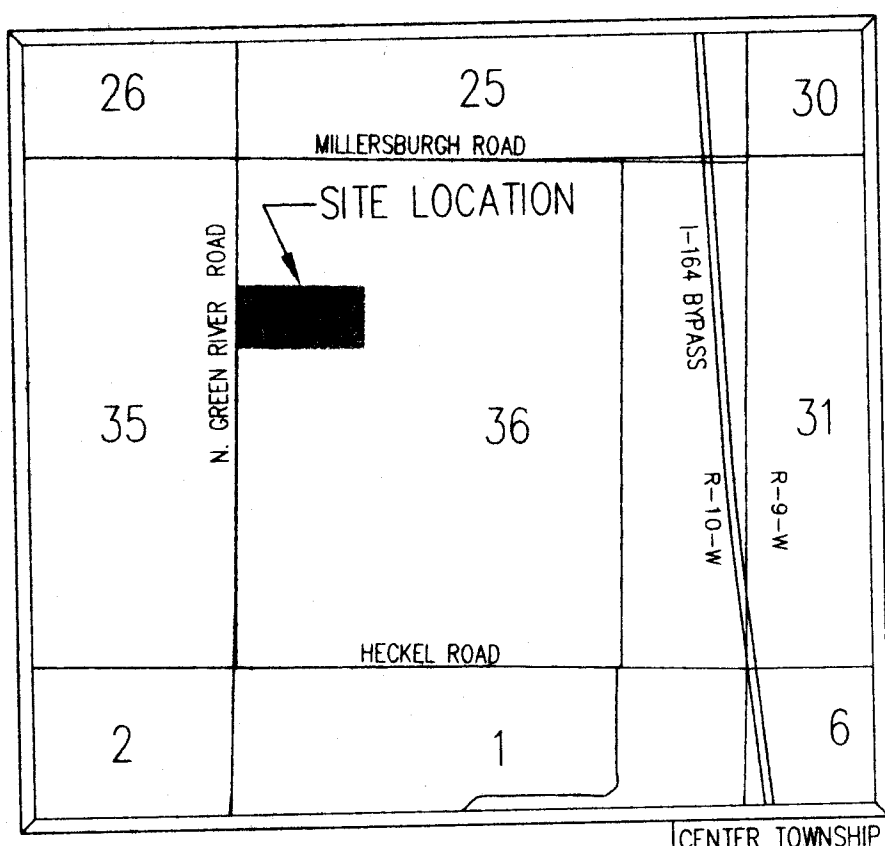


# HUNTER CHASE ESTATES CONDOMINIUMS PHASE I



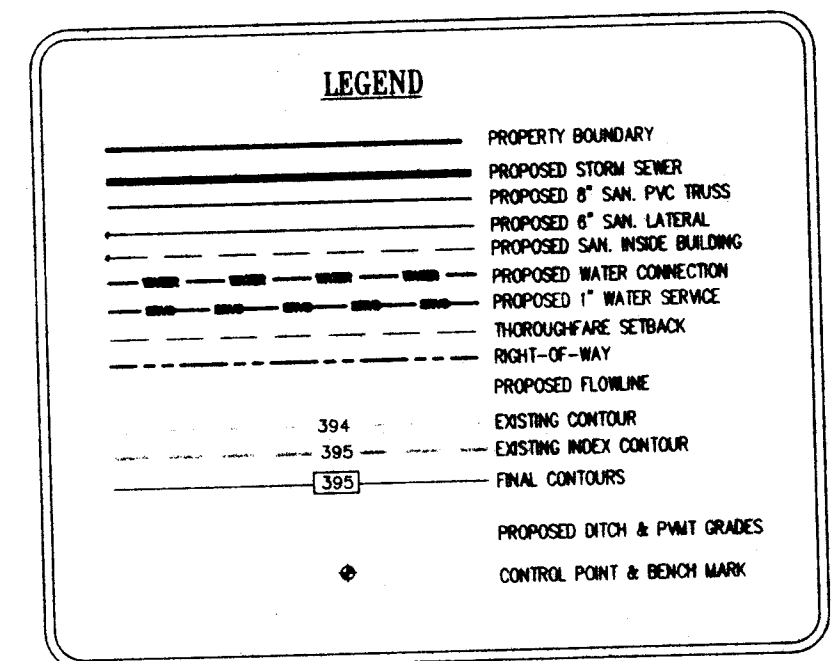
**PROJECT SUMMARY**

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

**BUILDING SUMMARY:**  
NUMBER OF BUILDINGS-1  
UNITS / BUILDING-5  
TOTAL NUMBER OF BEDROOMS-12  
TOTAL NUMBER OF UNITS-5  
HEIGHT OF BUILDINGS'-19.0'

**PARKING SUMMARY:**  
PARKING SPACE REQUIREMENT / UNIT-2  
& VISITOR SPACES / UNIT-1/3  
REQUIRED PARKING-12 SPACES  
PROVIDED PARKING-18 SPACES

- SITE NOTES**
- FINAL ENTRANCE & AUXILIARY LINES TO BE CONSTRUCTED CONCURRENTLY W/ N. GREEN RIVER RD. ROADWAY CONSTRUCTION. SEE PAVEMENT DETAIL SHEET FOR GRADING INFORMATION.
  - CONTRACTOR TO ASSUME OFFSITE SAN. SEWER INSTALLED PER PLAN FOR SIKING PURPOSES.
  - CONTRACTOR TO INSTALL CLEANOUT @ CONNECTION, NEAR THE BUILDING, & @ ALL BENDS.
  - CONTRACTOR TO VERIFY WATERMAIN TAP W/ UTILITY COMPANY PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO INSTALL GARBAGE MATRESS PER MANUFACTURERS SPECS. AS FOUND IN PROJECT'S SWP3.
  - CONTRACTOR TO INSTALL EROSION CONTROL BLANKET SC-150 OR APPROVED EQUAL IN NORTH & SOUTH PERIMETER DITCHES, BASIN OUTFALL LOCATIONS, & STREET OUTFALLS.
  - CONTRACTOR TO INSTALL 1" WATER SERVICES AS SHOWN OFF PROPOSED 8" WATERMAIN.
  - CONTRACTOR TO LEAVE MARKERS @ ALL BENDS & FITTINGS ON NEW WATERLINE CONST. TO FACILITATE IN THE RECORD DRAWING PROCEDURE.
  - CONTRACTOR TO PROVIDE 6" HAND PLACED RIP-RAP W/ (WEED BARRIER) FOR SLOPE STABILIZATION PURPOSES IN AREAS OF TRANSITION W/ SLOPES > 2:1.
  - CONTRACTOR TO CHANGE TO TYPICAL COUNTY STREET SECTION WEST OF A.I. #509; SEE PAVEMENT DETAIL SHEET.



**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.

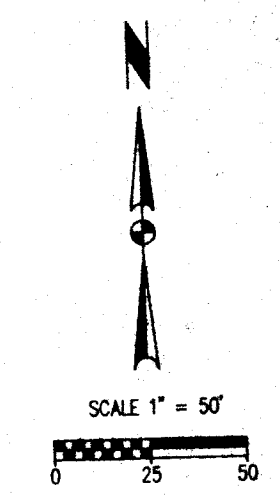
**EXCAVATING-PAVEMENT**  
CONTRACTOR SHALL STRIP ALL EXIST. PWT, TOPSOIL, TREE ROOTS VEGETATED FILL BENEATH THE AREA OF THE PAVEMENT BEFORE PLACING FILL.  
CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT WHERE REQUIRED TO PROVIDE A SMOOTH JOINT BETWEEN NEW AND EXISTING SURFACES.

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.

**WRITTEN TEST REPORTS WITH A MINIMUM OF ONE TEST PER LIFT PER 2000 SQUARE FEET OF FILL AREA SHALL BE PROVIDED ALONG WITH A CERTIFICATION FROM THE TESTING COMPANY THAT THE ENGINEERED FILL IS SUITABLE FOR CONSTRUCTION OF BUILDING FOUNDATIONS.**

**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.



Written dimensions of these drawings shall have precedence over dimensions shown on the drawings. The contractor shall be responsible for verifying 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  
10835 Hedden Rd., Suite 2  
Evansville, Indiana 47725  
(812) 868-0877

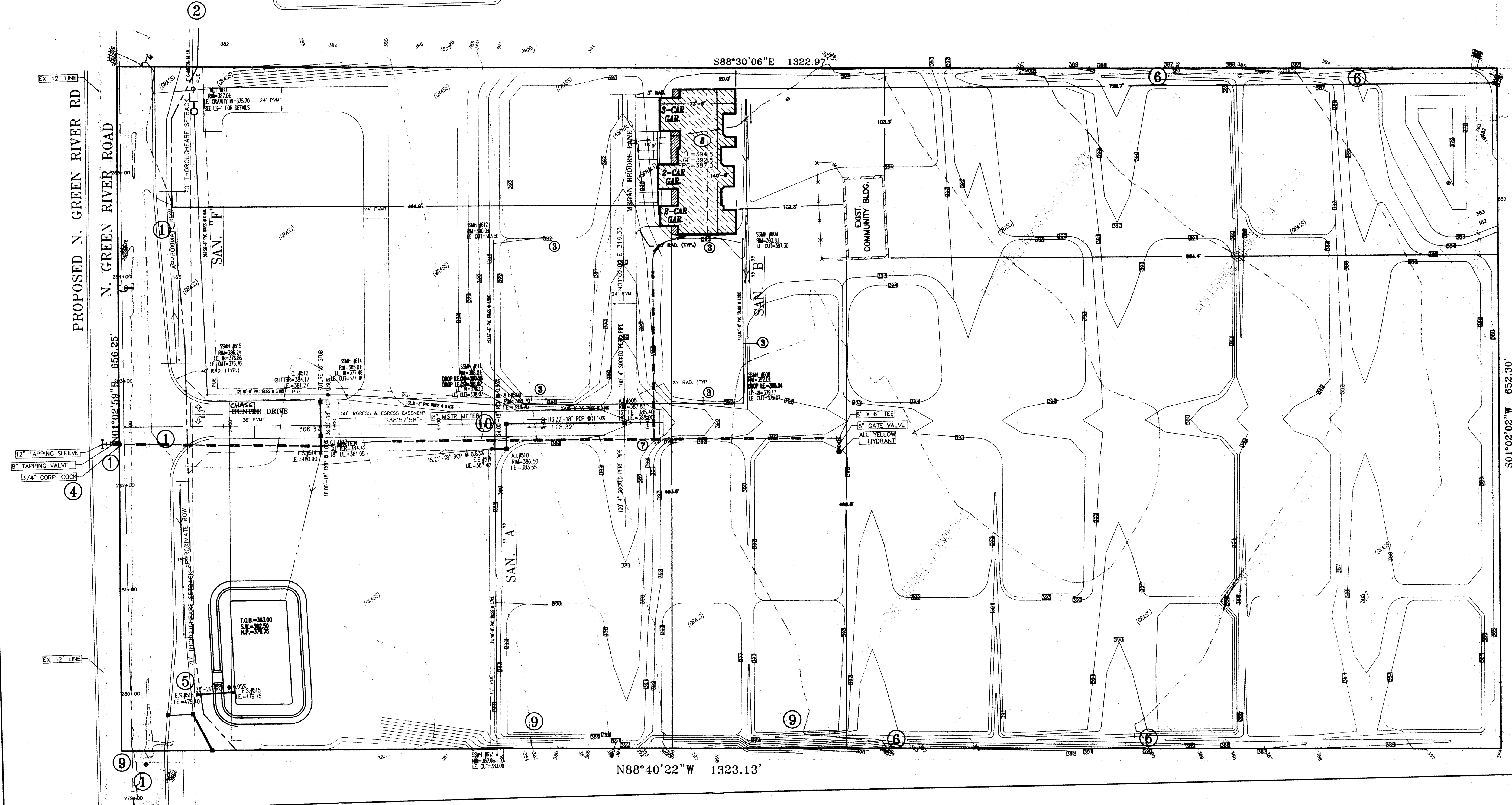
Project: [REDACTED]  
Sheet Title: **SITE / GRADING PLAN**

No.	By	Date	Description

RECEIVED  
FEB 04 2008  
SITE REVIEW

*Kent J. Kelly*

Scale: 1"=50'  
Designed By: NRM Job Number: 602-08-4  
Drawn By: NRM Date: 02-04-08  
Filename: SITE PLAN.DWG  
Sheet Number: S-1



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