20 0 10 20
1 Inch = 20 Feet

CURB & GUTTER (TYPICAL)

E.O.P.

E.O.P.

E.O.P.

E.O.P.

R/W

FCM 3"X3" (PLAIN TOP)

FENCE 2.1' WEST OF LINE

4' WIRE FENCE (DILAPIDATED)

FIR 5/8" (NO ID)

FIRC 5/8" (#4016)

**N02°32'51"W 598.60'(D)

PROP. BOUNDARY

10' HOA DRAINAGE EASEMENT

10' BLDG. SETBACK

HOA DRAINAGE EASEMENT

7,000 SF COMMERCIAL/RETAIL BLDG.

10' BLDG. SETBACK

7.5' HOA DRAINAGE ACCESS EASEMENT

10' HOA DRAIN

BLOCK

POWER POLE

CONCRETE SWALE

25' BLDG. SETBACK

6' SIDEWALK

8

5

24'

8

24'

7' PUBLIC SIDEWALK EASEMENT

FIRC 5/8" (#4016)

25' BLDG. SETBACK

HOA SIGN EASEMENT

EX. 5/8" WATER SERVICE

EX. 4" SEWER SERVICE

PROP. BOUNDARY

FIRC 5/8" (#4016)

SHARED ACCESS EASEMENT

SHARED ACCESS EASEMENT

POWER POLE (ABANDONED)

S02°31'04"W 583.26'(D)

SIGN

BP-0+00.00

0+00

1+00

2+00

3+00

4+00

E.O.P.

E.O.P.

SEWER MANHOLE TOP EL. 103.1' STRUCTURE INV. EL. 93.33'

FCM 3"X3" (#3208)

R/W

SIGN

N02°31'04"W 7

POWER POLE

GUY WIRE ANCHOR

POWER POLE

FCM 3"X3" (BROKEN)

SHARED ACCESS EASEMENT

SHARED ACCESS EASEMENT

HOA COMMON AREA

LEGEND:

- PROPOSED RESURFACING
- PROPOSED LANDSCAPE/NATURAL AREA
- PROPOSED SWMF

August 25, 2022 (15:17:52 EST)
F:\20036.01 - TAPLEY TRAIL\CAD\COMMERCIAL CONCEPT.DWG

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

REVISIONS	BY	DATE

TAPLEY TRAIL SUBDIVISION

SITE LAYOUT PLAN

FLORIDA

LEON COUNTY

JAMES B. BEGUE, P.E.
LICENSE NUMBER 73880

DRAWN BY:	W.E.C.
CHECKED BY:	S.K.M.
DATE:	08/25/22
HORZ. SCALE:	1"=20'
VERT. SCALE:	

SHEET C-106

PROJECT No. 20036.01