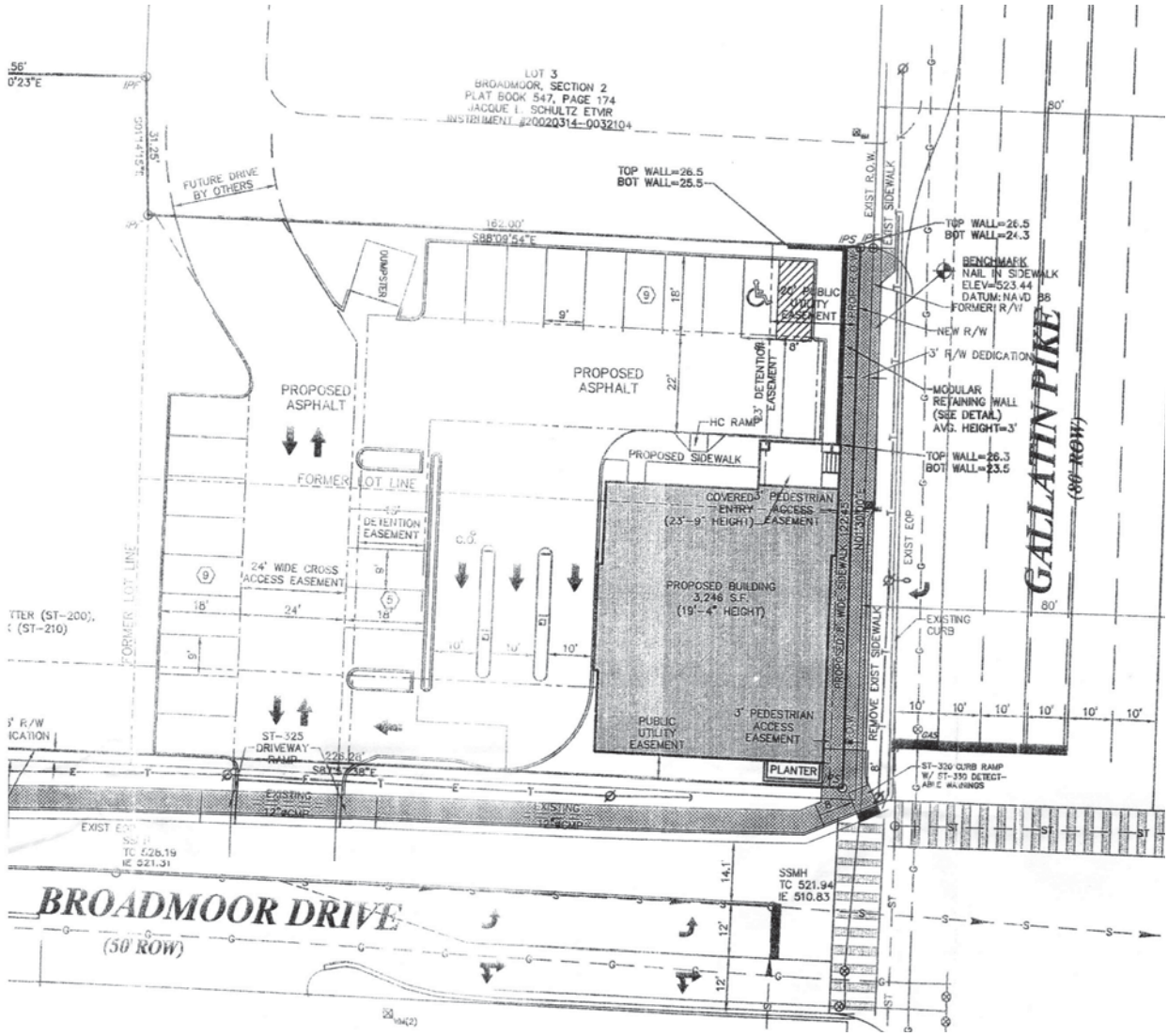
LOT 3
BROADMOOR, SECTION 2
PLAT BOOK 547, PAGE 174
JACQUE L. SCHULTZ ETVIR
INSTRUMENT #20020314-0032104
FUTURE DRIVE BY OTHERS
TOP WALL=26.5
BOT WALL=25.5
162.00'
S88°09'54"E
DUMPSTER
PROPOSED ASPHALT
PROPOSED ASPHALT
FORMER LOT LINE
DETENTION EASEMENT
24' WIDE CROSS ACCESS EASEMENT
FORMER LOT LINE
HC RAMP
PROPOSED SIDEWALK
COVERED ENTRY (23'-9" HEIGHT)
3' PEDESTRIAN ACCESS EASEMENT
PROPOSED BUILDING 3,246 S.F. (19'-4" HEIGHT)
PUBLIC UTILITY EASEMENT
3' PEDESTRIAN ACCESS EASEMENT
PLANTER
PROPOSED 8' WIDE SIDEWALK
REMOVE EXIST SIDEWALK
EXIST R.O.W.
EXIST SIDEWALK
TOP WALL=26.5
BOT WALL=24.3
BENCHMARK
NAIL IN SIDEWALK
ELEV=523.44
DATUM: NAVD 88
FORMER R/W
NEW R/W
3' R/W DEDICATION
MODULAR RETAINING WALL (SEE DETAIL) AVG. HEIGHT=3'
TOP WALL=26.3
BOT WALL=23.5
EXIST EOP
EXISTING CURB
GALLATIN PIKE
(80' ROW)
ST-325 DRIVEWAY RAMP
ST-320 CURB RAMP W/ ST-330 DETECTABLE WARNINGS
EXISTING 12"ØCMP
EXISTING 12"ØCMP
SSMH
TC 521.94
IE 510.83
BROADMOOR DRIVE
(50' ROW)