River Trail Estates - Phase 1 Address Plan

LOT 1
CSM #16401
Site Signs required by the fire chief
RYAN STREET
PRIVATE ROAD
PRIVATE ROAD
PRIVATE ROAD
MOUNTAIN BAY RECREATIONAL TRAIL
7202, 7204, 7206, 7208 River Trail Drive
7203, 7205, 7207, 7209 River Trail Drive
5803, 5805, 5807, 5809 Weston Meadows Pass
5903, 5905, 5907, 5909 Weston Meadows Pass
5902, 5904, 5906, 5908 Weston Meadows Pass
5810, 5812, 5814, 5816 Weston Meadows Pass
7210, 7212, 7214, 7216 Weston Ridge Drive
7203, 7205, 7207, 7209 Weston Ridge Drive
7202 & 7204 River Trail Drive
7206 & 7208 River Trail Drive
7210 & 7212 River Trail Drive
7303, 7305, 7307, 7309 River Trail Drive
7105 Weston Ridge Drive Apts. 25 - 30
6902 Weston Ridge Drive Apts. 37 - 42
7008 Weston Ridge Drive Apts. 31 - 36
6903 Weston Ridge Drive Apts. 1 - 8
7007 Weston Ridge Drive Apts. 9 - 16
7015 Weston Ridge Drive Apts. 17 - 24
CONCRETE GUTTER
ASPHALT PAVEMENT
CONCRETE PAD
PARKING LOT STRIPING
LAYOUT KEYNOTES:
1 PARKING LOT STRIPING
2 24" CONCRETE GUTTER
3 TRASH ENCLOSURE (SEE ARCHITECTURAL)
4 MONUMENT SIGN (SEE ARCHITECTURAL)
5 4' RADIUS TYP.
6 5' RADIUS TYP.
7 10' RADIUS TYP.
8 9' RADIUS TYP.
9 MAILBOXES (SEE ARCHITECTURAL)
PAVEMENT HATCH PATTERNS:
ASPHALT PAVEMENT
CONCRETE SIDEWALK
CONCRETE PAD
GENERAL NOTES:
1. SEE SHEET 4 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
2. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED, SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
3. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VIST THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
6. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ON STREETS ADJACENT TO PROJECT SITE.
7. DIMENSIONS ARE SET PARALLEL OR PERPENDICULAR TO THE CENTERLINE OF ADJACENT ROAD.
8. DIMENSIONS ARE TO BACK OF CURB, WHERE APPLICABLE.
9. DIMENSIONS AND LATERAL RADIUS DIMENSIONS ARE TO THE BACK OF CURB.
10. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
11. SEE DETAIL 6/2 FOR TYPICAL ROAD CROSS SECTION
Scale 1"=50'
LAYOUT PLAN
S.C. SWIDERSKI, LLC
WESTON RIDGE DEVELOPMENT
MARATHON COUNTY
VILLAGE OF WESTON, WISCONSIN
Land Surveying
Engineering
Landscape Architecture
3709 Windy Drive, Suite D
Wausau, Wisconsin 54401
715.344.9999(W) 715.344.9922(FX)
Point of Beginning
SHEET 2 OF 6

Eau Claire River Trail
River Trail Dr
River Trail Dr
River Trail Dr
River Trail Dr
River Trail Estates
Weston Ridge Dr
Weston Ridge Dr
Weston Ridge Dr
Weston Ridge Dr
Ryan St
Ryan St
Ryan St
Mountain Bay State Trail
Mountain Bay State Trail
Callon Ave

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