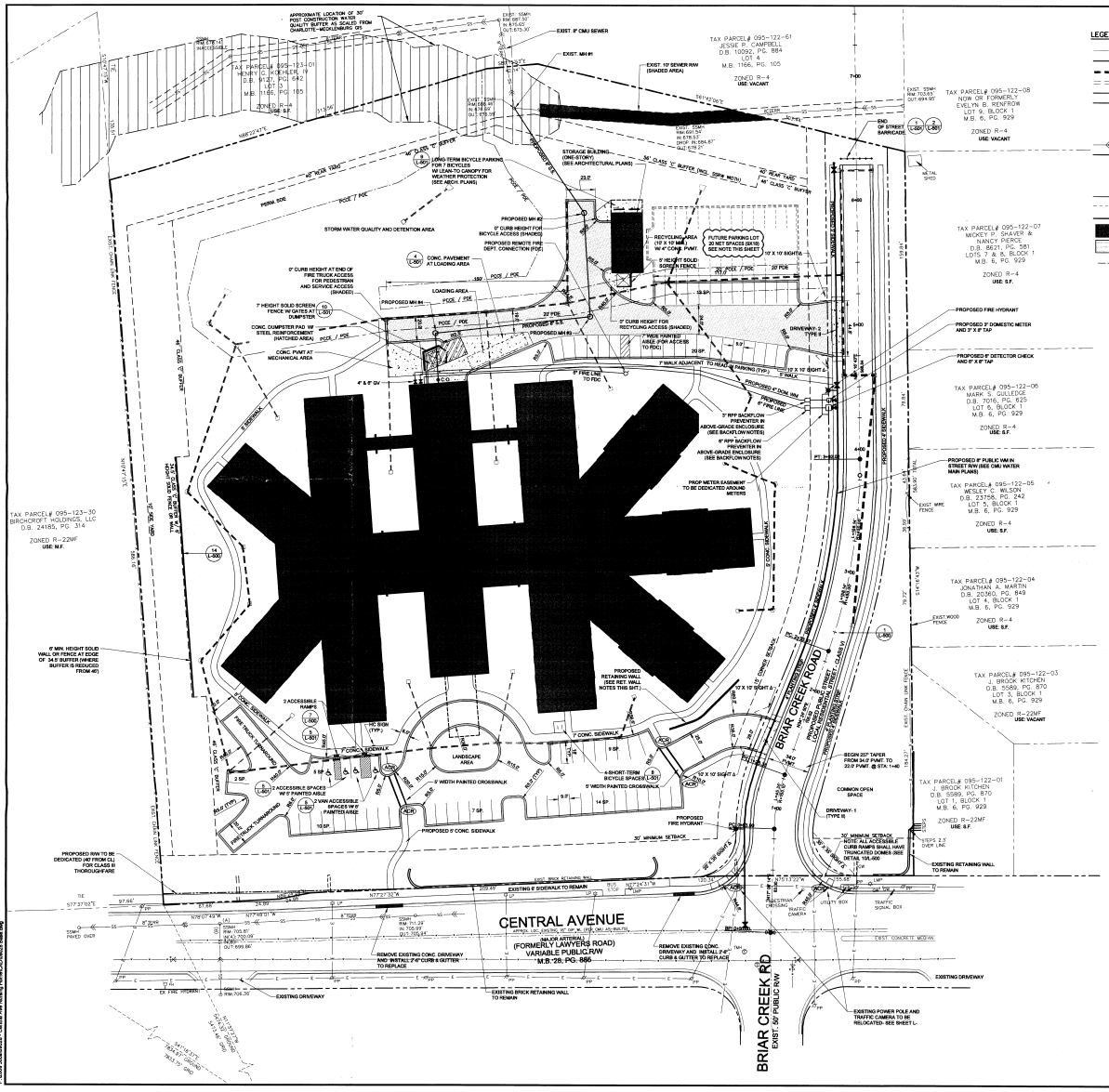
CENTRAL AVENUE
(FORMERLY LAWYERS ROAD)
VARIABLE PUBLIC R/W
M.B. 28, PG. 886
BRIAR CREEK ROAD
EXIST. 50' PUBLIC R/W
TAX PARCEL# 095-122-61
JESSE P. CAMPBELL
D.B. 10092, PG. 884
LOT 4
M.B. 1166, PG. 105
ZONED R-4
USE: VACANT
TAX PARCEL# 095-123-01
HENRY C. KOEHLER, III
D.B. 9127, PG. 842
LOT 3
M.B. 1166, PG. 105
ZONED R-4
USE: S.F.
TAX PARCEL# 095-123-30
BIRCHCROFT HOLDINGS, LLC
D.B. 24185, PG. 314
ZONED R-22MF
USE: M.F.
TAX PARCEL# 095-122-08
NOW OR FORMERLY
EVELYN B. RENFROW
LOT 9, BLOCK 1
M.B. 6, PG. 929
ZONED R-4
USE: VACANT
TAX PARCEL# 095-122-07
MICKEY P. SHAVER &
NANCY PIERCE
D.B. 8621, PG. 581
LOTS 7 & 8, BLOCK 1
M.B. 6, PG. 929
ZONED R-4
USE: S.F.
TAX PARCEL# 095-122-06
MARK S. GULLEDGE
D.B. 7016, PG. 625
LOT 6, BLOCK 1
M.B. 6, PG. 929
ZONED R-4
USE: S.F.
TAX PARCEL# 095-122-05
WESLEY C. WILSON
D.B. 23756, PG. 242
LOT 5, BLOCK 1
M.B. 6, PG. 929
ZONED R-4
USE: S.F.
TAX PARCEL# 095-122-04
JONATHAN A. MARTIN
D.B. 20360, PG. 849
LOT 4, BLOCK 1
M.B. 6, PG. 929
ZONED R-4
USE: S.F.
TAX PARCEL# 095-122-03
J. BROOK KITCHEN
D.B. 5589, PG. 870
LOT 3, BLOCK 1
M.B. 6, PG. 929
ZONED R-22MF
USE: VACANT
TAX PARCEL# 095-122-01
J. BROOK KITCHEN
D.B. 5589, PG. 870
LOT 1, BLOCK 1
M.B. 6, PG. 929
ZONED R-22MF
USE: S.F.
STORM WATER QUALITY AND DETENTION AREA
LONG-TERM BICYCLE PARKING FOR 7 BICYCLES W/ LEAN-TO CANOPY FOR WEATHER PROTECTION (SEE ARCH. PLANS)
STORAGE BUILDING (ONE-STORY) (SEE ARCHITECTURAL PLANS)
RECYCLING AREA (10' X 10' MIN.) W/ 4" CONC. PVMT.
FUTURE PARKING LOT 20 NET SPACES (20.10) SEE NOTE THIS SHEET
LOADING AREA
CONC. PAVEMENT AT LOADING AREA
CONC. DUMPSTER PAD W/ STEEL REINFORCEMENT (MATCHED AREA)
CONC. PVMT AT MECHANICAL AREA
LANDSCAPE AREA
2 ACCESSIBLE RAMPS
2 ACCESSIBLE SPACES W/ 5' PAINTED AISLE
2 VAN ACCESSIBLE SPACES W/ 8' PAINTED AISLE
4 SHORT-TERM BICYCLE SPACES
9' WIDTH PAINTED CROSSWALK
PROPOSED 5' CONC. SIDEWALK
PROPOSED FIRE HYDRANT
30' MINIMUM SETBACK
PROPOSED R/W TO BE DEDICATED (40' FROM CL) FOR CLASS III THOROUGHFARE
EXISTING 6' SIDEWALK TO REMAIN
REMOVE EXISTING CONC. DRIVEWAY AND INSTALL 2'-6" CURB & GUTTER TO REPLACE
EXISTING BRICK RETAINING WALL TO REMAIN
EXISTING DRIVEWAY
EXISTING POWER POLE AND TRAFFIC CAMERA TO BE RELOCATED- SEE SHEET L-
EXISTING RETAINING WALL TO REMAIN
COMMON OPEN SPACE
DRIVEWAY- 1 (TYPE II)
BEGIN 25'/7' TAPER FROM 34.0' PVMT. TO 22.0' PVMT. @ STA. 1+40
PROPOSED RETAINING WALL (SEE RET. WALL NOTES THIS SHT.)
PROPOSED 6' PUBLIC VMI IN STREET R/W (SEE CMU WATER MAIN PLANS)
PROPOSED FIRE HYDRANT
PROPOSED 3" DOMESTIC METER AND 3" X 8" TAP
PROPOSED 6" DETECTOR CHECK AND 6" X 8" TAP
PROPOSED 8" FIRE LINE TO FDC
PROPOSED 4" DOM. SRV.
PROPOSED 4" FIRE LINE
3" RPP BACKFLOW PREVENTER IN ABOVE-GRADE ENCLOSURE (SEE BACKFLOW NOTES)
6" RPP BACKFLOW PREVENTER IN ABOVE-GRADE ENCLOSURE (SEE BACKFLOW NOTES)
PROP. METER EASEMENT TO BE DEDICATED AROUND METERS
6' MIN. HEIGHT SOLID WALL OR FENCE AT EDGE OF 34.5' BUFFER (WHERE BUFFER IS REDUCED FROM 40')
PROPOSED 8' CONC. SIDEWALK
PROPOSED 6' CONC. SIDEWALK
PROPOSED 5' CONC. SIDEWALK
PROPOSED 2' CONC. SIDEWALK
PROPOSED 2' CONC. SIDEWALK
PROPOSED 6' PUBLIC VMI IN STREET R/W (SEE CMU WATER MAIN PLANS)
PROPOSED 6" DOM. SRV.
PROPOSED 8" FIRE LINE
PROPOSED 4" DOM. SRV.
PROPOSED 4" FIRE LINE
PROPOSED 8" DOM. SRV.
PROPOSED 8" FIRE LINE
PROPOSED 6" DOM. SRV.
PROPOSED 6