PLAN KEY

1. CONCRETE APRON PER VILLAGE REQUIREMENTS
2. 18" STANDARD CURB AND GUTTER
3. REJECT 18" CURB AND GUTTER
4. DEPRESSED 18" CURB AND GUTTER
5. DEPRESSED REJECT 18" CURB AND GUTTER
6. 7' HIGH STOP SIGN AND STREET SIGN
7. HYDRANT
8. REINSTALL EXISTING STREET LIGHT (SEE DEMOLITION PLAN)
9. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
10. VISION TRIANGLE. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10 FEET
11. 3'X5' CONCRETE STOOP, TYP.
12. RETAINING WALL, TYP.
13. PUBLIC UTILITY AND CROSS ACCESS EASEMENT, WIDTH VARIES
14. PAVEMENT REPLACEMENT FOR UTILITY CONNECTIONS
15. REMOVE CURB & GUTTER AND MATCH EXISTING PAVEMENT
16. LIGHT POLE
17. EXISTING 6' PUBLIC UTILITY EASEMENT
18. CLUSTER MAILBOX LOCATION
19. EXISTING HYDRANT

KEY

- ASPHALT (1 / C500)
- CONCRETE PAVEMENT (2 / C500)
- DECORATIVE GRAVEL
- STANDARD 18" CURB AND GUTTER (4 / C500)
- DEPRESSED 18" CURB AND GUTTER (4 / C500)
- REJECT 18" CURB AND GUTTER (4 / C500)
- DEPRESSED REJECT 18" CURB AND GUTTER (4 / C500)

SITE INFORMATION

SITE ADDRESS: BELLFLOWER DRIVE – LOT 2 CSM# 14790

SITE ACREAGE TOTAL: 77,496 SF (1.78 ACRES)

EXISTING IMPERVIOUS AREA = 0 SF

EXISTING IMPERVIOUS SURFACE % = 0.0%

PROPOSED IMPERVIOUS AREA = 44,556 SF
BUILDING = 25,035 SF
PAVEMENT/SIDEWALK = 19,521 SF

IMPERVIOUS SURFACE % = 57.5%

PARKING STALLS = 4 (0 HC)

SITE ADDRESS: BELLFLOWER DRIVE – LOT 1 CSM# 14790

SITE ACREAGE TOTAL: 149,355 SF (3.43 ACRES)

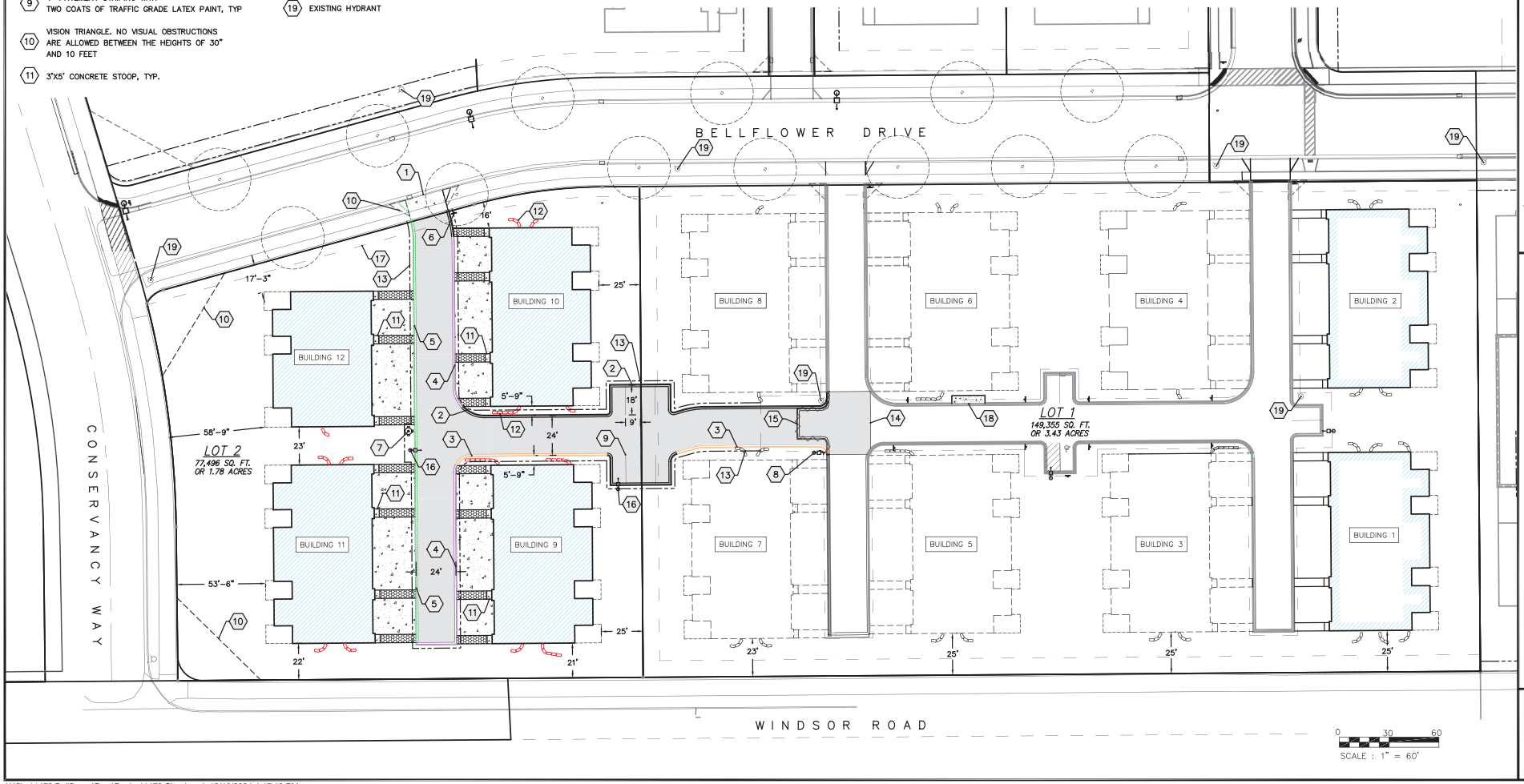
EXISTING IMPERVIOUS AREA = 68,500 SF

EXISTING IMPERVIOUS SURFACE % = 45.9%

PROPOSED IMPERVIOUS AREA = 97,824 SF
BUILDING = 25,035 SF
PAVEMENT/SIDEWALK = 44,536 SF

IMPERVIOUS SURFACE % = 65.5%

PARKING STALLS = 9 (1 HC)



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PROFESSIONAL ENGINEERING LLC

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	12-10-24

RIVERSTONE TOWNHOMES PHASE 2
SITE PLAN

DEFOREST, WISCONSIN

C201