



N PINE STREET (18 ROAD)

WILDWOOD DRIVE

LOT 2
4500 SF

LOT 3
4400 SF

LOT 6
4900 SF

LOT 1
3550 SF

LOT 4
3600 SF

LOT 5
3626 SF

LOT 8
4560 SF

LOT 7
4300 SF

GOOD
DENTON DRAIN

PROPOSED 15-FOOT
DRAINAGE EASEMENT

EXISTING 25' DRAINAGE
EASEMENT

PIPE DRAINAGE DITCH
TO REDUCE EASEMENT WIDTH

14.00'
EX UTILITY
EASEMENT

OUTLOT C
(ACCESS & UTILITY)

OUTLOT B
(ACCESS & UTILITY)

4-METER
GANG VAULT

4-METER
GANG VAULT

SEWER MANHOLE

SEWER MANHOLE

6" WATER MAIN

8" SEWER MAIN

NEW FIRE HYDRANT

OUTLET A
(STORMWATER & COMMON
SPACE)

OUTLET STRUCTURE &
DISCHARGE TO OUTFALL

SIDEWALK CONNECTION

44.00'
ROW

R31.50'

14.00'
MPE

52.67'

24.00'

62.52'

62.52'

24.00'

58.00'

62.50'

65.60'

65.60'

65.67'

54.25'

54.25'

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