   |  |   |  |

- MAP NOTES:**
- ELEVATIONS AT NGVD 1929 DATUM  
BM=USGS Disk S4 PID NC0220 - NGVD 1929 1548.86'
  - All bearings are oriented to Grid North, as per NY State Plane Coordinate System, West Zone, with a Central Meridian of 78°35' West Longitude, by GPS observation
  - Distance shown are at ground measurement.
  - Reference: Cattaraugus Abstract Search No. 34364 dated January 10, 2003
  - Premises subject to Easement to New York Telephone in L. 704 pg 656
  - The following easements and right of ways do not affect the premises:
  - All sublots are subject to the following building setbacks:  
Other front yards - 35 feet from R.O.W.  
Rear yards - 15 feet  
Side yards - 15 feet  
Common area shall be maintained as permanent usable open space, pursuant to the Town of Ellicottville Master Planned Development approval.

CERTIFICATE OF APPROVAL BY THE CATTARAUGUS COUNTY HEALTH DEPARTMENT  
 ON: \_\_\_\_\_, 2021  
 BY: \_\_\_\_\_  
 CCHD ENGINEER

CERTIFICATE OF APPROVAL BY THE TOWN ENGINEER  
 ON: \_\_\_\_\_, 2021  
 BY: \_\_\_\_\_  
 TOWN ENGINEER

CERTIFICATE OF APPROVAL BY THE TOWN HIGHWAY SUPERINTENDENT  
 ON: \_\_\_\_\_, 2021  
 BY: \_\_\_\_\_  
 TOWN HIGHWAY SUPERINTENDENT

CERTIFICATE OF APPROVAL BY THE TOWN SUPERVISOR  
 ON: \_\_\_\_\_, 2021  
 BY: \_\_\_\_\_  
 TOWN SUPERVISOR

CERTIFICATE OF APPROVAL BY THE TOWN PLANNING BOARD  
 PURSUANT TO THE TOWN OF ELLICOTTVILLE LAND SUBDIVISION REGULATIONS, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE TOWN OF ELLICOTTVILLE PLANNING BOARD  
 ON: \_\_\_\_\_, 2021  
 BY: \_\_\_\_\_  
 CHAIRMAN

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 OWNER/SUBDIVIDER

- All conditions of approval must be included on the Certificate of Approval (DOH 1330), and also on the approved plans. These shall include, as a minimum, the following conditions:
- THAT the proposed facilities for water supply and sewage disposal shall be installed in conformity with said plans.
  - THAT no lot or remaining land shall be subdivided without plans for such re-subdivision being submitted to and approved by the Cattaraugus County Health Department.
  - THAT the developer shall furnish each purchaser of a lot sold with water supply and/or sewage treatment facilities installed thereon, with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.
  - THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by the Cattaraugus County Health Department and prior to occupancy. Upon construction, record plans must be filed with the Health Department and the Court Clerk showing individual sale unit bearings and distances.
  - THAT this plan approval is limited to 5 years and expires exactly five years from the date of approval as noted on the plans and Certificate of Realty Subdivision Approval. Time extensions for plan approval may be granted by the Cattaraugus County Health Department based upon development facts and the current realty subdivision regulations at that time. A new plan submission may be required to obtain a time extension.
  - THAT the approved plans must be filed with the Cattaraugus County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

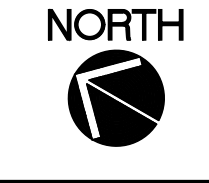
**CIVIL ENGINEER**  
 HANNON ENGINEERING, P.C.  
 CIVIL & STRUCTURAL ENGINEERING  
 233 WILDWOOD AVENUE  
 SALAMANCA, NY 14779  
 PH: 716-945-3128  
 EMAIL: HANNONEA@AOL.COM

**LAND SURVEYOR**  
 CLEAR CREEK LAND SURVEYING LLC  
 45 E. MAIN ST  
 SPRINGVILLE, NEW YORK 14141  
 PO BOX 435

WILLIAM J. TUCKER II - NEW YORK STATE  
 LICENSED LAND SURVEYOR

JAMES D. HANNON, P.E. - NY#061045

**1 FINAL PLAT PHASE B - REVISED**  
 SCALE: 1"=50'-0"



**Hannon Engineering, P.C.**  
 Civil & Structural Engineering  
 233 Wildwood Avenue, Salamanca, New York 14779-9459  
 Tel: (716) 945-3128  
 email: hannonea@aol.com

Designed By: Hannon  
 Drawn By: Spry  
 Checked By: Hannon  
 Date: November, 2020  
 Scale: As Noted

IT IS A VIOLATION OF TITLE VII OF THE NYS UNIFORM JUDICIAL CONSTRUCTION ACT UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER AN ITEM IN ANY WAY. IF ANY ITEM PROFESSIONAL SHALL ALTER ANY ITEM, THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND DATE AS WELL AS A DESCRIPTION OF THE ALTERATION.

Revisions:  
 6-14-21  
 1 FINAL PLAT

**Elk Creek Subdivision**  
**Phase B - Revised**  
**Maples Road**  
**Ellicottville, NY 14731**

**FINAL PLAT**

Sheet No. **P-1**  
 2 of 16 Sheets  
 Job Number: 20-03

**Elk Creek, Inc.**  
 P.O. BOX 669  
 Ellicottville, NY 14731