

DEPARTURE SIGHT TRIANGLES
MINOR APPROACH
CLEAR VIEW ZONES

POSTED SPEED LIMIT PONDEROSA PARKWAY = 30
DESIGN SPEED = 30 MPH - PONDEROSA PARKWAY
14.5' FROM MAJOR ROAD TRAVEL WAY

CASE B1 LEFT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO RIGHT=1.47(30)(7.5+0.5)=352.8' (355')

CASE B2 RIGHT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO LEFT=1.47(30)(6.5)=286.6 (290')

NOTE: ALL MINOR ROAD APPROACH GRADES ARE
LESS THAN 3%, NO ADJUSTMENT FOR GRADE FOR
CASE B1 AND B2 (STOP CONDITION) IS REQUIRED
PER A.A.S.H.T.O. STANDARDS.

APPROACH SIGHT TRIANGLES
PONDEROSA PARKWAY: 30 MPH

LOCATION	DIRECTION	ISD (FT)	% GRADE	ADJUSTMENT	ADJ. ISD (FT)
SOUTH	NB	140	-4.4%	1.1	154
DRIVEWAY	SB	140	+4.4%	1.0	140
MIDDLE	NB	140	+7%	0.9	126
DRIVEWAY	SB	140	-7%	1.1	154
NORTH	NB	140	+7%	0.9	126
DRIVEWAY	SB	140	-7%	1.1	154

NOTE: MINOR APPROACH DEPARTURE SIGHT
TRIANGLES CONTROL.

OPEN SPACE

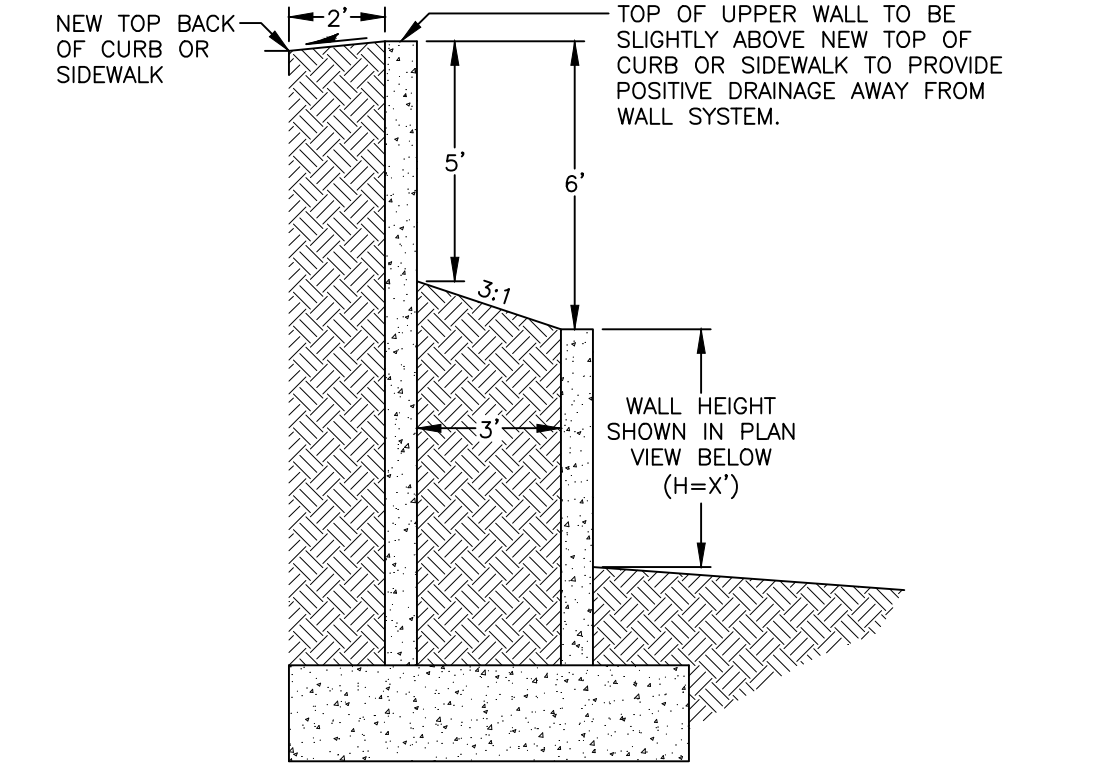
TOTAL LOT AREA: 521,174 S.F.
MINUS CIVIC SPACE: 27,990 S.F.
MINUS IMPERVIOUS SURFACES: 206,054 S.F.
EQUALS OPEN SPACE AREA: 287,130 S.F.
OPEN SPACE PERCENTAGE: 55.09 %

CIVIC SPACE

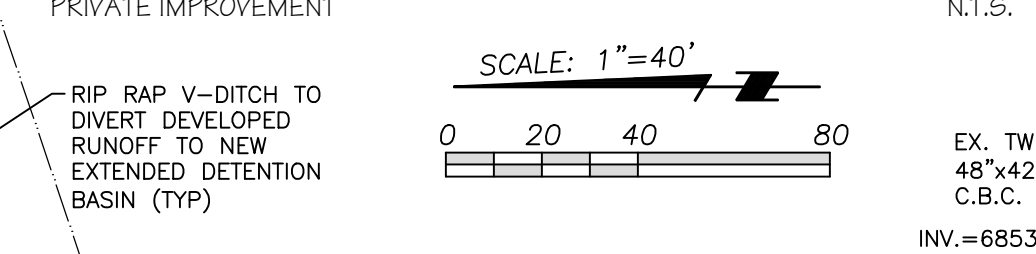
CIVIC SPACE 1: 6,655 S.F.
CIVIC SPACE 2: 4,160 S.F.
CIVIC SPACE 3: 17,175 S.F.
TOTAL CIVIC SPACE: 27,990 S.F.
CIVIC SPACE PERCENTAGE: 5.4 %

RAINWATER HARVESTING REQUIREMENTS

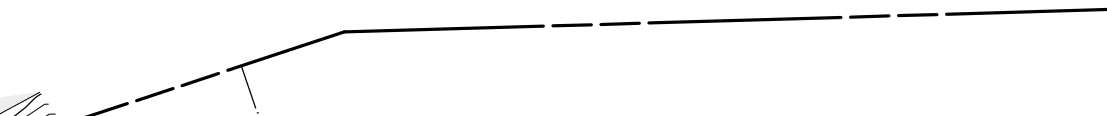
USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN
COMPLIANCE WITH COF LANDSCAPING STANDARDS
AND UTILIZE PASSIVE RAINWATER HARVESTING.



TYPICAL DRIVE AISLE & PARKING SPACES



PRELIMINARY TERRACED WALL DETAIL



IMPERVIOUS SURFACES

NEW BUILDINGS:	78,689 S.F.
CONCRETE SIDEWALKS:	25,645 S.F.
ON-SITE A.C. PAVEMENT:	99,585 S.F.
TRASH ENCLOSURES:	2,135 S.F.
TOTAL IMPERVIOUS SURFACES:	206,054 S.F.
ROCY REQUIRED:	206,054 x 1/12 = 17,172 C.F.

LOW IMPACT DEVELOPMENT AREA PROVIDED

L.I.D. BASIN	IMPERVIOUS SURFACE (S.F.)	R.O.C.V. REQ'D (C.F.)	R.O.C.V. DEPTH (FT.)	TOTAL ROCY & RET. PROVIDED (C.F.)	ROCY & RET. DEPTH (FT.)	LOCATION
E.D.B. No. 1	105,777	8,815	1.45'	18,520	3.00'	SURFACE
E.D.B. No. 2	68,563	5,714	2.44'	5,873	2.50'	SURFACE
E.D.B. No. 3	14,187	1,182	1.00'	3,765	3.00'	SURFACE
E.D.B. No. 4	17,512	1,459	1.92'	2,547	3.00'	SURFACE

NOTE: FINAL DRAINAGE DESIGN WILL INFILTRATE AND RETAIN (WITH METERING IN 24 TO 36 HOURS) A 100-YEAR DEVELOPED VOLUME SUFFICIENT TO REDUCE TOTAL 100-YEAR VOLUME DISCHARGED FROM THE SITE TO LESS THAN PRE-DEVELOPED 100-YEAR VOLUME.

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PROJECT NO. 18275
DATE: 5/16/19
DESIGNED BY: TME
DRAWN BY: TME
CHECKED BY: KVH

REVISIONS PER C.O.F. COMMENTS DATED 11/9/18
PER C.O.F. COMMENTS DATED 12/19/18
PER C.O.F. COMMENTS DATED 3/11/19
PER C.O.F. COMMENTS DATED 5/21/19

CONCEPT-08

COF PROJECT # PZ-17-00227-01