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DEER CREEK ROAD

15' BUILDING SETBACK

10' LANDSCAPE SETBACK

RAD. BRG.= N 0°23'11"E

(R=107.58')
S 89°28'02"E 107.49'
Δ=5°11'19"
R=742.00'
L=67.19'
(R=Δ=5°11'18"
R=742.00'
L=67.19')

5' CONC. WALK

DIRT DRIVE

(R=285.06')
N 0°25'15"E 284.77'

(R=324.71')
S 4°47'33"E 324.77'
BASIS OF BEARINGS

15' BUILDING & LANDSCAPE BUFFER SETBACK

5' CONC. WALK

5' ATTACHED WALK

RETAINING WALL, 4' MAX. HEIGHT

PROPOSED UNITS: 54 (+6)

GUEST PRK REQUIRED: 18

GUEST PARKING PROVIDED: 20

APPROXIMATE WESTERLY LINE OF 100-YEAR FEMA FLOOD PLAIN

Pedestrian path to be removed or rerouted

PRK (+1)

2-UNITS

3' GRAVEL PATH

Retaining walls likely needed

15' BUILDING SETBACK

PRK (3)

Pinch point near floodplain - Grading challenge

2-UNITS

4-UNITS

3-UNITS

3-UNITS

2-UNITS

EDGE OF ASPHALT

RAD. BRG.= N 66°45'02"W

(R=165.05')
N 23°18'42"E 164.84'

WOODMOOR DRIVE
COLLECTOR (PUBLIC - ROW VARIES)

(R=612.65')
Δ=22°52'48"
L=244.41'
(R=Δ=22°51'28" R=612.65' L=244.41')

(R=1080.00')
Δ=6°10'18"
L=116.34'
(R=Δ=6°10'00" L=116.24')

RAD. BRG.= N 60°33'06"W

EASEMENT (BOOK 3076 PAGE 93)

5' ATTACHED WALK

EXISTING TREE-LINE

GRAVEL DRIVE

N 89°36'28"W 193.06'
(R=193.02')

(R=47.27')
S 0°11'11"W 47.25'

(R=130.88')
N 29°26'04"E 130.81'

ASPHALT DRIVE

84.21'
N 84°22'31"W
(R=84.27')

(R=123.84')
S 60°46'54"W 123.86'

EXISTING TREE-LINE

MAIL KIOSK

PROPOSED ROUNDABOUT

15' BUILDING SETBACK, TYP.

(R=89.02')
N 1°38'18"W 88.95'

74.00'
S 88°30'16"W

3' GRAVEL PATH

N 42°34'07"W
26.80'
(R=26.80')

N 89°05'49"W
8.74'
(R=8.83')

EASEMENT BETWEEN LAKE BED AND 3' ABOVE HWM (7100' NGVD-1929) (BOOK 3403 PAGE 722)

LAKE MAINTENANCE EASEMENT (BOOK 3403 PAGE 722) FLOOD LINE EASEMENT (REC. No. 2010088808)

N 1°29'44"W 143.00'

GRAVEL DRIVE

N 89°29'51"E 24.74'

S 17°49'44"E 17.09'

S 28°10'16"W 27.00'

S 61°49'44"E 51.01'

S 1°29'44"E 23.00'

S 88°30'16"W 16.00'

S 61°49'44"E 35.53'

S 28°10'16"W 22.00'

S 61°49'44"E 17.00'

S 28°10'16"W 35.00'

S 61°49'44"E 13.00'

S 28°10'16"W 51.00'

N 61°49'44"W 19.00'

S 28°10'16"W 23.00'

EDGE OF WATER (AUGUST 2005)

S 1°29'44"E 50.45'

N 88°30'16"E 24.00'

S 1°29'44"E 18.00'

N 88°30'16"E 18.00'

S 1°29'44"E 51.00'

S 88°30'16"W 13.00'

S 1°29'44"E 35.00'

S 88°30'16"W 74.00'

N 1°29'03"W 20.01'
(R=20.00')

N 61°52'30"W 120.47'
(R=120.44')

S 28°10'16"W 19.59'

N 61°20'06"W 63.25'
(R=63.00')

LAKE

WOODMOOR

N 88°30'16"E 74.00'

51.00' S 28°10'16"W

133.65'
S 5°29'51"W
(R=133.65')

WATERSIDE
CONCEPT LAYOUT
JM Weston Townhomes
01-19-2018

CONCEPTUAL LAYOUT
04/15/21

NORTH

0 20 40 80
1" = 60'

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