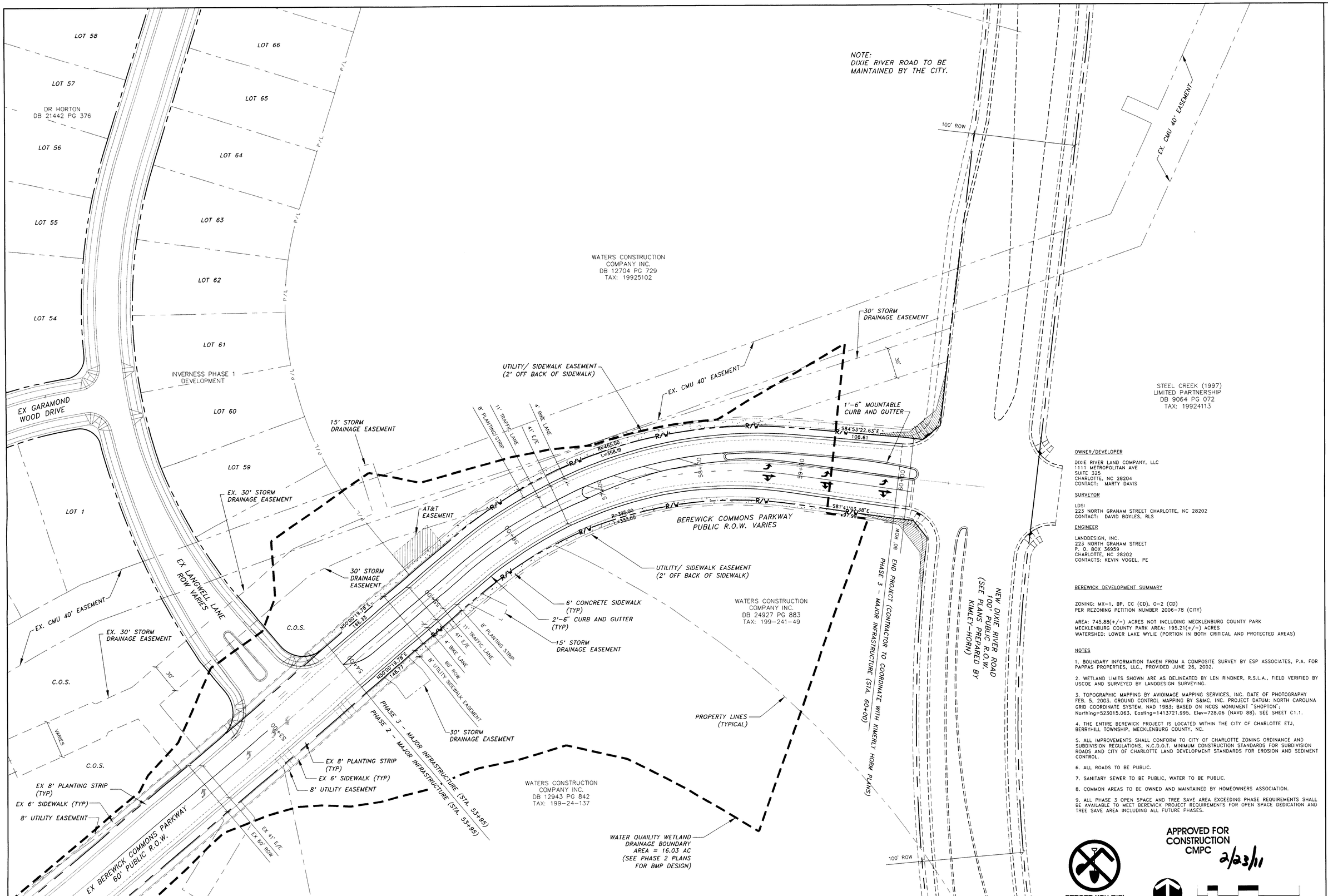
LOT 58
LOT 57
DR HORTON
DB 21442 PG 376
LOT 56
LOT 55
LOT 54
LOT 66
LOT 65
LOT 64
LOT 63
LOT 62
LOT 61
INVERNESS PHASE 1
DEVELOPMENT
LOT 60
LOT 59
LOT 1
EX GARAMOND
WOOD DRIVE
NOTE:
DIXIE RIVER ROAD TO BE
MAINTAINED BY THE CITY.
WATERS CONSTRUCTION
COMPANY INC.
DB 12704 PG 729
TAX: 19925102
100' ROW
EX. CMU 40' EASEMENT
30' STORM
DRAINAGE EASEMENT
UTILITY/ SIDEWALK EASEMENT
(2' OFF BACK OF SIDEWALK)
EX. CMU 40' EASEMENT
15' STORM
DRAINAGE EASEMENT
1'-6" MOUNTABLE
CURB AND GUTTER
STEEL CREEK (1997)
LIMITED PARTNERSHIP
DB 9064 PG 072
TAX: 19924113
8' PLANTING STRIP
11' TRAFFIC LANE
4' BIKE LANE
41' E/E
R=455.00
L=558.19
S84°53'22.63"E
108.61
EX. 30' STORM
DRAINAGE EASEMENT
AT&T
EASEMENT
BEREWICK COMMONS PARKWAY
PUBLIC R.O.W. VARIES
S81°41'03.28"E
97.99
R=395.00
L=334.05
30' STORM
DRAINAGE
EASEMENT
UTILITY/ SIDEWALK EASEMENT
(2' OFF BACK OF SIDEWALK)
EX. LANGWELL LANE
ROW VARIES
EX. CMU 40' EASEMENT
EX. 30' STORM
DRAINAGE EASEMENT
C.O.S.
N50°00'19.78"E
186.33
6' CONCRETE SIDEWALK
(TYP)
2'-6" CURB AND GUTTER
(TYP)
15' STORM
DRAINAGE EASEMENT
WATERS CONSTRUCTION
COMPANY INC.
DB 24927 PG 883
TAX: 199-241-49
END PROJECT (CONTRACTOR TO COORDINATE WITH KIMLEY HORN PLANS)
PHASE 3 - MAJOR INFRASTRUCTURE (STA. 60+00)
NEW DIXIE RIVER ROAD
100' PUBLIC R.O.W.
(SEE PLANS PREPARED BY
KIMLEY-HORN)
EX. CMU 40' EASEMENT
60' ROW
8' PLANTING STRIP
11' TRAFFIC LANE
41' E/E
4' BIKE LANE
8' UTILITY SIDEWALK EASEMENT
N50°00'19.78"E
146.77
30' STORM
DRAINAGE EASEMENT
PROPERTY LINES
(TYPICAL)
PHASE 3 - MAJOR INFRASTRUCTURE (STA. 53+95)
PHASE 2 - MAJOR INFRASTRUCTURE (STA. 53+95)
EX 8' PLANTING STRIP
(TYP)
EX 6' SIDEWALK (TYP)
8' UTILITY EASEMENT
WATERS CONSTRUCTION
COMPANY INC.
DB 12943 PG 842
TAX: 199-24-137
EX 8' PLANTING STRIP
(TYP)
EX 6' SIDEWALK (TYP)
8' UTILITY EASEMENT
EX BEREWICK COMMONS PARKWAY
60' PUBLIC R.O.W.
EX 41' E/E
EX 60' ROW
EX. 25' STORM
DRAINAGE EASEMENT
WATER QUAILITY WETLAND
DRAINAGE BOUNDARY
AREA = 16.03 AC
(SEE PHASE 2 PLANS
FOR BMP DESIGN)
100' ROW
VARIES
30'
S3+80
S4+70
S5+55
S6+00
S6+45
S7+00
S8+00
S9+00
S10+00
S11+00
S12+00
S13+00
S14+00
S15+00
S16+00
S17+00
S18+00
S19+00
S20+00
S21+00
S22+00
S23+00
S24+00
S25+00
S26+00
S27+00
S28+00
S29+00
S30+00
S31+00
S32+00
S33+00
S34+00
S35+00
S36+00
S37+00
S38+00
S39+00
S40+00
S41+00
S42+00
S43+00
S44+00
S45+00
S46+00