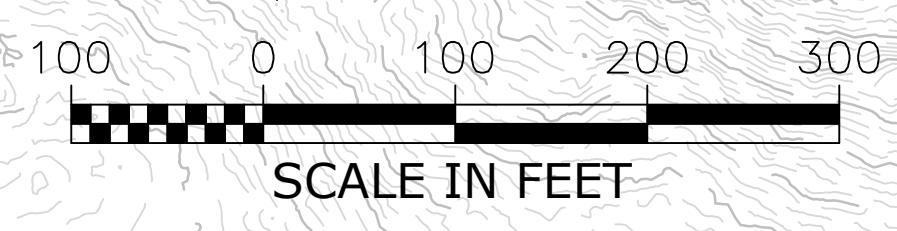
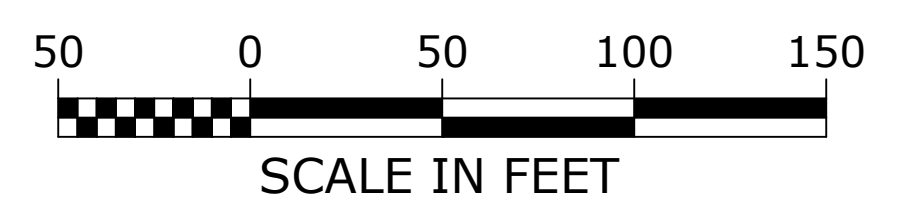


SITENOTES&SUMMARY

- PRIOR TO CONSTRUCTION BEGINNING, A MEETING SHALL BE REQUESTED WITH MU'S INSPECTOR AND ENGINEER BY THE DEVELOPER, THE DESIGN ENGINEER, AND THE CONTRACTOR(S).
- THE SANITARY SEWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS OUTLINED BY ANDERSON COUNTY.
- ALL SANITARY SEWER LINES AND MANHOLES WILL BE REQUIRED TO PASS PRESSURE AND VACUUM TESTING, AND MUST BE TESTED PRIOR TO BEING ALLOWED TO DISCHARGE INTO MADISON UTILITIES' SYSTEM.
- ALL PVC SEWER LINES SHALL BE SDR 26.
- EXCAVATION SHOULD BE PERFORMED BY HAND OR HYDRO EXCAVATION TO PROTECT UNTIL EXISTING UTILITIES HAVE BEEN PHYSICALLY LOCATED.
- THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES ASSOCIATED WITH THE EXECUTION OF THIS PROJECT. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND REGULATIONS RELATED AND APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO: POTABLE WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, NATURAL GAS, CABLE TELEVISION, AND FIBER OPTIC CABLES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS OF ALL UNDERGROUND UTILITIES TO LOCATE AND CLEARLY MARK ALL UTILITIES ON THE GROUND PRIOR TO BEGINNING CONSTRUCTION ACTIVITY. ADDITIONALLY, THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATES ARE MAINTAINED AND UPDATED THROUGHOUT ALL PHASES OF CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING RECORD DRAWING INFORMATION. RECORD DRAWING DATA SHALL, UNLESS OTHERWISE INDICATED AND AT A MINIMUM, BE CLEARLY MARKED IN BLUE OR RED INK ON THE PLANS. UPON THE COMPLETION OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SUBMIT A COPY OF THE RECORD DRAWINGS TO THE OWNER OR ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT BLACKWATER FROM EXISTING RESTROOMS DOES NOT ENTER THE PROPOSED GREASE INTERCEPTOR.
- PRIOR TO ANY WORK, THE CONTRACTOR MUST VERIFY THAT THE EXISTING PIPES DESIGNATED FOR GREASE-LOADED SEWAGE DO NOT CARRY BLACKWATER. THIS SHOULD INCLUDE A THOROUGH INSPECTION OF EXISTING CONNECTIONS TO CONFIRM THE PIPE'S FUNCTION. IF ANY DISCREPANCIES ARE IDENTIFIED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND UTILITIES INSPECTOR AND PROPOSE CORRECTIVE ACTIONS.

TOTAL ACRES DEVELOPED = 84 ACRES
TOTAL SINGLE FAMILY LOTS = 82 LOTS
TOTAL DUPLEX LOTS = 18 LOTS
TOTAL RESIDENTIAL LOTS = 100 LOTS
ROW WIDTH = 50'
MIN ROAD WIDTH = 26' BC TO BC
ZONING: R-1-S
PARKING:
RESTAURANT & OVERFLOW PARKING = 64 SPACES
APARTMENTS, ASSISTED LIVING & MEMORY CARE = 228 SPACES
MEDICAL FACILITY = 48 SPACES
CLUBHOUSE = 37 SPACES
MIN REQUIRED SETBACKS/EASEMENTS:
FRONT YARD: 30'
REAR YARD: 10'
SIDE YARD: 10' (1&2 STORY), 5' FOR EVERY ADDITIONAL STORY
MIN LAND AREA:
ON PUBLIC WATER AND SEWER: 7,500 SF
ON PRIVATE SEPTIC SYSTEM: 22,000 SF = 0.505 AC
MAX HEIGHT: 50'
LOT WIDTH: 9' BUILDING SETBACK LINE = 75'



NO.	REVISION REFERENCE	DATE

SEAL

SHEET TITLE
CONCEPTUAL DESIGN

DRAWN BY JT	CHECKED BY EB
SCALE 1"=100'	ISSUE DATE 05/08/2024
PROJECT NUMBER 042.001	
DRAWING NUMBER C100	
SHEET 1 of 1	