

SHELBY DRIVE (114' R.O.W.)

626.68' TO E ROSS RD.

365

461.67' TO E ROSS RD.

57'

63.11'

CONC. CURB & GUTTER

CONC. SIDEWALK

563.57' S89°24'36"E

165.01'

365

8' PLANTING SCREEN
(PB 162, PG 24)

398.56'

P.O.B. PARCEL 1

P.O.B. PARCEL 2

Rad = 30.00'
Arc = 46.82'
Tan = 29.69'
Chd = 42.21'
Del = S44°42'18"E
= 89°24'37"

PROPOSED INGRESS-EGRESS ESMT
1,200 Sq Ft

75' MIN. BLDG. SETBACK
(PB 162, PG 24)

365

363

PARCEL 1
37,947 Sq Ft
0.871 Ac

361

PARCEL 2
98,287 Sq Ft
2.256 Ac

360

359

75' MIN. BLDG. SETBACK
(PB 126, PG 24)

8' PLANTING SCREEN
(PB 162, PG 24)

34'

15' PLANTING SCREEN
(PB 162, PG 24)

PAVED ACCESS EASEMENT
8,546 Sq Ft

230.00' N0°04'26"W

229.97' N0°04'26"W

353.91' N89°23'57"W

356

P.O.B. ESMT.

368.02' S89°23'57"E

18.00'

165.01'

SIP

15' PLANTING SCREEN (PB 162, PG 24)
FIP 0.2' NORTH

427.96'

15.00'

592.97' PP N89°23'57"W

FIP 0.2' NORTH

FENCE COR.
0.7' SOUTH

FENCE COR.
0.2' NORTH

FENCE COR.
0.2' NORTH

FENCE COR.
ON LINE

ROSS CREEK P.U.D.
PARCEL 'B'
(PB 128, PG 48)

FND
CM

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

ROSS ROAD
(68' R.O.W.)

200.39' S0°00'00"W

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'