(C2): Provide guard rails as wall backs backyards of eastern lot.

(C2): Engineering is aware that there have been changes to the water quality facility. Please include with this development plan in order to ensure it will function the same.

(C2): Fix north arrow direction.

(C2): Confirm that the cuts are not going to affect the adjacent property

(C2): Instead of reducing roadway width by 1 ft, widen the asphalt to the west by 1 ft.

(C2): If sidewalk remains flush to asphalt at the intersection as shown, a curved detectable warning shall be used to cover the full area.

5.00'

MATCH EX 5' SIDEWALK AND WIDEN TO 8'

PINE RIDGE TOWNHOMES COMMON AREA

CONSTRUCTED REDI ROCK WALL

LOT 1 VILLAGE DRIVE SUBDIVISION

6' WIDE PRIVATE WALK CONNECTION

6.0

(5) 6" RISER STEPS

BIKE RACK

ELECTRICAL EASEMENT BOOK 715, PAGE 90 APPROVED CONSTRUCTION PLANS NOTE, TO BE RELOCATED BY SEPARATE DOCUMENT AS REQUIRED BY THIS DEVELOPMENT APPLICATION

CLUSTER MAIL BOX

SHIFTED ROADWAY 3' TO SOUTH

MAIN LEVEL FFE 6847.83

MAIN LEVEL FFE 6847.33

MAIN LEVEL FFE 6847.37

MAIN LEVEL FFE 6846.85

BOILER ROOM

MAIN LEVEL FFE 6847.69

MAIN LEVEL FFE 6847.65

CONNECT TO EX WALK (SAWCUT AT EX JOINT)

AREA INLET 1
RIM=6842.0
INV IN=6838.17
INV OUT=6837.96

DECK

WQ DETENTION POND
BOT: 6841.25
TOP: 6842.75

DECK ELEV=6847.33

WQ DETENTION POND
BOT: 6840.5
TOP: 6842.0

DECK ELEV=6847.33

8.0'

PROPOSED EDGE OF 8' WIDE CONC SIDEWALK

COORDINATE RELOCATION W/ COMCAST & CENTURY LINK

WALTON CREEK RD

EXISTING 18" CULVERT

8.0

REMOVE EXISTING 6' CONCRETE WALK AND REPLACE WITH 8' CONCRETE WALK

TRANSITION FROM 8-FT TO 6-FT WIDE WALK PER LANDMARK PLAN SET SHEET C.100

FES INV OUT=6837.70

FES INV OUT=6837.98

MATCH EX EDGE OF ASPHALT AND APPROVED SIDEWALK CONDITION AT ADJACENT CORNER LOT, LOT A MOUNTAIN OFFICE PARK

PEDESTRIAN CROSS WALK STRIPING, TYP

VILLAGE DRIVE

LOT A MOUNTAIN OFFICE PARK SUBD

NORTH

REVISIONS KEY:

1. MODIFIED SIDEWALK ALIGNMENT ALONG WALTON CREEK ROAD AND MODIFIED CONNECTION AT SOUTHEAST CORNER OF WALTON CREEK ROAD AND VILLAGE DRIVE
2. SITE ENTRANCE ON VILLAGE DRIVE SHIFTED 3-FT SOUTH
3. REMOVAL OF STAIRS AND SIDEWALK FOR BUILDING ACCESS CONNECTION ALONG VILLAGE DRIVE
4. PRIVATE 6-FT WIDE CONCRETE SIDEWALK AND STAIR CONNECTION TO WALTON CREEK RD SIDEWALK
5. SANITARY SEWER REVISION, SEE SHEETS C5A AND C5B
6. REDUCTION OF ROADWAY WIDTH BY 1', DUE TO SIZE OF WALLS
7. CONCRETE PAD FOR BOILER AND CLUSTER MAIL BOX
8. VACATION OF EXISTING ELECTRICAL EASEMENT

ABBREVIATIONS:

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
PR	PROPOSED
SCH	SCHEDULE
SF	SQUARE FEET
SS	SNOW STORAGE
TOW	TOP OF WALL

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING DRAINAGE DITCH
- PROPOSED DRAINAGE DITCH
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SEWER MAIN
- PROPOSED SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED GRAVEL SURFACING
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED PARKING STRIPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING OVERHANG
- PROPOSED FENCING

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No.	DATE	REVISIONS	INT
1	6/17/25	PER CITY PLANNING COMMENTS	CFB

LOT 1 VILLAGE DRIVE SUBDIVISION

Horizontal Scale
0 10' 20'
SCALE: 1" = 10'

Contour Interval = 1 ft

DATE: 6-5-2025
JOB #: 1849-012
DRAWN BY: CFB
DESIGN BY: CFB
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: SITE PLAN & REVISION EXHIBIT

SHEET #
C2