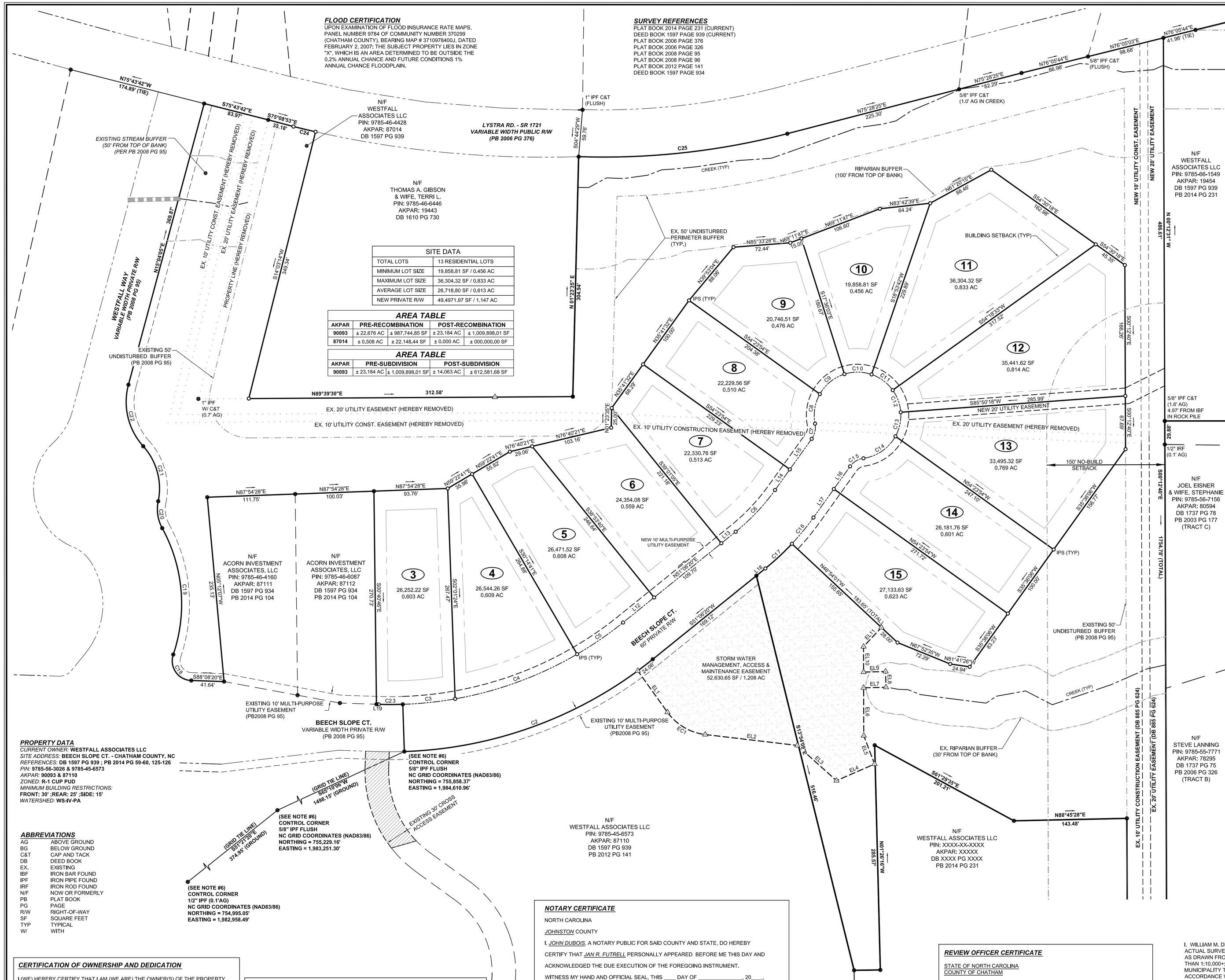
N/F
WESTFALL
ASSOCIATES LLC
PIN: 9785-46-4428
AKPAR: 87014
DB 1597 PG 939
LYSTRA RD. - SR 1721
VARIABLE WIDTH PUBLIC R/W
(PB 2006 PG 376)
N/F
THOMAS A. GIBSON
& WIFE, TERRI L.
PIN: 9785-46-6446
AKPAR: 19443
DB 1610 PG 730
N/F
WESTFALL
ASSOCIATES LLC
PIN: 9785-66-1549
AKPAR: 19454
DB 1597 PG 939
PB 2014 PG 231
N/F
JOEL EISNER
& WIFE, STEPHANIE
PIN: 9785-56-7156
AKPAR: 80594
DB 1737 PG 78
PB 2003 PG 177
(TRACT C)
N/F
STEVE LANNING
PIN: 9785-55-7771
AKPAR: 78295
DB 1737 PG 75
PB 2006 PG 326
(TRACT B)
N/F
ACORN INVESTMENT
ASSOCIATES, LLC
PIN: 9785-46-4160
AKPAR: 87111
DB 1597 PG 934
PB 2014 PG 104
N/F
ACORN INVESTMENT
ASSOCIATES, LLC
PIN: 9785-46-6087
AKPAR: 87112
DB 1597 PG 934
PB 2014 PG 104
N/F
WESTFALL ASSOCIATES LLC
PIN: 9785-45-6573
AKPAR: 87110
DB 1597 PG 939
PB 2012 PG 141
N/F
WESTFALL ASSOCIATES LLC
PIN: XXXX-XX-XXXX
AKPAR: XXXXX
DB XXXX PG XXXX
PB 2014 PG 231
BEECH SLOPE CT.
60' PRIVATE R/W
BEECH SLOPE CT.
VARIABLE WIDTH PRIVATE R/W
(PB 2008 PG 95)
WESTFALL WAY
VARIABLE WIDTH PRIVATE R/W
(PB 2008 PG 95)
EXISTING STREAM BUFFER
(50' FROM TOP OF BANK)
(PER PB 2008 PG 95)
EXISTING 50'
UNDISTURBED BUFFER
(PB 2008 PG 95)
EXISTING 10' MULTI-PURPOSE
UTILITY EASEMENT
(PB2008 PG 95)
EXISTING 10' MULTI-PURPOSE
UTILITY EASEMENT
(PB2008 PG 95)
EXISTING 30' CROSS
ACCESS EASEMENT
EX. 50' UNDISTURBED
PERIMETER BUFFER
(TYP.)
RIPARIAN BUFFER
(100' FROM TOP OF BANK)
BUILDING SETBACK (TYP)
EX. RIPARIAN BUFFER
(30' FROM TOP OF BANK)
EXISTING 50'
UNDISTURBED BUFFER
(PB 2008 PG 95)
STORM WATER
MANAGEMENT, ACCESS &
MAINTENANCE EASEMENT
52,630.65 SF / 1.208 AC
EX. 20' UTILITY EASEMENT (HEREBY REMOVED)
EX. 10' UTILITY CONST. EASEMENT (HEREBY REMOVED)
EX. 10' UTILITY CONSTRUCTION EASEMENT (HEREBY REMOVED)
NEW 10' MULTI-PURPOSE
UTILITY EASEMENT
NEW 10' UTILITY CONST. EASEMENT
NEW 20' UTILITY EASEMENT
150' NO-BUILD
SETBACK
CREEK (TYP)
IPS (TYP)
1" IPF C&T
(FLUSH)
5/8" IPF C&T
(1.0' AG IN CREEK)
5/8" IPF C&T
(FLUSH)
5/8" IPF C&T
(1.6' AG)
4.97' FROM IBF
IN ROCK PILE
1/2" IRF
(0.1' AG)
1" IPF
W/ C&T
(0.7' AG)
1/2" IPF
(0.1' AG)
1" IPF
W/ C&T
(0.7' AG)
1/2" IPF C&T
(0.1' AG)
1/2" IPF
(0.1' AG)
(PB 2008 PG 95)
60' 0 60' 120'
SCALE: 1" = 60'
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
20,746.51 SF
0.476 AC
19,858.81 SF
0.456 AC
36,304.32 SF
0.833 AC
22,229.56 SF
0.510 AC
35,441.62 SF
0.814 AC
22,330.76 SF
0.513 AC
33,495.32 SF
0.769 AC
24,354.08 SF
0.559 AC
26,471.52 SF
0.608 AC
26,544.26 SF
0.609 AC
26,252.22 SF
0.603 AC
26,181.76 SF
0.601 AC
27,133.63 SF
0.623 AC
N75°43'42"W
174.89' (T/IE)
S75°43'42"E
83.97'
S75°08'53"E
33.18'
C24
C25
C23
C22
C21
C20
C19
C18
C17
C16
C15
C14
C13
C12
C11
C10
C9
C8
C7
C6
C5
C4
C3
C2
C1
N01°23'35"E
304.94'
S04°44'22"W
59.76'
N89°39'30"E
312.58'
S14°03'14"W
349.34'
N15°04'05"E
369.87'
N87°54'28"E
111.75'
N87°54'28"E
100.03'
N87°54'28"E
93.76'
N76°40'21"E
103.16'
N76°40'21"E
29.06'
N76°05'44"E
41.98' (T/IE)
N76°05'03"E
98.68'
N76°05'44"E
86.96'
N75°28'25"E
62.29'
N75°28'25"E
225.30'
N87°20'19"E
88.46'
N83°42'39"E
64.24'
N69°11'47"E
106.60'
N69°11'47"E
15.05'
N85°33'28"E
72.44'
S54°30'19"E
162.98'
S54°34'16"E
45.58'
S54°16'35"W
317.52'
S17°30'01"E
168.67'
S16°53'43"W
229.69'
S54°23'54"E
204.86'
S54°23'54"E
229.34'
S85°50'18"W
285.99'
S00°12'40"E
176.36'
S00°12'40"E
67.69'
S00°12'40"E
175.42' (T/IEAL)
S00°12'40"E
N54°23'54"W
247.16'
N54°23'54"W
271.72'
S30°36'06"W
156.77'
S30°36'06"W
100.00'
S30°36'06"W
83.25'
N48°54'01"W
156.66'
193.65' (TOTAL)
N87°52'45"W
72.29'
N81°41'26"W
24.94'
S15°54'09"E
516.46'
S81°29'35"E
201.21'
N88°45'28"E
143.48'
N01°32'16"W
285.57'
S00°12'40"E
N89°22'41"E
55.82'
N89°22'41"E
35.98'
S00°44'48"E
270.73'
S00°12'41"E
280.47'
S00°12'41"E
S00°44'48"E
280.64'
S00°12'41"E
284.08'
S51°08'00"W
160.12'
N51°06'20"E
109.70'
N51°06'20"E
N35°36'06"E
235.13'
S88°08'20"E
41.64'
N51°06'20"E
50.60'
N51°06'20"E
23.39'
N35°36'06"E
32.25'
N35°36'06"E
47.70'
S35°36'06"W
35.46'
S35°36'06"W
44.48'
S51°06'20"W
14.59'
S88°28'39"E
2.84'
N89°59'42"E
30.61'
S76°40'32"E
28.84'
S76°40'32"E
1320.65'
N83°43'45"E
266.20'
N89°39'30"E
N01°23'35"E
N89°39'04"E
89.60'
N89°39'04"E
100.00'
N89°43'06"E
89.60'
N89°43'06"E
N89°43'06"E
24.00'
S54°23'54"E
S54°23'54"E
S00°12'40"E
S00°12'40"E
S00°12'40