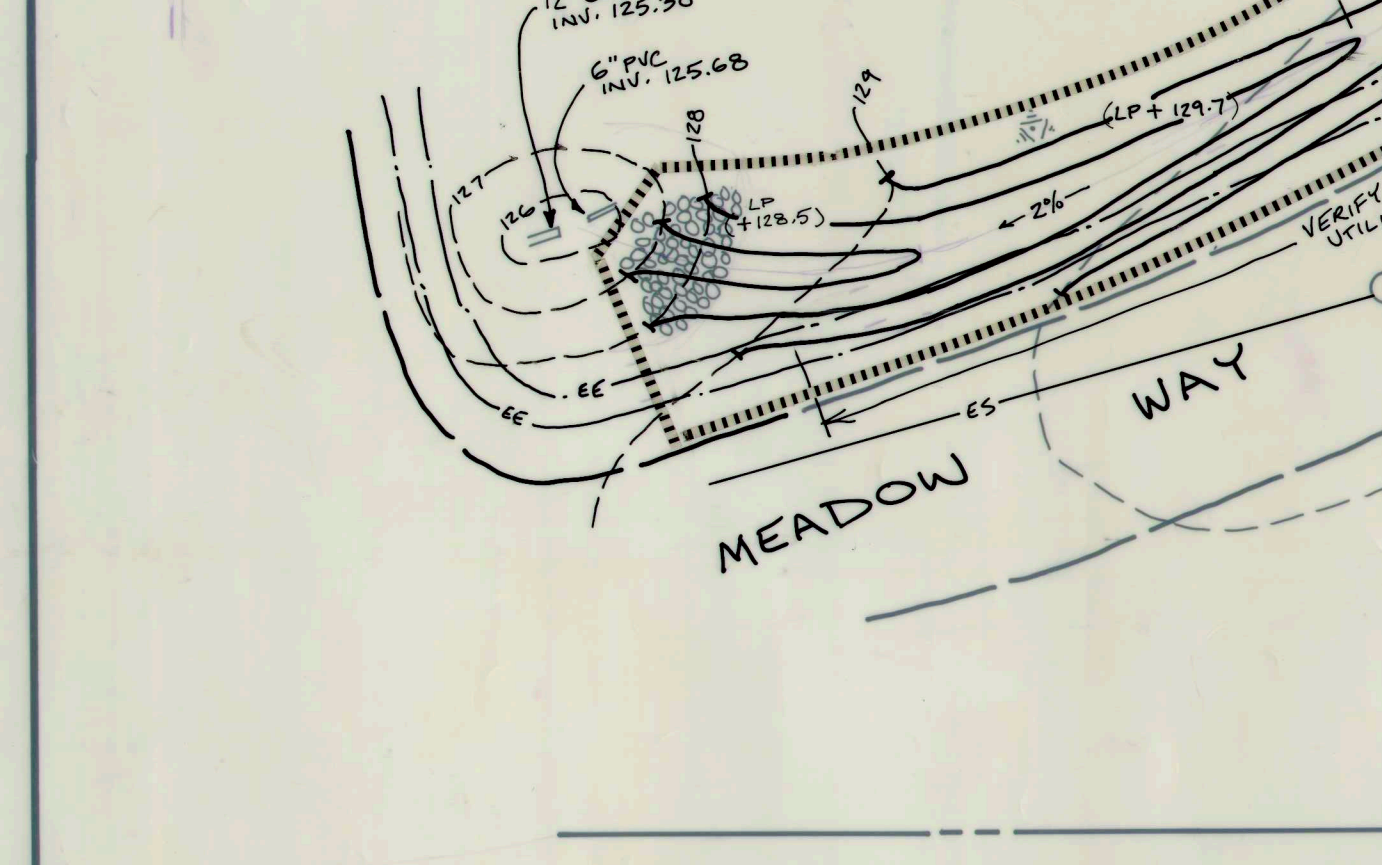
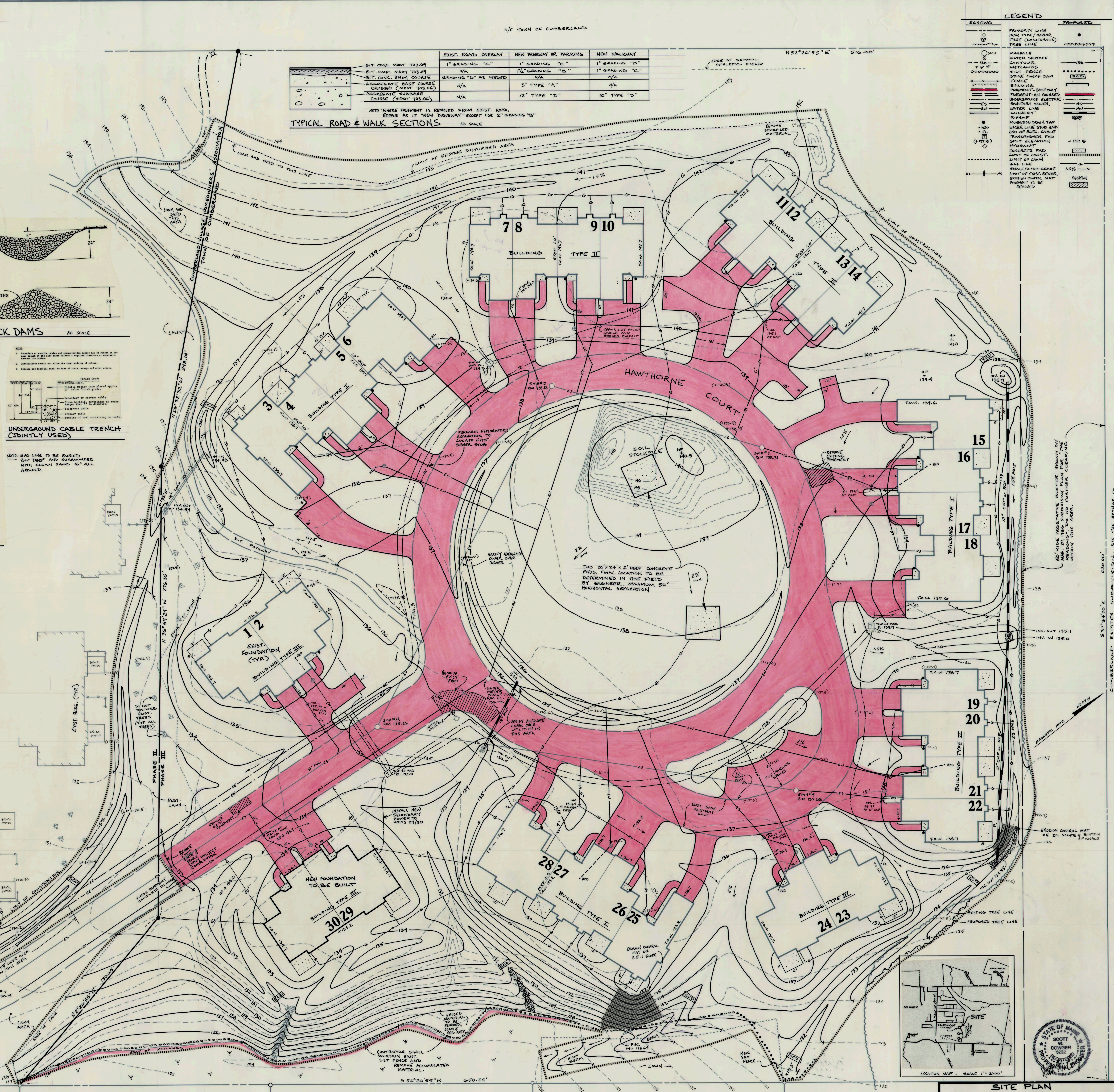


GENERAL NOTES

- BOUNDARY LINES FOR THE OVERALL PROJECT ARE TAKEN FROM A PLAN TITLED CUMBERLAND VILLAGE STANDARD BOUNDARY SURVEY PREPARED BY H. J. AND E. C. JORDAN AND DATED AUGUST 11, 1986. THE BOUNDARY BETWEEN PHASES I AND II IS BEING DEFINED BY SQUAW BAY CORP AND THE PROPOSED IRONS WILL BE SET BY THEM. REFER TO THE ABOVE PLANS FOR BOUNDARY INFORMATION.
- THE DESIGN BASIS FOR THIS PLAN IS A PLAN SET TITLED CUMBERLAND MEADOWS PREPARED BY WOODWARD AND CURRAN, INC. AND ARCHITECTS FOUR DATED AUGUST 29, 1986 WITH REVISIONS THROUGH DECEMBER 1, 1987. CHANGES HAVE BEEN MADE TO THIS ORIGINAL PLAN TO INDICATE UPDATED TOPOGRAPHY, EXISTING FOUNDATIONS AND UTILITIES, IMPROVED DRAINAGE, AND CLEARER PAVEMENT LAYOUT. THIS NEW PLAN DOES NOT IMPLY CONFORMANCE WITH ANY ADDITIONAL FEDERAL, STATE, OR LOCAL PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS. THE SITE HAS EXPERIENCED SOME ADDITIONAL EROSION SINCE THE TOPOGRAPHY WAS SURVEYED.
- THE LOCATION OF ALL EXISTING UTILITIES OTHER THAN 8" SEWER AND END OF KNOWN SEWER STUBS IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES.
- THE FOLLOWING COVER SHALL BE VERIFIED ABOVE THE FOLLOWING UTILITIES IN AREAS SHOWN ON THE PLAN:
Primary Electrical: Minimum cover of 30" in its own trench, 36" in shared trench.
Secondary Electrical, Telephone, and Cable Television: Minimum cover of 24".
Water line: Minimum cover of 54".
Sewer line: Minimum cover of 48".
IF THE MINIMUM COVER SPECIFIED ABOVE CANNOT BE MAINTAINED THEN THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
- WHERE SHOWN ON THESE PLANS, "UNDERGROUND ELECTRIC" PROBABLY ALSO INDICATES THE APPROXIMATE LOCATION OF TELEPHONE AND CABLE TELEVISION UTILITIES.
- REFER TO OTHER PLANS FOR DETAILS REGARDING THE CONCRETE PADS, PATIOS, FENCING, AND PROPOSED LANDSCAPING.
- THE PROJECT BENCHMARK IS A MANHOLE RIM LOCATED IN THE CUL-DE-SAC OF MEADOW LANE (ADJACENT SINGLE-FAMILY SUBDIVISION) WHICH HAS AN ELEVATION OF 123.56.
- THE EXISTING GRADES REPRESENT THE TOP OF GROUND WHICH HAS ALREADY BEEN STRIPPED OF LOAM UNLESS OTHERWISE INDICATED OR PART OF A SOIL STOCKPILE. PROPOSED GRADES ARE TOP OF LOAMED OR PAVED FINISHED GRADE.
- UNLESS OTHERWISE INDICATED, THE PROPOSED FINISHED GRADE ADJACENT TO BUILDING FOUNDATIONS SHALL BE 6" BELOW THE TOP OF THE FOUNDATION WALL AND SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM 2% GRADE. ALL AREAS NOT PROPOSED TO BE PAVED SHALL RECEIVE 4" OF LOAM, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE SPECIFICATIONS. THIS EXCLUDES AREAS DESIGNATED AS EXISTING LAWN WHICH ARE NOT PROPOSED TO BE REGRADED.
- UNLESS OTHERWISE INDICATED, THE PATIOS LOCATED AT THE REAR OF EACH UNIT SHALL BE 10' BY 12' IN OVERALL SIZE.
- THE MAXIMUM FINAL GRADE SHALL BE 3:1 UNLESS OTHERWISE NOTED. STEEPER GRADES SHALL EITHER BE RIPRAPPED OR PROVIDED WITH AN ANCHORED EROSION CONTROL BLANKET SUCH AS BERTON GEOLUTE OR NORTH AMERICAN GREEN SC750, AS SPECIFIED ON THE PLAN. ANCHOR EROSION CONTROL MAT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- NEW SEWER LINES SHALL BE 6" PVC (SDR-35 or SCHEDULE 40) AND SHALL CONNECT WITH THE EXISTING STUBS USING APPROVED FITTINGS. ALL NEW SEWER LINES SHALL TERMINATE WITH A 4" REDUCER AT THE POINT OF CONNECTION WITH THE 4" BUILDING SEWER.
- RIPRAP SHALL HAVE A MEDIAN STONE SIZE OF 6" SHALL EXTEND A MINIMUM OF 5' BEYOND PIPE OUTFALLS, AND SHALL BE A MINIMUM OF 5' WIDE.
- RIPRAPPED DITCHES SHALL BE A 2' WIDE AT THE BOTTOM WITH MAXIMUM 2:1 SIDESLOPES. THE OVERALL WIDTH OF RIPRAP SHALL BE A MINIMUM 8' AND A MINIMUM 6" DEPTH.
- GAS PIPING SIZE SHALL BE AS DETERMINED BY THE SELECTED SUPPLIER.
- INSTALL STONE CHECK DAMS IN DRAINAGE CHANNELS AS SOON AS FINAL GRADE IS OBTAINED, BUT PRIOR TO FINAL LANDSCAPING.
- SITE AREA = 0.00 ACRES ±



LOT 16 MEADOW LANE
LOT 15 MEADOW LANE
LOT 14 MEADOW LANE
LOT 13 MEADOW LANE
LOT 12 MEADOW LANE



LOT 16 MEADOW LANE
LOT 15 MEADOW LANE
LOT 14 MEADOW LANE
LOT 13 MEADOW LANE
LOT 12 MEADOW LANE

PROPOSED APARTMENT UNITS
CUMBERLAND HOUSING FOR THE ELDERLY
THE TOWN OF CUMBERLAND
SCALE: 1" = 20'
DRAWN BY: J. G. GUNTER, JR.
TOWN ENGINEER
OCTOBER 8, 1991
SCALE: 1" = 20'
REVISION: JAN 14, 1992
NO BOUNDARY DESCRIPTION

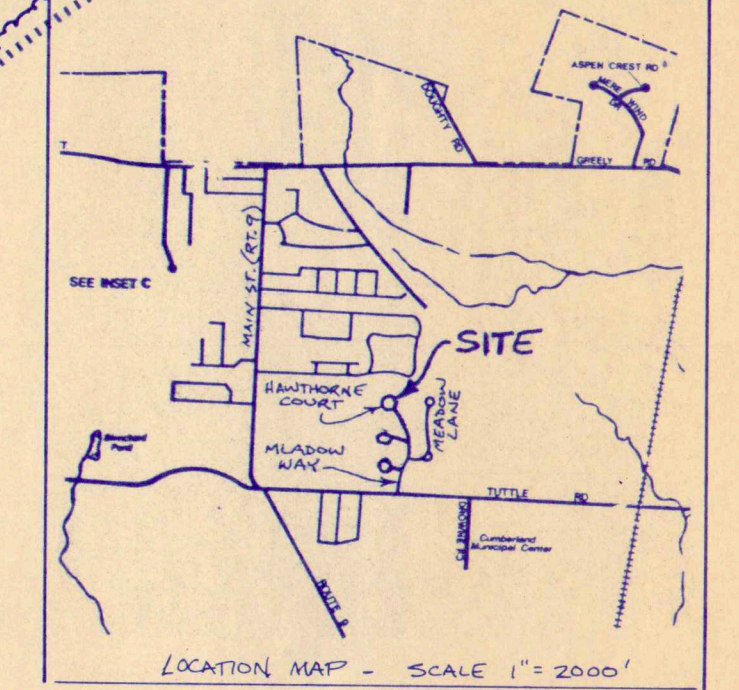
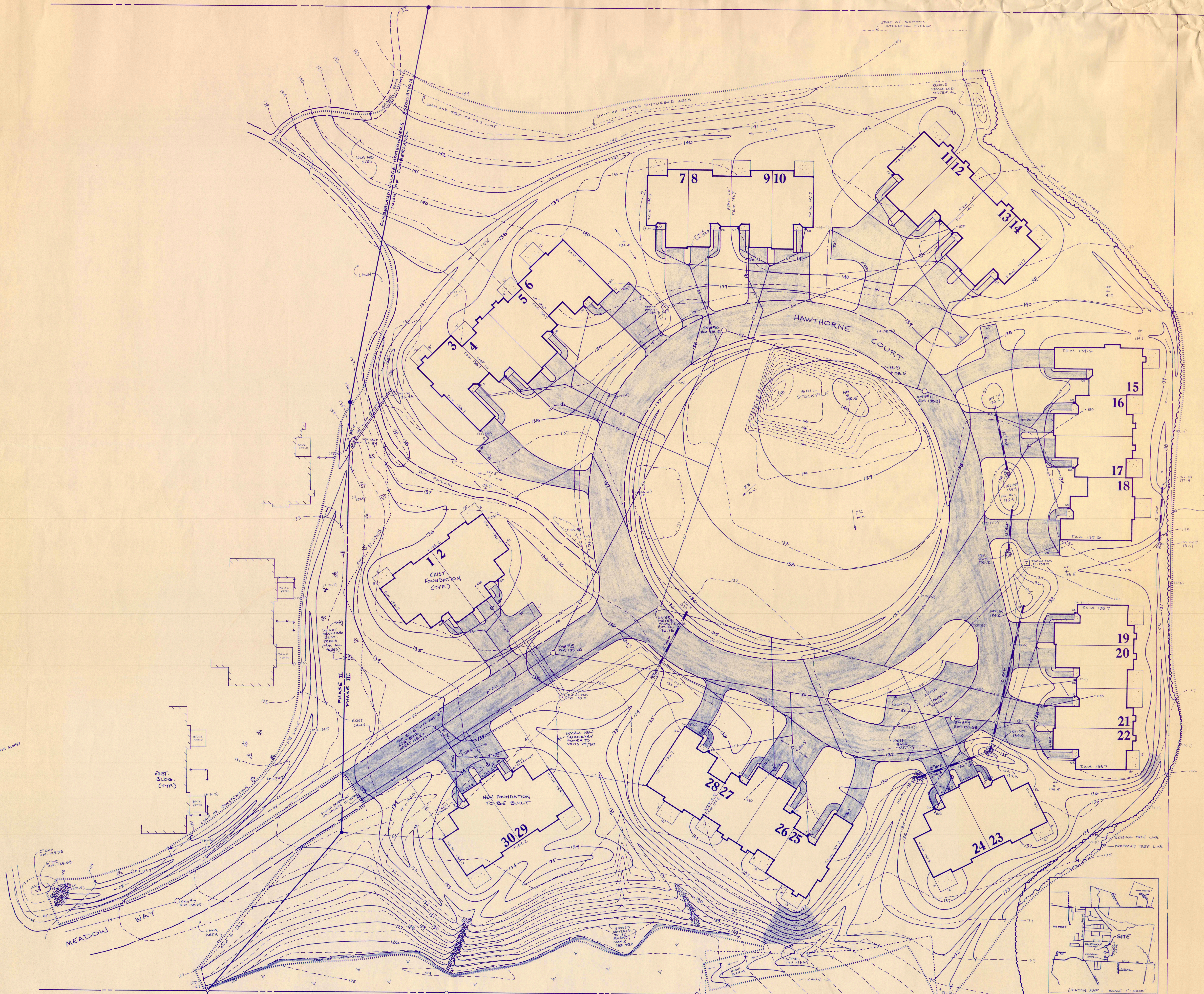
CUMBERLAND MEADOWS-2469-DL5



Cumberland Meadows
Survey Map
Site Plan
May 1955

Need
32x32"
38x44" O.K.
(this sheet)

elderly
site plan



SITE PLAN
PROPOSED APARTMENT UNITS
CUMBERLAND HOUSING FOR THE ELDERLY
FOR
THE TOWN OF CUMBERLAND

SCALE: 1" = 20'
DRAWN BY: S. SINGER,
TOWN ENGINEER

OCTOBER 8, 1991
SCALE: 1" = 20'

50 METER VEGETATIVE BUFFER SHOWN BY
AND BY REG. SUBDIVISION PLAN FOR THE
TOWN OF CUMBERLAND. FURTHER CLEARING
WITHIN THIS AREA.

CUMBERLAND ESTATES SUBDIVISION