

# HUNTER CHASE ESTATES CONDOMINIUMS



LOCATION MAP  
1" = 2000'

## PROJECT SUMMARY

**PROPERTY DESCRIPTION:**  
PART OF THE NW 1/4 OF NW 1/4  
SEC. 36-5-10  
#7445 N. GREEN RIVER ROAD

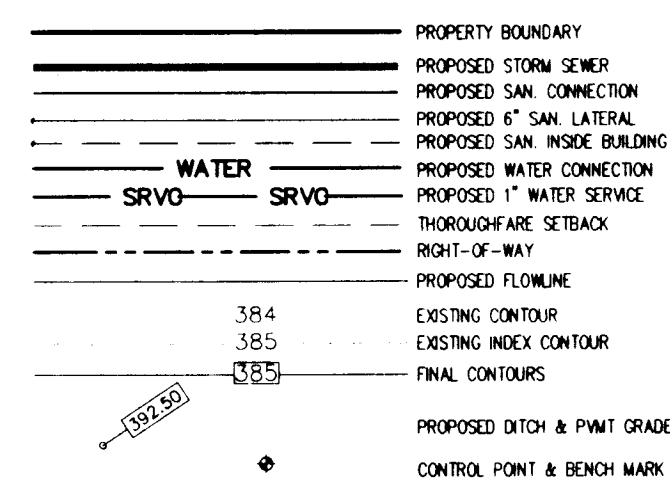
**BUILDING SUMMARY:**  
NUMBER OF BUILDINGS-30  
BEDRMS / UNIT-2  
TOTAL NUMBER OF UNITS-164  
HEIGHT OF BUILDINGS-21.0'

**PARKING SUMMARY:**  
PARKING SPACE REQUIREMENT / UNIT-2  
& VISITOR SPACES / UNIT-1/3  
REQUIRED PARKING-383 SPACES  
PROVIDED PARKING-442 SPACES

## SITE NOTES

- 1 FINAL ENTRANCE & AUXILIARY LANES TO BE CONSTRUCTED CONCURRENTLY W/ N. GREEN RIVER RD. ROADWAY CONSTRUCTION. SEE PAVEMENT DETAIL SHEET FOR GRADING INFORMATION.
- 2 CONTRACTOR TO ASSUME OFFSITE SAN SEWER INSTALLED PER PLAN FOR BIDDING PURPOSES.
- 3 CONTRACTOR TO INSTALL CLEANOUT @ CONNECTION, NEAR THE BUILDING, @ ALL BENDS.
- 4 CONTRACTOR TO VERIFY WATERMAIN TAP W/ UTILITY COMPANY PRIOR TO CONSTRUCTION.
- 5 CONTRACTOR TO INSTALL GARBON MATTRESS PER MANUFACTURERS' SPECS. AS FOUND IN PROJECT'S SWP3.
- 6 CONTRACTOR TO INSTALL EROSION CONTROL BLANKET SC-150 OR APPROVED EQUAL, IN NORTH & SOUTH PERMETER DITCHES, & BASIN OUTFALL LOCATIONS.
- 7 CONTRACTOR TO SHOW OFF 1" WATER SERVICES AS INSTALLED BY WATERMAIN.
- 8 CONTRACTOR TO LEAVE MARKERS @ ALL BENDS & FITTINGS ON NEW WATERLINE CONST. TO FACILITATE IN THE FUTURE DRAWING PROCEDURE.
- 9 CONTRACTOR TO PROVIDE 6" HAND PLACED 3/4" RAP W/ WEED BARRIERS FOR SLOPE STABILIZATION PURPOSES IN AREAS OF TRANSITION W/ SLOPES > 2:1.
- 10 CONTRACTOR TO GRUB, GRADE, & RESEED EAST BASIN OUTFALL LOCATION IN CONJUNCTION W/ CONC. LINED DITCH CONSTRUCTION.

## LEGEND



## GENERAL NOTES

### GENERAL SITE

WORK COVERS ALL EARTHWORK, SEWERS, PAVING AND OTHER RELATED WORK FOR THE DEVELOPMENT OF "HUNTER CHASE ESTATES" - SITE IMPROVEMENTS.

THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES, ORDINANCES, RULES, REGULATIONS, ORDERS AND OTHER LEGAL REQUIREMENTS OF MUNICIPAL AUTHORITIES WHICH BEAR ON THE PERFORMANCE OF THE WORK.

ALL FIELD ENGINEERING SHALL BE SUPPLIED BY THE CONTRACTOR. THE BUILDINGS MEET ALL THE REQUIRED SETBACKS.

**CONTRACTOR**  
VERIFY EXISTING ELECTRICAL SERVICE ROUTES.  
VERIFY EXISTING WATER SERVICE ROUTES.  
VERIFY EXISTING GAS SERVICE ROUTES.  
VERIFY EXISTING SANITARY SEWER SERVICE ROUTES.

**EXCAVATING - PAVEMENT**  
CONTRACTOR SHALL STRIP ALL EXIST. PAVT. TOPSOIL, TREE ROOTS & VEGETATED FILL BENEATH THE AREA OF THE PAVEMENT BEFORE PLACING FILL.

CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT WHERE REQUIRED TO PROVIDE A SMOOTH JOINT BETWEEN NEW AND EXISTING SURFACES.

ROADWAY SUBGRADE COMPACTION TESTS SHALL BE PERFORMED AT CONTRACTORS EXPENSE.

DRAWINGS DO NOT REPRESENT A BALANCE BETWEEN BORROW AND FILL MATERIAL.

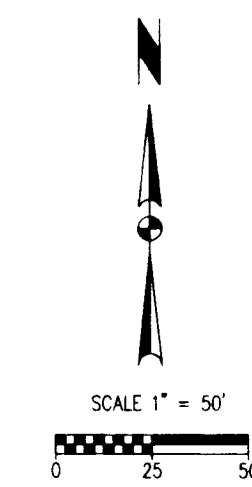
### EXCAVATING - BUILDING PADS

CONTRACTOR SHALL STRIP ALL TOPSOIL, TREE ROOTS AND VEGETATED FILL BENEATH THE AREA OF THE BUILDING PAD BEFORE PLACING FILL.

FILL FOR BUILDING PADS SHALL BE PLACED IN EIGHT INCH LIFTS AND EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY (ASTM D1557).

BUILDING PAD COMPACTION REPORTS SHALL BE PERFORMED AT CONTRACTORS EXPENSE.

**EROSION CONTROL NOTES**  
CONTRACTOR SHALL PROVIDE EROSION CONTROL AS NEEDED TO MINIMIZE SOIL EROSION AS SPECIFIED IN THE "INDIANA HANDBOOK FOR EROSION CONTROL IN DEVELOPING AREAS", & WILL COMPLY WITH THE LOCALLY APPROVED SWP3.

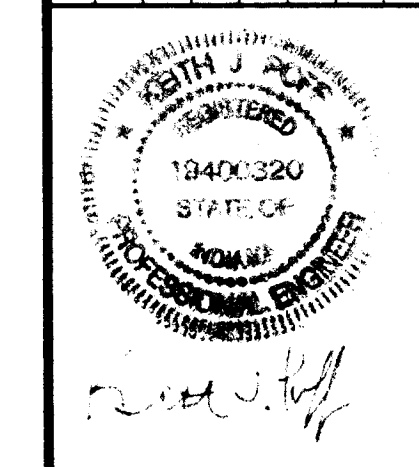


Unless otherwise noted, all dimensions and conditions on the job and SITECON, Inc. must be notified of any variations from the dimensions and conditions shown by these drawings.

**SITECON, Inc.**  
Engineers - Surveyors  
10335 Hedden Rd. Suite 2  
Evansville, Indiana 47725  
(812) 868-0877

Project: HUNTER CHASE ESTATES  
Sheet Title: DIMENSION SITE PLAN

No.	By	Date	Description



Scale: 1" = 50'  
Designed By: NRM Job Number: 602-07-4  
Drawn By: NRM Date: 08-03-07  
Filename: BASE.DWG  
Sheet Number: S-1

RECEIVED  
AUG 03 2007

AREA PLAN COMMISSION

RECEIVED BY THE  
MILLERSBURGH COUNTY  
CLERK'S OFFICE  
8/6/07 pm PJP

