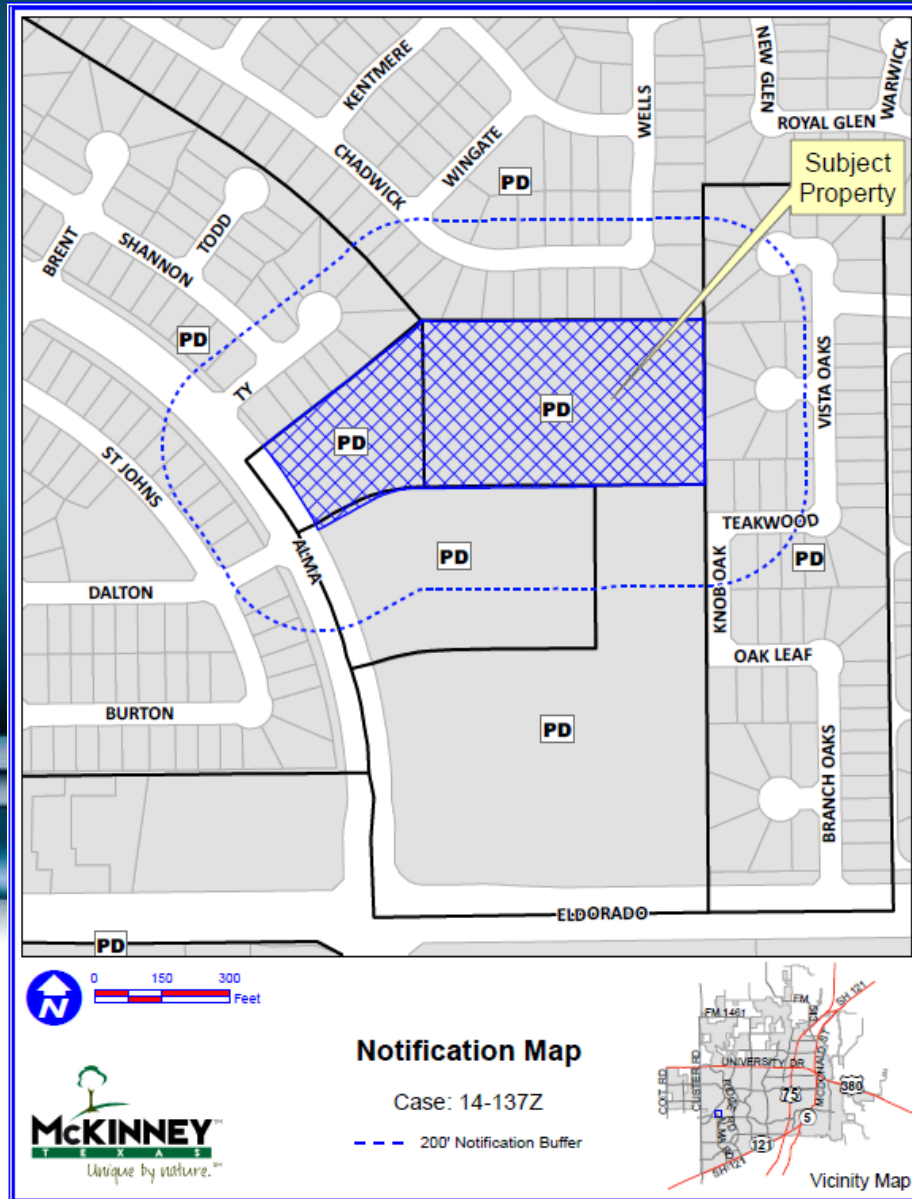


Case No. 14-137Z

Emerald Cottages



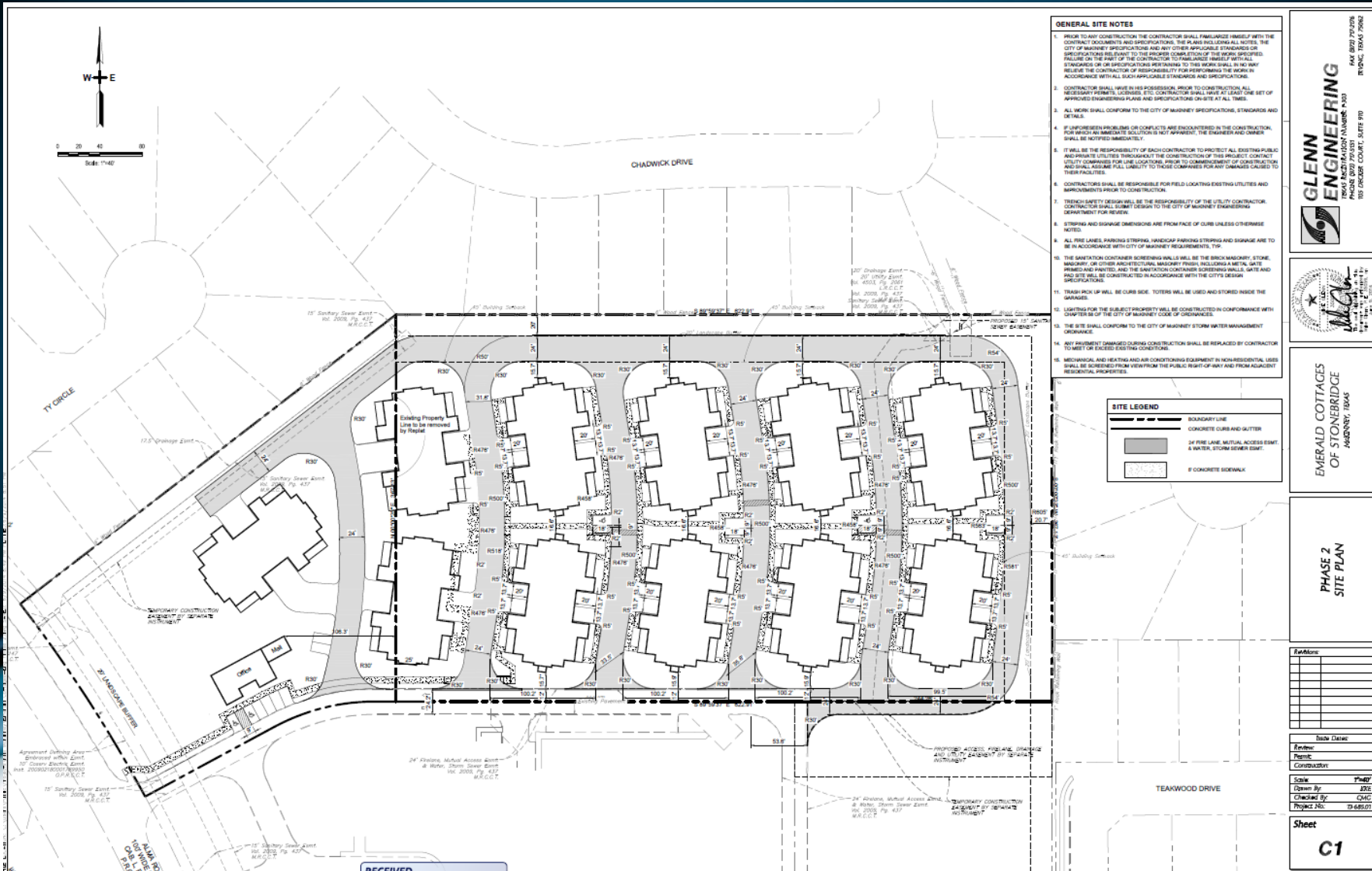
Location Map



Aerial Exhibit



Proposed Site Plan



- GENERAL SITE NOTES**
1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF MAINEY SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROJECT. FAILURE TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL WAIVE HIS RESPONSIBILITY PRIOR TO CONSTRUCTION ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 3. ALL WORK SHALL CONFORM TO THE CITY OF MAINEY SPECIFICATIONS, STANDARDS AND DETAILS.
 4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 7. TRAFFIC SAFETY DEVICES WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF MAINEY ENGINEERING DEPARTMENT FOR REVIEW.
 8. STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 9. ALL FIRE LANE, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF MAINEY REQUIREMENTS, ETC.
 10. THE SANITATION CONTAINER SCREENING WALLS WILL BE THE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE PAINTED AND FINISHED, AND THE SANITATION CONTAINER SCREENING WALLS, GATES AND SPECIFICATIONS.
 11. TRASH PICK UP WILL BE CURB SIDE. TOWERS WILL BE USED AND STORED INSIDE THE GARAGES.
 12. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 88 OF THE CITY OF MAINEY CODE OF ORDINANCES.
 13. THE SITE SHALL CONFORM TO THE CITY OF MAINEY STORM WATER MANAGEMENT ORDINANCE.
 14. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 15. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

SITE LEGEND

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	24" FIRE LANE, MUTUAL ACCESS ESENT. & WATER, STORM SEWER ESENT.
	8" CONCRETE SIDEWALK


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 EMERALD COTTAGES OF STONEBRIDGE
 JUNE 2024, 15040

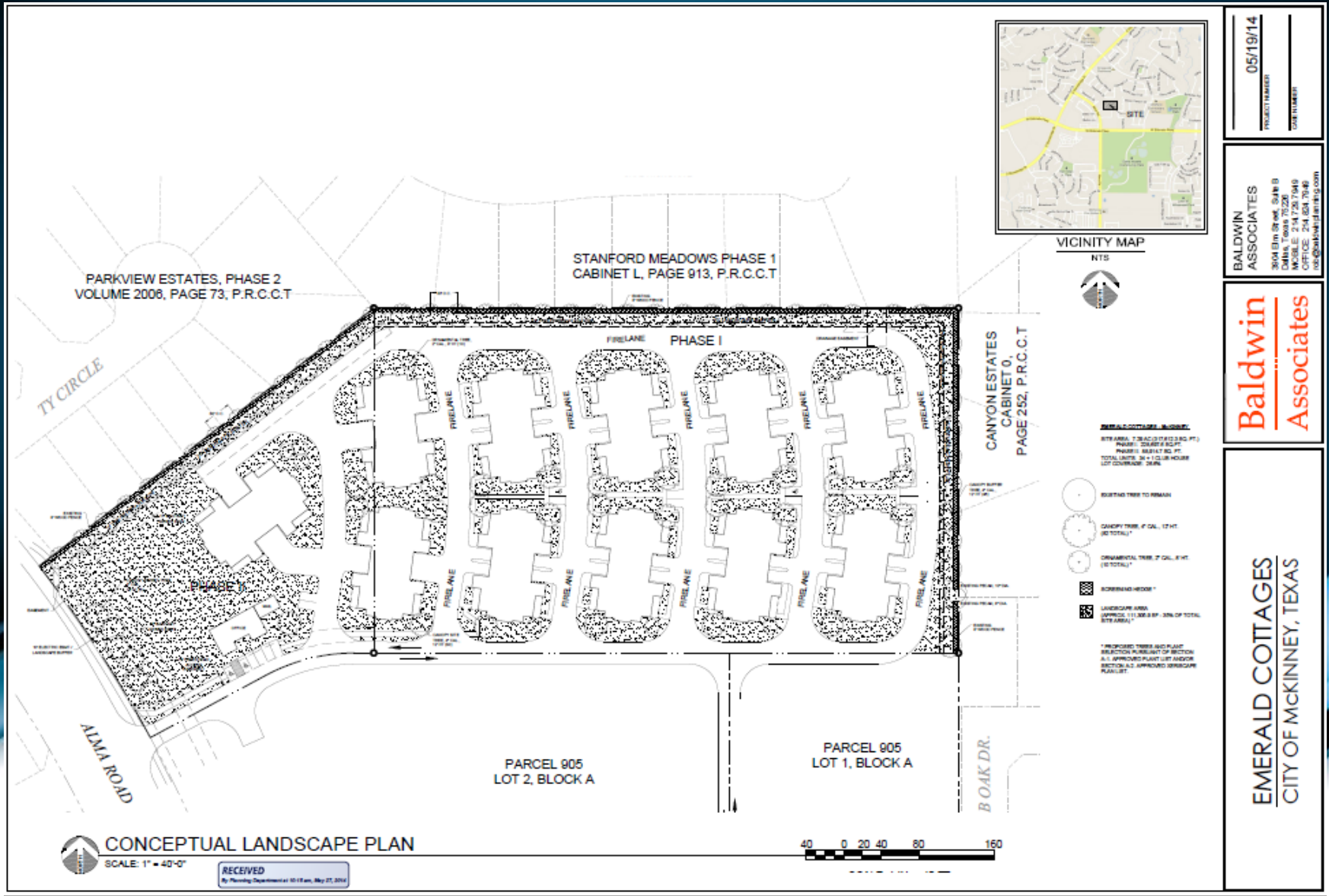
PHASE 2 SITE PLAN

Reviewed	
Checked	
Drawn	
Scale	1"=40'
Drawn By	2024
Checked By	CAC
Project No.	19-686-01

Sheet
C1

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Proposed Landscape Plan



Proposed Character Elevations

