Polk County Zoning Commission Monday, February 24, 2020 Staff Report



The Reserve at Rock Creek – Major Preliminary Plat

Property Owners:	Marshall P. Aunspach, Thomas J. Davies & Lake Ridge Heights, LLC						
Developer:	WE, L.L.C.						
Developer's Represe	entative: Shane Devick, Civil Engineering Consultants, Inc.						
Request:	Preliminary Plat Approval of a Major Subdivision Plat						
Legal Description:	SW ¼ of Section 28, Crocker Township						
General Location:	8068 NW 27 th Court and 2900 and 2906 NW 82 nd Avenue (Exhibit 'A')						
Existing Zoning:	"RR" Rural Residential District & "LDR" Low Density Residential District						
Surrounding Zoning North: South: East: West:	RR" Rural Residential District "RR" Rural Residential District "LDR" Low Density Residential District & "MDR" Medium Density Residential District "RR" Rural Residential District						
Waiver Request:	No lot shall have a depth greater than four (4) times the width at the minimum building line.						
	Flag lots shall not exceed one (1) acre in size in areas with public sanitary sewer.						
	Cul-de-sac streets shall not exceed 600 feet from adjacent right-of-way to the end of the proposed right-of-way in Residential Developments.						
	Exhibit 'B'						

GENERAL COMMENTS:

This preliminary plat (Exhibit 'C') proposes 17 residential lots, one (1) street lot and four (4) outlots on four (4) properties totaling approximately 40.62 acres. A cul-de-sac street is proposed to be constructed to provide street frontage and access to all of the proposed lots. The cul-de-sac street is a public street extension from NW 28th Street, located north of the property, however the proposed cul-de-sac street will be a named street, NW Rock Creek Court, to avoid conflicts with NW 28th Court located directly west of The Reserve at Rock Creek.

A long private drive extending south from NW 82nd Avenue provides access to two (2) existing houses addressed as 2900 and 2906 NW 82nd Avenue. Both houses are proposed to be retained on Lots 9 and 17. The existing driveway is the approximate alignment of the proposed public culde-sac street. The proposed NW Rock Creek Court exceeds the maximum cul-de-sac length of 600 feet, therefore the developer has asked for a waiver to this standard. Steep slopes and the presence of Rock Creek, in addition the narrowness of the parent parcels, support a cul-de-sac street that exceeds the 600-foot maximum. To alleviate concerns about a single access to the proposed 17 lots, the developer has chosen to create a driveway that will connect NW Rock Creek Court to the newly constructed cul-de-sac street, NW 27th Court, directly to the east, creating a secondary access to be utilized in emergency situations.

All of the proposed lots will access NW Rock Creek Court directly. Two (2) linear outlots, Outlot 'Y' and Outlot 'Z', are located on either side of NW Rock Creek Court to restrict through connections to NW Rock Creek Court from the adjacent, eastern, residential development. This is an effort to minimize the number of vehicles utilizing NW Rock Creek Court and to protect stormwater infrastructure in the backyards of these newly platted lots.

The Developer is requesting three (3) waivers. The length of the cul-de-sac street, exceeding 600 feet, has been previously discussed. The remaining waivers are to allow the creation of a lot that exceeds four (4) times the length at the minimum building line. Specifically, the waiver is for Lot 10. The last requested waiver is to allow flag lots, Lots 10 and 11, to exceed one (1) acre in size that are served by public sanitary sewer. The waiver request letter from the consultant is attached as Exhibit 'B'.

STAFF REVIEW:

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances. This plat proposes 17 lots, requires three (3) waivers to the Polk County Subdivision Ordinance and proposes public infrastructure, mandating a Major Subdivision process. Staff has reviewed the waiver requests and has found that there is significant topography and mature woodlands on the subject property that limit the available buildable areas. Polk County Zoning Ordinance requires 75 percent of the mature woodlands to be protected and has asked the development team to evaluate and establish a safe slope building setback line to protect natural resources and future development. In addition to the topography and the woodland protection requirements, the shape of the parent parcel with the limited frontage onto NW 82nd Avenue with the inability to utilize the frontage onto NW 78th Avenue due to the location of Rock Creek and the topography provide understandable reasons to support creative lot sizes, configurations and a cul-de-sac that exceeds the maximum allowed length.

The Reserve at Rock Creek is within two (2) miles of both the City of Johnston and the City of Ankeny City limits. The City of Johnston and the City of Ankeny have both waived their right to review this subdivision plat.

Staff has reviewed this Plat for general compliance with the Zoning and Subdivision Ordinances. Lot density, dimensions, frontage, access, and potential waivers have been reviewed. Pending approval, re-submittals will be needed in order to address staff comments. At this stage, the Commission's action would affirm, deny, or amend the overall plat layout and the requested waivers.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of The Reserve at Rock Creek, as well as the requested waivers to allow a cul-de-sac street that exceeds 600 feet in length, lot depth that is greater than four times the width and flag lots that exceed one (1) acre in size and are served by public sanitary sewer. Approval is based upon the proposal's conformance to the Zoning and Subdivision Ordinances.

The Reserve at Rock Creek Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes 17 single-family residential lots, four (4) outlots and one (1) street lot on approximately 40.62 acres zoned "RR" Rural Residential District and "LDR" Low Density Residential District. The subject property is addressed as 8068 NW 27th Court and 2900 and 2906 NW 82nd Avenue.

SEWER: Polk County Sanitary Sewer

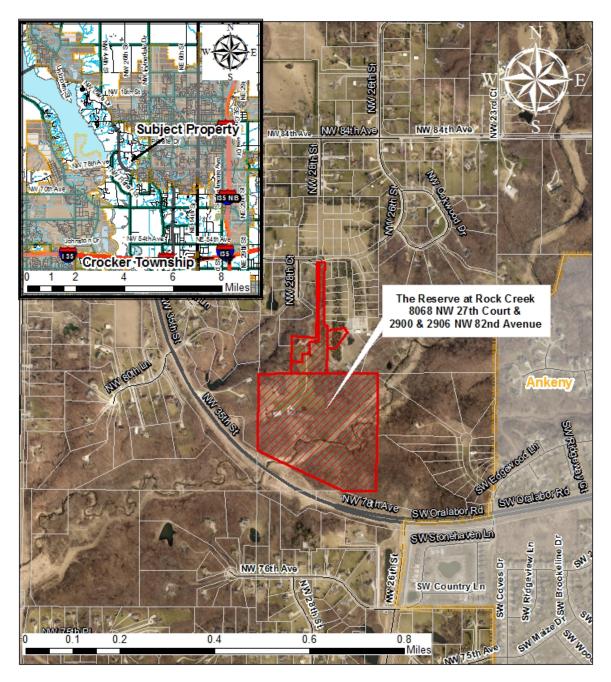
WATER: Des Moines Water Works

PROPERTY OWNERS: Marshall P. Aunspach, Thomas J. Davies & Lake Ridge Heights, LLC

DEVELOPER: WE, L.L.C.

TOWNSHIP: Crocker

Vicinity Map:







2-19-20

Polk County Public Works 5885 NE 14th Street Des Moines, IA 50313 Attn: Land Use Planning Coordinator, Sean Fields

RE: LOT WIDTH TO DEPTH RATIO WAIVER REQUEST LOT 10 MAXIMUM SIZE OF SANITARY SERVED LOT WAIVER REQUEST LOTS 10 - 11 MAXIMUM CUL-DE-SAC LENGTH OF 600' WAIVER REQUEST THE RESERVE AT ROCK CREEK

Hello Seana,

For the proposed The Reserve at Rock Creek plat, we would respectfully request a waiver on lot 10 for the maximum size and depth ratio. An exhibit has been included showing the dimensions used to calculate the length to width ratio which it exceeds the 4:1 ratio. This area of the site is not able to be accessed from a Public ROW without a flag lot.

We also request a waiver for the maximum size of 1 acre for a lot served by sanitary sewer. This would apply to lots 10-11. All lots have been analyzed for acceptable sanitary service depth.

Finally, we request a waiver for the maximum length of a cul-de-sac. There is currently two existing homes on private driveways at the same length of the proposed cul-de-sac. We are proposing a "shared emergency access" to The Pines development. This will be a 16' wide "shared emergency access" concrete path located approximately at the 750' maximum length. The total length of the cul-de-sac is 1550 feet. This has been presented to and approved by the Fire Marshall. This path would be used in an emergency should the primary road become inaccessible.

Please consider the above requested waivers for The Reserve at Rock Creek.

Feel free to contact me should you have any questions or concerns.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

we Deurch

Shane J. Devick, P.E.

MAJOR PRELIMINARY PLAT OF THE RESERVE AT ROCK CREEK 2906 NM 82ND AVENUE, ANKENY, IA 50023

SHEET INDEX SHEET # SHEET TITLE

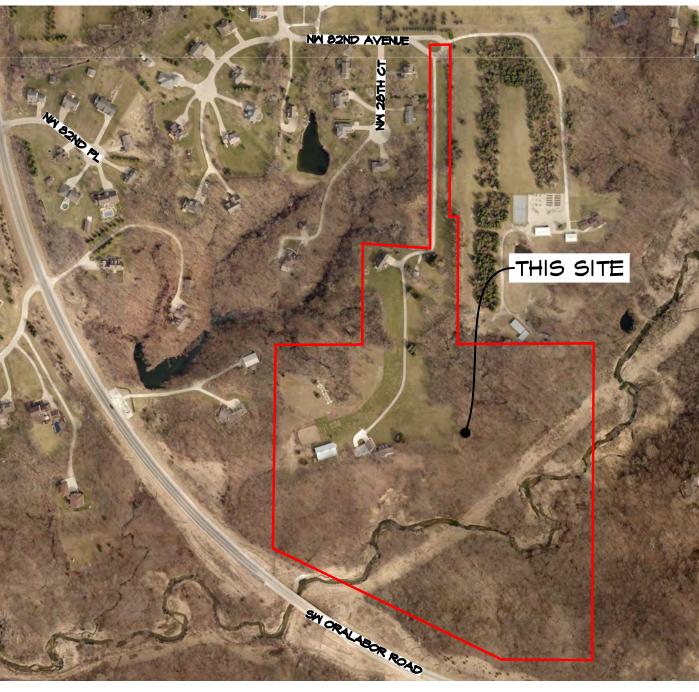
COVER

- OVERALL DIMENSION PLAN (NORTH HALF)
- DIMENSION PLAN (SOUTH EAST)
- DIMESNION PLAN (SOUTH WEST)
- GRADING-UTILITY PLAN (NORTH HALF) GRADING-UTLITY PLAN (SOUTH EAST)
- GRADING-UTILITY PLAN (SOUTH WEST)

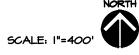
LEGEND

•	FOUND CORNERS				
Θ	SET PROPERTY CORNER (5/8" I.R. WORANGE CAP #12265 UNLESS OTHERWISE NOTED)				
	PROPERTY BOUNDARY				
	LOT LINES				
	ORIGINAL PLATTED LOT LINES				
	TREE LINE				
	EXISTING PARKING STALL PAINT LINES				
	BACK OF PORTLAND CEMENT CONCRETE (P.C.C.) CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB				
	GUTTER				
	CENTERLINE STREET				
	SIDEWALK				
	EXISTING CHAIN LINK FENCE				
+	EXISTING PIPE FENCE				
xxx					
	OVERHEAD WIRES (X = NUMBER OF WIRES)				
UGFOOMNER -	UNDERGROUND FIBER OPTIC LINES				
	STORM SEWER AND SIZE				
	SANITARY SEWER AND SIZE				
	WATER MAIN AND SIZE				
— — —	GAS MAIN AND SIZE				
— — -catv- — —	UNDERGROUND ELECTRIC				
	UNDERGROUND CABLE TELEVISION LINE				
	UNDERGROUND TELEPHONE LINE				
	RETAINING WALL				
	EXISTING BUILDING				
MAPS	UTILITY LOCATION BASED ON MAPS PROVIDED BY THE IOWA ONE CALL SERVICE (APPROXIMATE LOCATIONS ONLY)				
EST	ESTIMATED LOCATION BASED ON A COMBINATION OF SURVEY DATA, UTILITY MAPS, AND THE ORIGINAL SITE PLAN.				
PLANS	LOCATION BASED ON ORIGINAL CONSTRUCTION DRAWINGS PROVIDED BY THE CITY OF URBANDALE.				
B/B	BACK OF CURB TO BACK OF CURB				
CI & DIP	CAST IRON PIPE & DUCTILE IRON PIPE				
VCP	VITRIFIED CLAY PIPE				
RCP	REINFORCED CONCRETE PIPE				
₫	CLEAN OUT				

66	SANITARY & STORM MANHOLE
ST	OPEN THROAT INTAKE OR MG INTAKE
	SINGLE & DOUBLE BACK OF CURB(B/C) INTAKE
_	STORM AREA INTAKE
Ô	MEDIACOM COMMUNICATIONS RISER
	COMMUNICATIONS RISER
Ī	ELECTRIC TRANSFORMER
E	ELECTRIC METER
e	ELECTRIC BOX
ø , ×	WOOD POWER POLE WITH LIGHT
φ'	POWER POLE
′៰-ጵ-	STEEL STREET LIGHT POLE
×	METAL LIGHT POLE
>	GUYWIRE ANCHOR
4	FIRE HYDRANT
\bowtie	WATER MAIN GATE VALVE
M	WATER MAIN STOP BOX VALVE
<u> </u>	SIGN
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
М.	MEASURED BEARING & DISTANCE
FFE	FINISHED FLOOR ELEVATION
P.C.C.	PORTLAND CEMENT CONCRETE
A.C.C.	ASPHALTIC CEMENT CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
2	FLAGPOLE
I.R.	IRON ROD
I.P.	IRON PIPE
•	COUNTY RECORDER'S INDEXING BOOK AND PAGE
(,××)	EXISTING DECIDUOUS TREE & CALIPER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPR
	EXISTING EVERGREEN TREE & CALIPER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPR
BH	BUILDING HEIGHT MEASURED FROM THE EXISTING GROUND TO PEAK (HEIGHT ACCURACY = +/- 0.5 FI
	PROPERTY ADDRESS



VICINITY SKETCH



UTILITY PROVIDERS WATER SERVICE

BULK REGULATIONS (CLUSTER DEVELOPMENT OPTION)

MINIMUM LOT SIZE: 20,000 SQUARE FEET

MINIMUM LOT WIDTH: 100 FEET

MINIMUM FRONT SETBACK: 30 FEET

MINIMUM REAR SETBACK: 30 FEET MAXIMUM BUILDING HEIGHT: 35 FEET

MAXIMUM BUILDING COVERAGE: 30%

MINIMUM SIDE SETBACK: 10 FEET

DES MOINES WATER WORKS WASTEWATER TREATMENT POLK COUNTY SANITARY SEWER CONSTRUCTED BY THE PLAT DEVELOPER

FLOODPLAIN INFORMATION FIRM MAP 19153C0185F EFFECTIVE DATE: 2/01/19

LAND AREA 1,769,437 SQUARE FEET 40.62 ACRES

ZONING RR & LDR

LEGAL DESCRIPTION

PARCEL 'D' & 'E' OF SMI/4 OF SECTION 28 AND TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., BEING OFFICIAL PARCELS RECORDED IN BOOK 8541, PAGE 541 AT THE POLK COUNTY RECORDER'S OFFICE, AND PART OF THE WI/2 SWI/4 OF SAID SECTION 28 ALL BEING IN THE CITY OF ANKENY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 4, TIMBERLAND HEIGHTS PLAT II, AN OFFICIAL PLAT RECORDED IN BOOK 7087, PAGE 816 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE NOO°18'21AE, 420.67 FEET ALONG THE EAST LINE OF SAID TIMBERLAND HEIGHTS PLAT II SAID EAST LINE COINCIDING WITH THE WEST LINE OF SAID PARCEL 'D', TO A POINT; THENCE S05°50'074E, 277.35 FEET ALONG SAID EAST LINE TO A POINT; THENCE NOO°17'08AE, 847.46 FEET ALONG SAID EAST LINE TO THE NE CORNER OF SAID TIMBERLAND HEIGHTS PLAT II, SAID NE CORNER ALSO BEING ON THE SOUTH LINE OF STREET LOT 'A' OF THE PINES AT ROCK CREEK PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 17339, PAGE 661 AT THE POLK COUNTY RECORDER'S OFFICE AND THE NORTH RIGHT-OF-WAY LINE OF NW 82ND AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE NOT 20'55AE, 04.36 FEET ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE TO THE NW CORNER OF STREET LOT 'C' OF SAID THE PINES AT ROCK CREEK PLAT I, THENCE 500°14'304W, 776.69 FEET ALONG THE WEST LINE OF SAID THE PINES AT ROCK CREEK PLAT I TO A POINT; THENCE SO9°36'51AE, 34.92 FEET ALONG SAID WEST LINE TO A POINT; THENCE SOO°13'36AW, 530.86 FEET ALONG SAID WEST LINE TO SW CORNER OF LOT 29 OF SAID THE PINES AT ROCK CREEK PLAT I, SAID SW CORNER ALSO BEING ON THE NORTH LINE OF THE SWI/4 SWI/4 OF SAID SECTION 28; THENCE N89°44'364E, 567.40 FEET ALONG SAID SOUTH LINE OF THE PINES AT ROCK CREEK PLAT I AND THE NORTH LINE OF SAID SWI/4 SWI/4 TO THE NE CORNER OF SAID SWI/4 SWI/4, SAID NE CORNER ALSO BEING THE NW CORNER OF THE WOODS AT ROCK CREEK PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 17273, PAGE 318 AT THE POLK COUNTY RECORDER'S OFFICE, THENCE SOO° 18'47AW, 1319.32 FEET ALONG THE EAST LINE OF SAID SWI/4, SWI/4, SAID EAST LINE ALSO BEING THE WEST LINE OF SAID THE WOODS AT ROCK CREEK PLAT I, TO THE SE CORNER OF SAID SWI/4 SWI/4; THENCE N89°35'14AW, 378.25 FEET ALONG THE SOUTH LINE OF SAID SWI/4 SWI/4 AND SAID WEST LINE OF THE WOODS AT ROCK CREEK PLAT I TO THE SW CORNER OF THE WOODS AT ROCK CREEK PLAT I, SAID SW CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NW 78TH AVENU AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN THE CONDEMNATION DOCUMENT RECORDED IN BOOK [↑] A√ENUE 6849, PAGE 866 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE NG7"54'40AW, 383.40 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE N47°25'004E, 97.26 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE N64°09'254E, 583.08 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SE CORNER OF WOODLAND CREEK, AN OFFICIAL PLAT RECORDED IN BOOK 7595, PAGE 488 AT THE POLK COUNTY RECORDER'S OFFICE. SAID SE CORNER ALSO BEING ON THE WEST LINE OF SAID SWI/4 SWI/4: THENCE NOO°49'144E, 846.91 FEET ALONG THE WEST LINE OF SAID SWI/4, SMI/4, SAID WEST LINE ALSO COINCIDING WITH THE EAST LINE OF SAID WOODLAND CREEK, TO THE NW CORNER OF SAID SWI/4, SWI/4, SAID NW CORNER ALSO BEING THE SW CORNER OF SAID TIMBERLAND HEIGHTS PLAT II; THENCE 589°46'08AW, 360.24 FEET ALONG THE SOUTH LINE OF SAID TIMBERLAND HEIGHTS PLAT II TO THE POINT OF BEGINNING AND CONTAINING 40.75 ACRES INCLUDING 5,569 SQUARE FEET OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS.

EPRESENTATIVE OF APPROXIMATE DRIP LINE)

EPRESENTATIVE OF APPROXIMATE DRIP LINE)

ACCURACY = +/- 0.5 FEET)

EXHIBIT 'C'

PROPERTY OWNER: TOM DAVIES 317 S. ANKENY BOULEVARD ANKENY, IA 50023

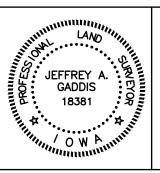
PROPERTY LOCATION: 2906 NW 82ND AVENUE ANKENY, IA 50023

PREPARED FOR:

WE L.L.C. 317 S. ANKENY BOULEVARD ANKENY, IOWA 50023 515-964-2814

- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- 2. THE UTILITIES SHOWN ON SURVEY ARE BASED ON OBSERVED EVIDENCE AND MAPS OBTAINED FROM THE IOWA ONE CALL DESIGN REQUEST LOCATE SERVICE. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL UTILITIES THAT EXIST ON THE PROPERTY ARE SHOWN ON THE SURVEY. 3. MAILBOXES WITHIN ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- 4. THE EXISTING BUILDINGS NOTED TO BE REMOVED SHALL BE DONE SO PRIOR TO FINAL PLAT APPROVAL.
- 5. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REPOUTED BY THE PROPERTY OWNER.
- 6. LOTS 'A' AND 'B' ARE TO BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.
- 7. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PRIVATE DETENTION BASIN(S) AND THEIR OUTLET FACILITIES WITHIN THE PRIVATE STORM WATER DETENTION EASEMENTS. ACCESS EASEMENTS DEFINED ON THE PLAT ARE FOR THE HOMEOWNERS ASSOCIATION TO ACCESS THE BASIN FACILITIES FOR MAINTENANCE PURPOSES.
- II. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE. 12. CULVERTS TO BE USED FOR CROSSING OVERLAND FLOWAGE EASEMENTS MUST
- BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- 13. UTILITIES TO BE CONSTRUCTED PER THE LATEST VERSION OF IOWA SUDAS. 14. FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY. 15. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF
- THE PROPERTY OWNER 16. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- 17. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- 18. POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.
- 19. GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. THE IDNR STORM WATER DISCHARGE PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS. 20. ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROAD.
- 21. THE SEPTIC SYSTEMS WILL BE DISCONNECTED AND ABANDONED PRIOR TO FINAL PLAT APPROVAL.

CERTIFICATION



HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL:

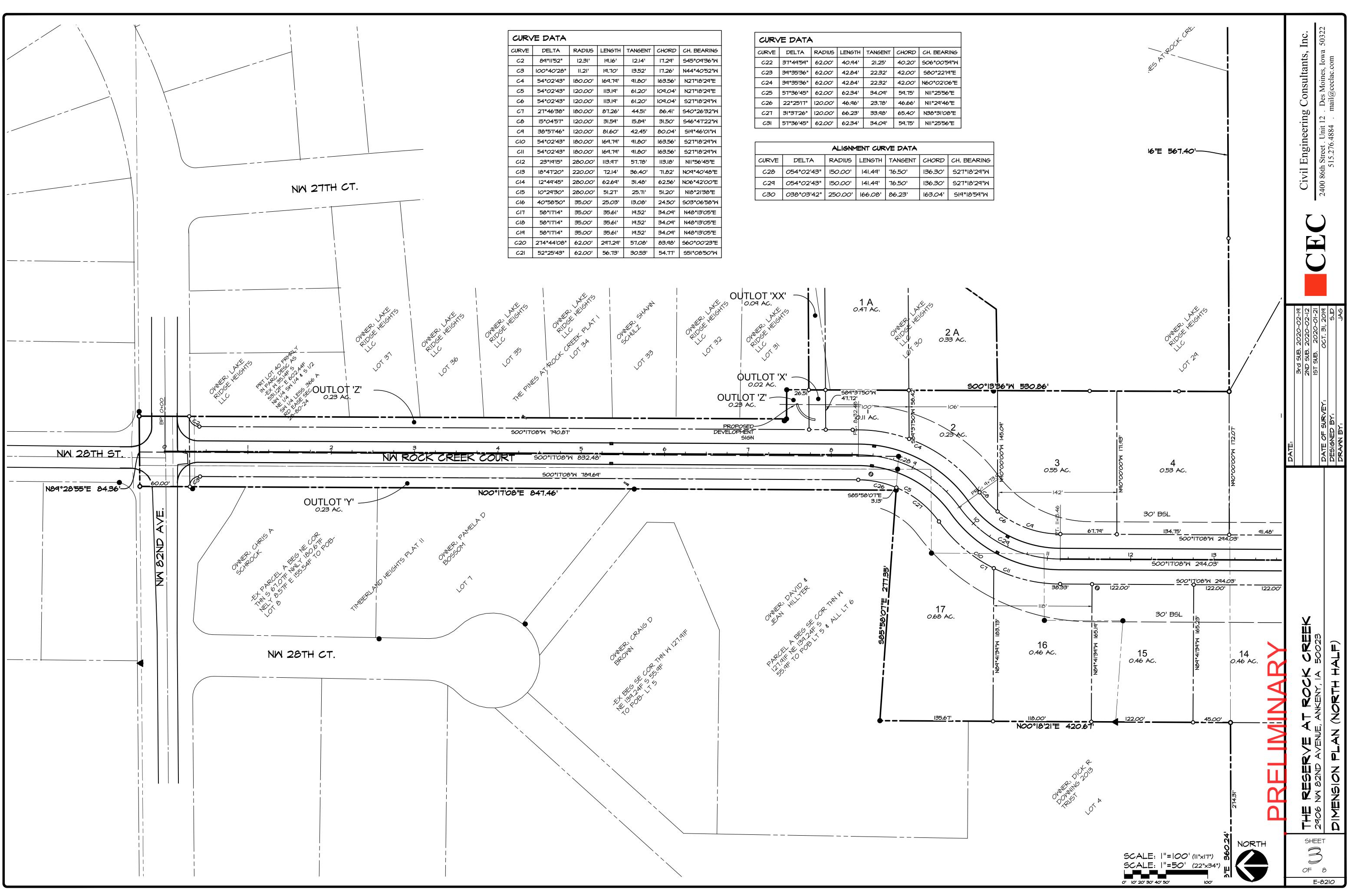


1	KELIMINAKY				
		DATE:			
			3rd SUB. 2020-02-19		
	RESERVE AT ROOK OREEK		2ND 5UB. 2020-02-12		CIVII Engineering Consultants, Inc.
			IST SUB. 2020-01-21		
1		DATE OF SURVEY:	OCT. 31, 2019	ション	2400 86th Street . Unit 12 . Des Moines, Iowa 50322
		DESIGNED BY:	SUD		515.276.4884 . mail@ceclac.com
>)		DRAMN BY:	JAG		

E-8210

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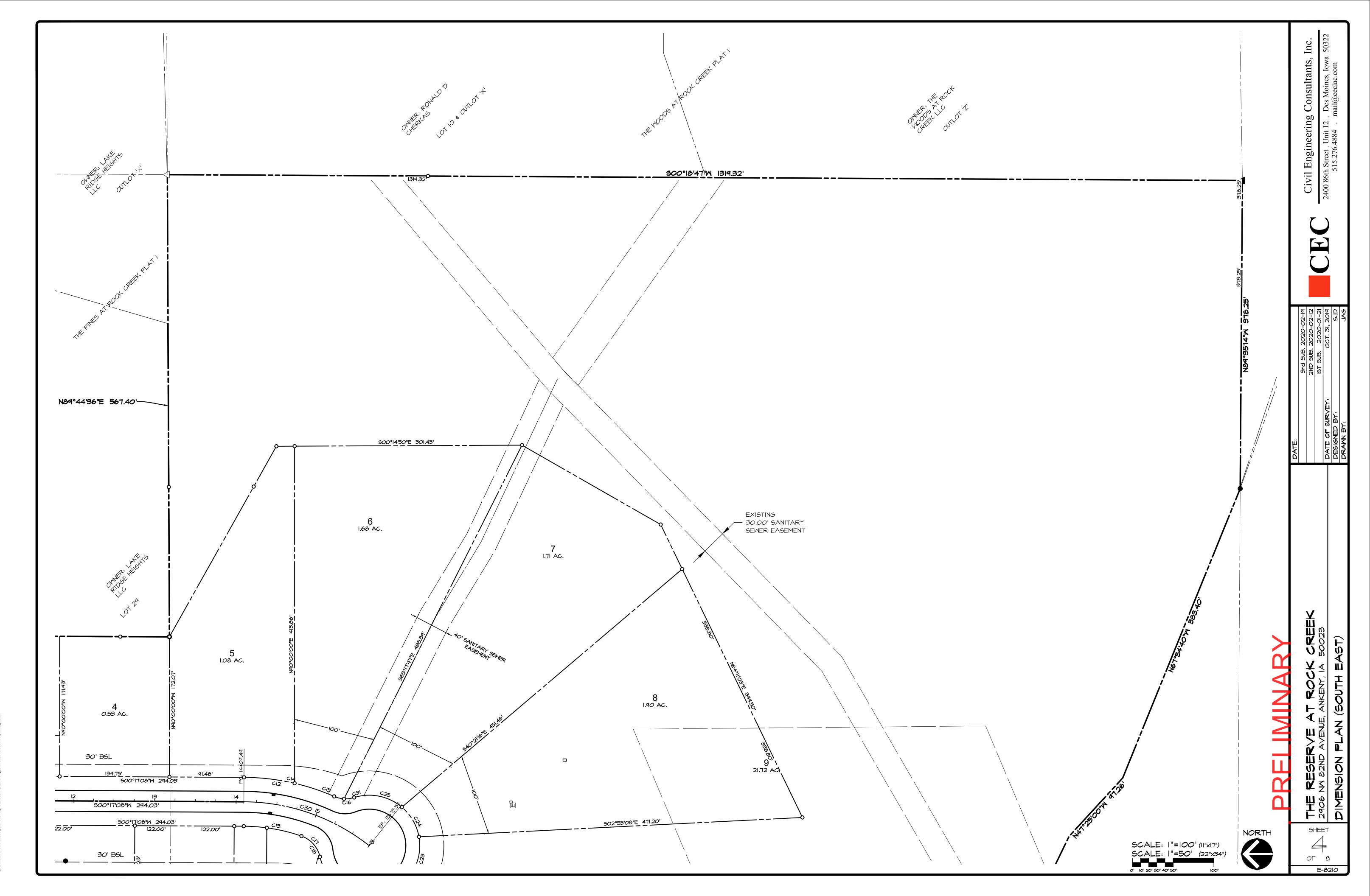


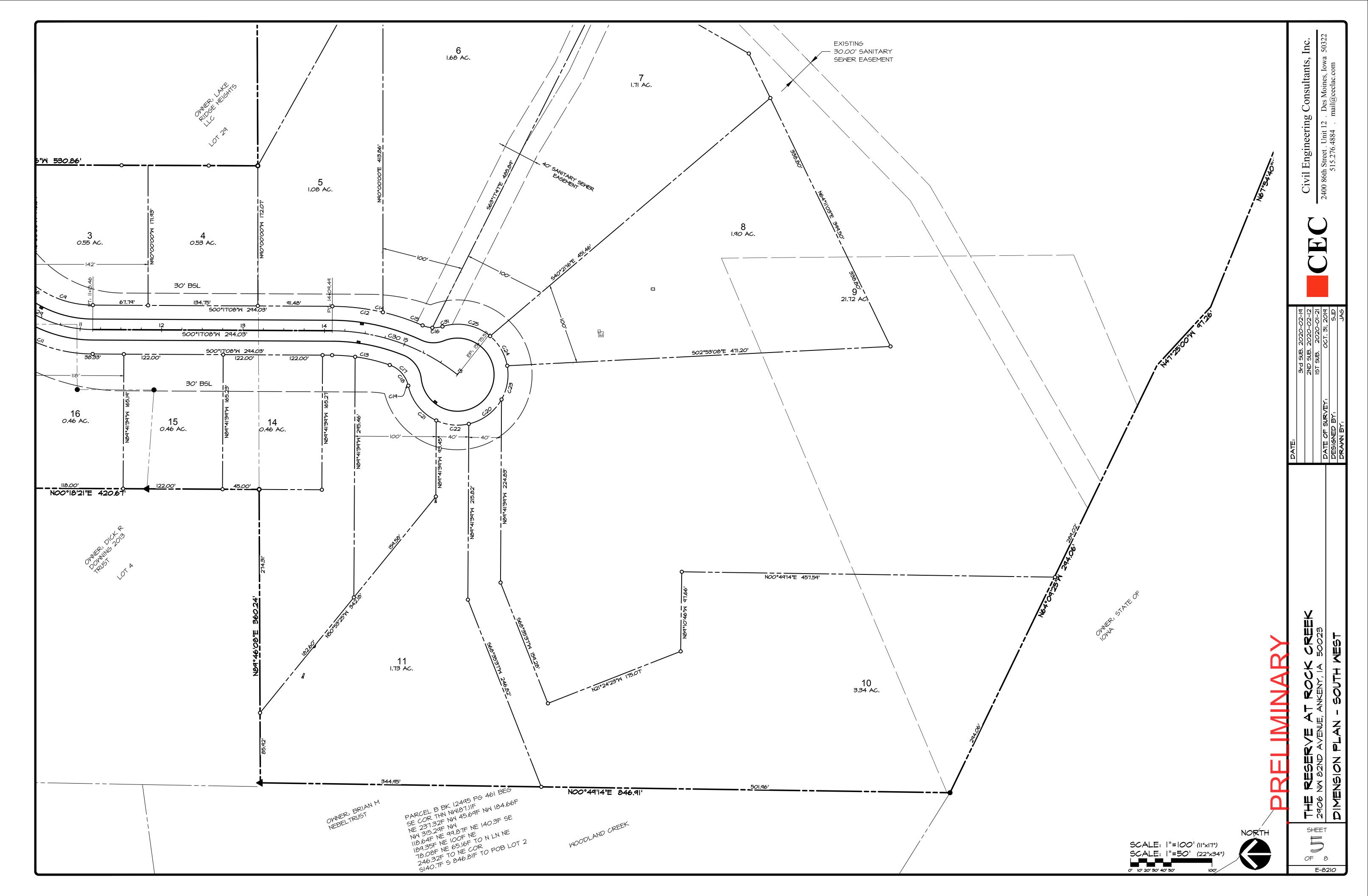


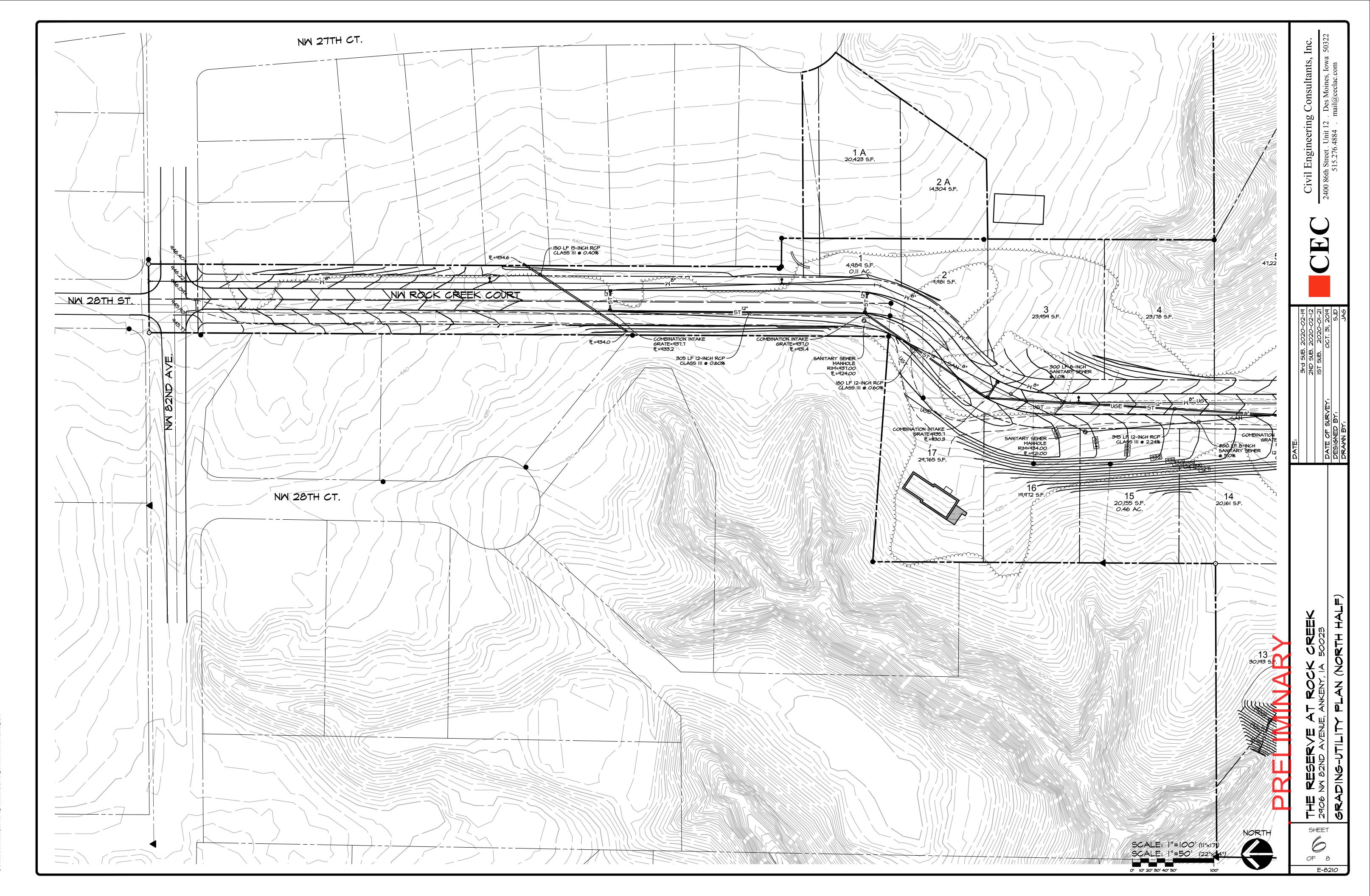
CURVE DATA								
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING		
62	89°11'52"	12.31'	19.16'	12.14'	17.29'	545°09'36"W		
63	100°40'28"	ll.2l'	19.70'	13.52'	17.26'	N44°40'52"W		
C4	54°02'43"	180.00'	169.79'	91.80'	163.56'	N27°18'29"E		
C5	54°02'43"	120.00'	113.19'	61.20'	109.04'	N27°18'29"E		
C6	54°02'43"	120.00'	113.19'	61.20'	109.04'	527°18'29"W		
73	27°46'38"	180.00'	87.26'	44.51'	86.41'	540°26'32"W		
63	15°04'57"	120.00'	31.59'	15.89'	31.50'	546°47'22"W		
60	38°57'46"	120.00'	81.60'	42.45'	80.04'	519°46'01"W		
C10	54°02'43"	180.00'	169.79'	91.80'	163.56'	527°18'29"W		
CII	54°02'43"	180.00'	169.79'	91.80'	163.56'	527°18'29"W		
C12	23°19'15"	280.00'	113.97'	57.78'	113.18'	NII°56'45"E		
ଧାର	18°47'20"	220.00'	72.14'	36.40'	71.82'	N09°40'48"E		
C14	12°49'45"	280.00'	62.69'	31.48'	62.56'	N06°42'00"E		
C15	10°29'30"	280.00'	51.27'	25.71'	51.20'	NI8°2I'38"E		
C16	40°58'50"	35. <i>00</i> '	25.03'	13.08'	24.50'	503°06'58"W		
712	58°17'14"	35.00'	35.61'	19.52'	34.09'	N48°I3'05"E		
CIB	58°17'14"	35.00'	35.61'	19.52'	34.09'	N48°I3'05"E		
CI9	58°17'14"	35.00'	35.61'	19.52'	34.09'	N48°I3'05"E		
C20	274°44'08"	62.00'	297.29'	57.08'	83.98'	560°00'23"E		
621	52°25'43"	62.00'	56.73'	30.53'	54.77'	551°08'50"W		

CURVE DATA							
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	
C22	37°49'59"	62.00'	40.94'	21.25'	40.20'	506°00'59"W	
C23	39°35'36"	62.00'	42.84'	22.32'	42.00'	580°22' 9"E	
C24	39°35'36"	62.00'	42.84'	22.32'	42.00'	N60°02'06"E	
C25	57°36'45"	62.00'	62.34'	34.09'	59.75'	NII°25'56"E	
C26	22°25'17"	120.00'	46.96'	23.78'	46.66'	NII°29'46"E	
C27	31°37'26"	120.00'	66.23'	33.98'	65.40'	N38°31'08"E	
C3I	57°36'45"	62.00'	62.34'	34.09'	59.75'	NII°25'56"E	

ALIGNMENT CURVE DATA								
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING		
C28	<i>0</i> 54°02'43"	150.00'	141.49'	76.50'	136.30'	527°18'29"W		
C29	<i>0</i> 54°02'43"	150.00'	141.49'	76.50'	136.30'	527°18'29"W		
630	038°03'42"	250.00'	166.08'	86.23'	163.04'	S19°18'59"W		







O-\F-FIL_ES\F-8000\F8210\ C3D_Drawings\Plat\F8210.060 PD_dwe 2/19/202012-08-43 PM_mmor

