

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 24, 2019
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. REQUEST TO APPROVE MINUTES OF OCTOBER 10, 2019

Documents:

[2019.10.10 PC MINUTES.PDF](#)

IV. BUSINESS

1. JZ 19-645 PUD 118: Request by Alan Betchan, AAB Engineering, for a zone change from AG to RS-3 and a Planned Unit Development for a single-family residential subdivision. General Location: 11358 S Elwood Ave W - Staff requests continuance until November 7th, 2019 meeting.

Documents:

[PC STAFF REPORT PUD 118 JZ 19-645.PDF](#)
[CASE MAP.PDF](#)
[PERRYMAN RANCH PUD.PDF](#)
[PERRYMAN RANCH - PREPLAT.PDF](#)

V. OTHER BUSINESS

1. Horizon Jenks - Comprehensive Plan Project Update

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 10, 2019
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA

The Jenks Planning Commission was called to order at 6:00 p.m. on October 10, 2019, at Jenks City Hall by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

John Brown
Scott West
Leon Davis
Craig Bowman
David Randolph
Chair Carol Minden

Absent

Travis Fulkerson

Request to approve minutes of August 22, 2019. John Brown made a motion to approve the minutes. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

New Business

1. **JZ 19-644 SUP 113a: Request by Gregory Helms to modify a Specific Use Permit site plan to expand a church. General Location: 708 W Main St**

Jim Beach presented his staff report and recommended approval. Greg Helms [424 E Main St] addressed the Commission about the application. Charlotte Montgomery [10612 S Fir St] addressed the Commission about the parking contract, setbacks near the levee in the rear, and about the handicap parking requirements. David Randolph made a motion to approve Item 1 with the condition that adequate parking always be available. Scott West seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

Other Business.

- Horizon Jenks – Comprehensive Plan project update Jim Beach presented the Planning Commission with an update about the Horizon Jenks - Comprehensive Plan.

Adjournment. Scott West made a motion to adjourn. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:28 p.m.



Staff Report

To: Planning Commissioners

From: Jim Beach, City Planner

Hearing Date: October 24, 2019

Subject: JZ 19-645 PUD 118

Exhibits:

1. Location Map with Existing Zoning
2. PUD Packet
3. Preliminary Plat (to more clearly show site layout)

Applicant: Alan Betchan, AAB Engineering

Action Requested: Approve Rezoning from AG to RS-3 with Residential PUD

Location: 11358 S Elwood (Ward 3)

Current Zoning: AG – Agriculture District

Lot Size: Approximately 80.4 acres

**Surrounding Zoning
and Land Uses:** RS-2 Single-family Residential Zoning with Residential PUD's

BACKGROUND

The proposal is to develop the easterly 51 acres (Development Area A) of the 80-acre former Perryman Ranch with public streets and 136 single-family residential lots with the possibility of a maximum of 155 lots. The remaining 29 acres (Development Area B) will remain as treed open space and floodplain, with trails, picnic areas, and playgrounds. There will be two access points from Elwood and through-connections to adjacent developments on the north and south. Two large bands of open space will remain in the residential area for the existing drainageway and existing overhead power transmission lines.

STAFF EVALUATION

The proposed 60-foot wide lots are below the minimum allowed in RS-3 zoning and the Comprehensive Plan does not support RS-3. However, the amount of remaining open space offsets the higher density of lots to create a net effect that would be consistent with the character of the surrounding area and the intent of the Comprehensive Plan.

The proposal doesn't provide detail as to the recreational facilities intended for Development Area B nor the reserves or entry features in Development Area A. Part of the concept of the PUD process is to allow the developer flexibility in lot sizes and other zoning regulations in exchange for amenities the benefit the public and the residents of the neighborhood.

More detailed concept plans are needed to properly evaluate the PUD. Staff has requested those plans and provided the applicant with preliminary review notes that could result in minor modifications to the

development. Staff advised the applicant that this case needs to be continued until the plans for Area B, the Reserves and entry features, and any responses to the review notes have been submitted and evaluated.

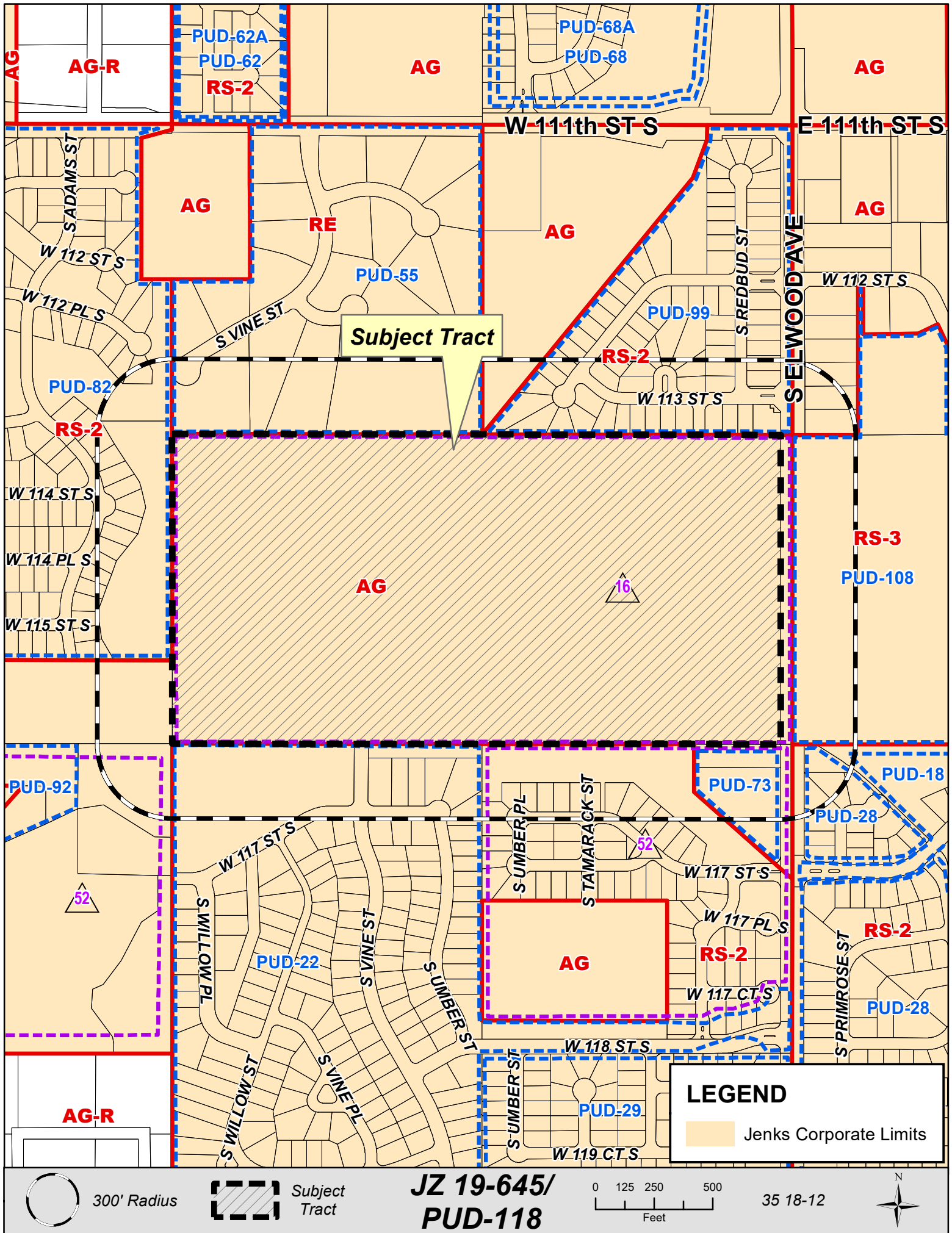
RECOMMENDATION

Staff recommends continuing this case to the November 7, 2019 Planning Commission meeting so the applicant can provide the additional information requested by staff.

CRITERIA FOR CONSIDERATION

Comprehensive Plan: The Comprehensive Plan shows this site within a Low Intensity area with no specific land use limitation. The proposed RS-3 underlying zoning would not be in accordance with the Comprehensive Plan, but the density would be offset by the area to be left as open space.

Zoning Code: Chapter 4 Residential District Provisions, and Chapter 9 Planned Unit Development (PUD) provide all the guidance on allowable land uses and bulk and area requirements.



Perryman Ranch

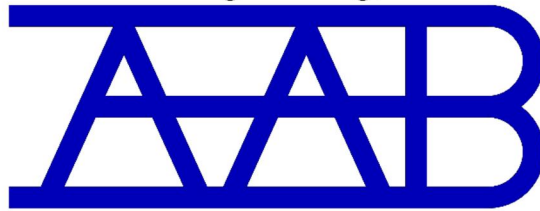
Planned Unit Development #XXX

Prepared
9/16/2019

Location
The south half of the northeast quarter of Section 35 Township
18 North Range 12 East in Jenks, Oklahoma.

Owner

Prepared By:
AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

The Perryman Ranch project is a proposed 80 acre residential subdivision located south of 111th Street on the west side of Elwood Avenue. The property contains a significant floodplain area generated by Coal Creek as well as multiple large ponds and well maintained green spaces. The development contemplates maintaining many of these natural features and using them as a public amenity for the homeowners within the subdivision. This concept significantly reduces the developable area within the property but creates a unique project that provides significant open space and greenbelts. The development contemplates a minimum lot size of 60 feet which closely mirrors the lot sizes of surrounding developments in the area.

Development Area A-Residential: The general purpose of this section of the project is to provide an attractive detached single family residential neighborhood. The developer proposes 60 feet lots and ample open space and community areas. All homes will require 75% masonry exterior cladding to the first floor top plat with 100% of the rear and both sides being constructed of masonry exterior cladding.

Development Area B-Floodplain: This area is contained within the 100 year floodplain of Coal creek and will remain in a relatively natural state. The area may be improved with walking trails and open space amenities provided all such amenities conform to all City of Jenks floodplain ordinances.

The public street and utility systems within the project will be constructed to public standards and dedicated to the City upon completion. The project proposes two entrances from Elwood Avenue as well as connections to the stub streets provided in the neighborhoods to the south and north. Exhibit G depicts the conceptual infrastructure improvements for this project.

Development Standards (Development Area A)

The intended use for this project is to establish single family detached housing which shall be governed by the Jenks Zoning Ordinance and use and dimensional standards of the current RS-3 zoning district except as hereinafter modified:

Permitted uses: Single Family Detached Dwellings

Gross Development Area	51.33 acres
Maximum Dwelling Units	155
Proposed gross land area per dwelling unit: (DU)	14,426 square feet
Minimum Lot Width	60 feet
Minimum Lot Size	7,200 square feet
Minimum Livability Space per Lot	3,000 square feet*
Minimum Side Yard	5 feet
Minimum Corner Lot Side Yard Abutting a Public Street	15 feet
Minimum Rear Yard	20 feet

- * The proposed layout includes ample opens space, parks, and community areas. When these areas are included the minimum livability space per dwelling unit far exceeds to the 4,000 square feet required by the code.

Floodplain (Development Area B)

Gross Development Area 29.03 acres

The intended use for this portion of the project will remain natural floodplain area except as allowed by the City Engineering department for infrastructure improvements.

The developer may also include improvements such as trails, picnic areas and playground areas at their discretion.

Street Design and Access Limitations

All streets shall be constructed as required to meet public street standards of the City of Jenks. Sidewalks shall be constructed by the developer along Elwood and all internal streets that abut a reserve or open space. No lots shall be allowed to have direct access to Elwood Avenue. Connections will be made to the existing stub streets from Oak Ridge of Jenks to the north and Eddington Place to the South which will further improve connectivity in the area.

Utilities

Water and sewer service will be publicly maintained utilities provided by the Jenks and installed by the developer. Stormwater detention will be provided in facilities located within the reserve areas along the western edge of the site. All detention and open space areas will be maintained by the homeowners association.

Franchise utilities will also serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

Landscape and Screening Standards

A wood screening fence with masonry columns spaced no less than every 100 feet shall be constructed along those portions of the subdivision abutting Elwood Avenue. Fencing abutting the proposed greenbelt along Elwood may consist of three rail fencing or ornamental iron fencing instead of privacy fence with masonry columns. Entry features will be constructed at both entrances providing neighborhood identification and improved entry aesthetics.

All open space reserve areas shall be owned and maintained by the homeowners association. All traffic islands surrounded by street right of way shall include appropriate landscaping and berms to add visual character to the community and aid in slowing traffic patterns through the project site.

Building Architectural Standards

All homes will be constructed with masonry exterior cladding covering 75% of the exposed areas below the first flood top plate. All building walls not facing a street ROW shall be constructed with 100% masonry exterior cladding to the first floor top plate. This design standard maintains a high quality but allows architectural freedom to provide alternative design elevations for the front of the homes.

Platting

Prior to issuance of a building permit for any habitable structure, the area within the PUD shall have a subdivision plat approved by the Planning Commission and City Council and filed of record at the Tulsa County Courthouse. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Jenks, setting forth the development standards of the approved Planned Unit Development.

Anticipated Schedule of Development

Phase I development construction is anticipated to begin in summer of 2020 with home construction beginning in late 2021. Phase II will development is anticipated to begin within 2 years of phase I completion.

Legal Description

Exhibit A

(Overall Area)

A TRACT OF LAND THAT IS THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

LESS AND EXCEPT THE EAST FIFTY (50) FEET THEREOF FOR ROAD PURPOSES.

SAID TRACT CONTAINS 3,500,832 SQUARE FEET OR 80.368 ACRES.

Legal Description

Exhibit A

(Development Area A)

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE SOUTH 88°59'35" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4), A DISTANCE OF 1989.14 FEET; THENCE NORTH 01°00'59" WEST, A DISTANCE OF 147.44 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF NORTH 08°55'13" EAST, A CHORD LENGTH OF 86.28 FEET, FOR AN ARC DISTANCE OF 86.71 FEET; THENCE NORTH 18°51'25" EAST, A DISTANCE OF 569.15 FEET; THENCE NORTH 81°06'31" EAST, A DISTANCE OF 147.20 FEET; THENCE NORTH 65°29'31" EAST, A DISTANCE OF 225.38 FEET; THENCE NORTH 17°31'38" EAST, A DISTANCE OF 268.71 FEET; THENCE NORTH 24°50'10" EAST, A DISTANCE OF 211.09 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE NORTH 88°59'53" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1247.43 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE SOUTH 01°09'39" EAST ALONG THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4), A DISTANCE OF 1322.42 FEET TO THE POINT OF BEGINNING. CONTAINING 2,236,135.74 SQUARE FEET OR 51.33 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) BEING SOUTH 88°59'35" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 17, 2019 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

PLOT DATE: Tue, 17 Sep 2019 FILE: P:\1812\35-PERRYMAN RANCH\PERRYMAN RANCH - PUD

Legal Description

Exhibit A

(Development Area B)

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE SOUTH 88°59'35" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1989.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°59'35" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 657.90 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE NORTH 01°09'55" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1322.66 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE NORTH 88°59'53" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1399.71 FEET; THENCE SOUTH 24°50'10" WEST, A DISTANCE OF 211.09 FEET; THENCE SOUTH 17°31'38" WEST, A DISTANCE OF 268.71 FEET; THENCE SOUTH 65°29'31" WEST, A DISTANCE OF 225.38 FEET; THENCE SOUTH 81°06'31" WEST, A DISTANCE OF 147.20 FEET; THENCE SOUTH 18°51'25" WEST, A DISTANCE OF 569.15 FEET; THENCE THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF SOUTH 08°55'13" WEST, A CHORD LENGTH OF 86.28 FEET, FOR AN ARC DISTANCE OF 86.71 FEET; THENCE SOUTH 01°00'59" EAST, A DISTANCE OF 147.44 FEET TO THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) AND THE POINT OF BEGINNING. CONTAINING 1,264,724.45 SQUARE FEET OR 29.03 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) BEING SOUTH 88°59'35" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 17, 2019 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

PLOT DATE: Tue, 17 Sep 2019 FILE: P:\1812\35-PERRYMAN RANCH\PERRYMAN RANCH - PUD

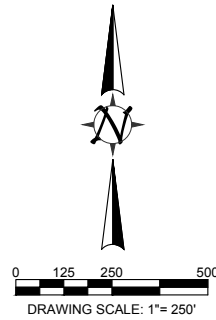
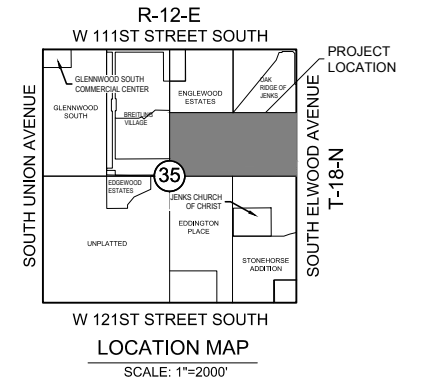


Exhibit B

Surrounding Areas
for

Perryman Ranch



PLOT DATE: Tue, 17 Sep 2019 FILE: P118 0235 PERRYMAN RANCH PERRYMAN RANCH - AND



AAB Engineering, LLC

AAB

Engineering • Surveying • Land Planning

P.O. Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

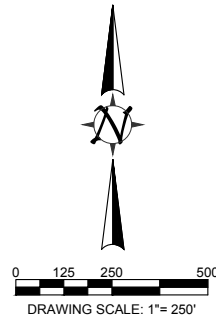
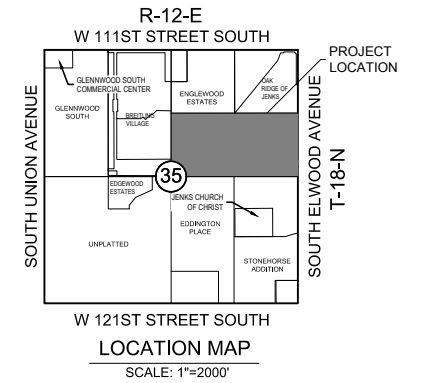


Exhibit C

Existing Zoning and Proposed Zoning
for

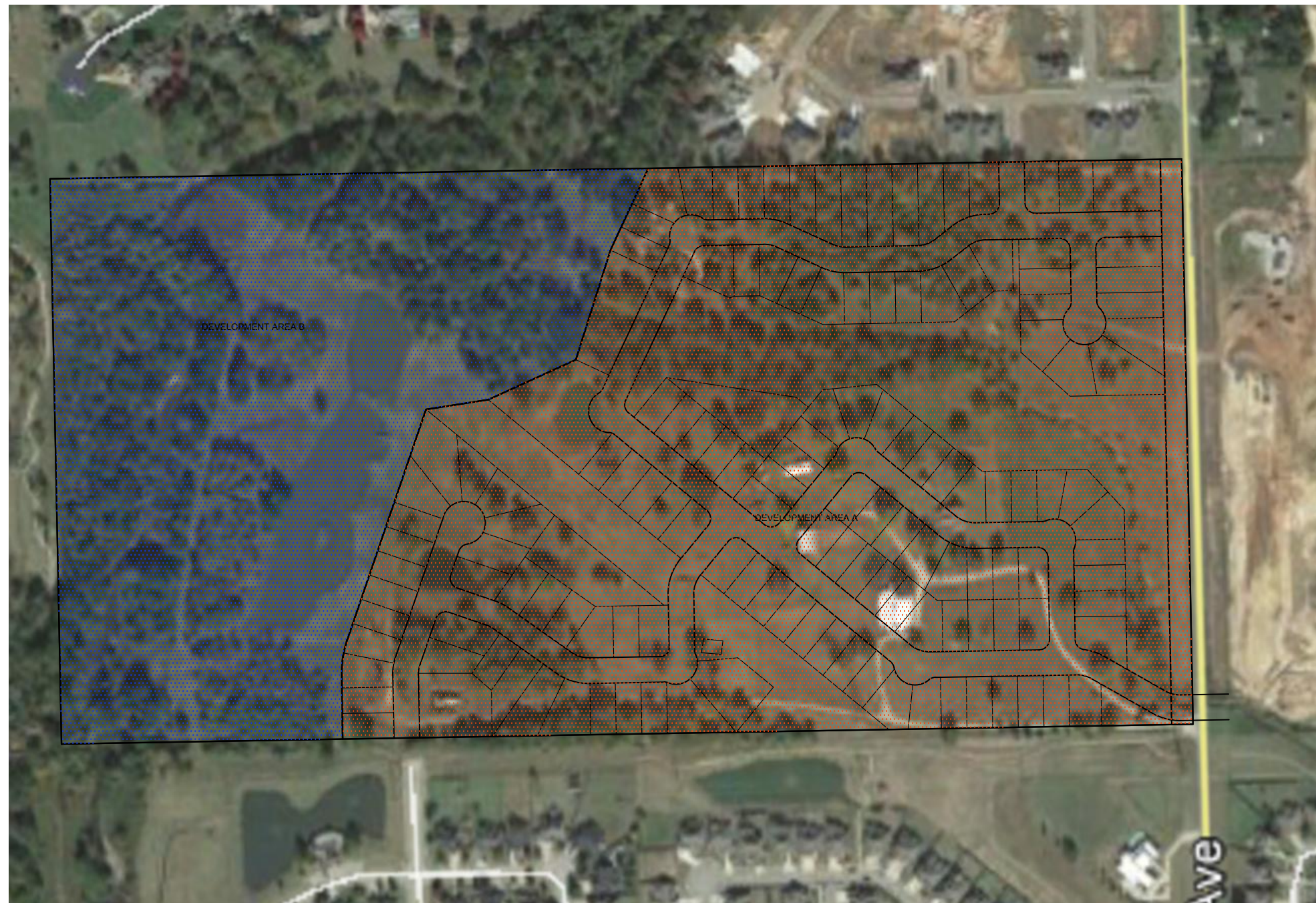
Perryman Ranch



LEGEND

-  ZONED AG (AGRICULTURE)
-  ZONED RS (RESIDENTIAL-SINGLE FAMILY)
-  ZONED RE (RESIDENTIAL SINGLE-FAMILY ESTATE)





DEVELOPMENT AREA A

DEVELOPMENT AREA B



Engineering • Surveying • Land Planning

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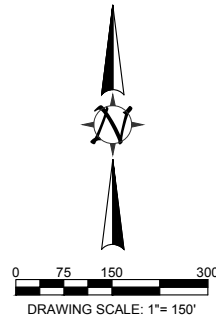
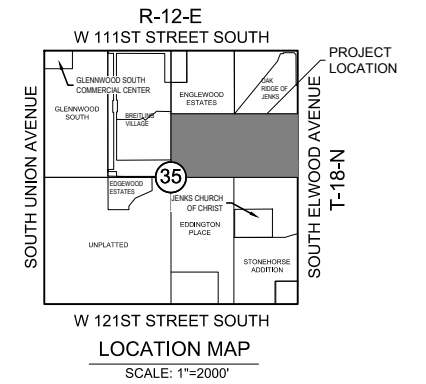


Exhibit F

Conceptual Improvement Plan
for

Perryman Ranch



FILE: P1181036-PERRYMAN RANCH-PERRYMAN RANCH - P.D



AAB Engineering, LLC

AAB

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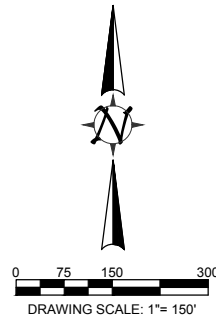
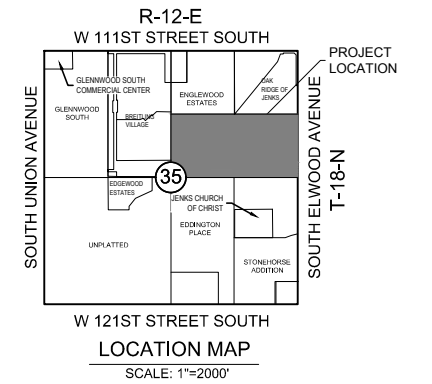


Exhibit G

Existing Topo and Aerial
for

Perryman Ranch



LEGEND

 FEMA FLOODPLAIN



CONCEPTUAL IMPROVEMENTS

Perryman Ranch

PUD XXX

THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND
MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA.

OWNER/DEVELOPER

SHAW HOMES
1420 W. KENOSHA ST.
BROKEN ARROW, OK
PHONE: 918-258-6161
ATTN: CHUCK RAMSAY

ENGINEER/SURVEYOR

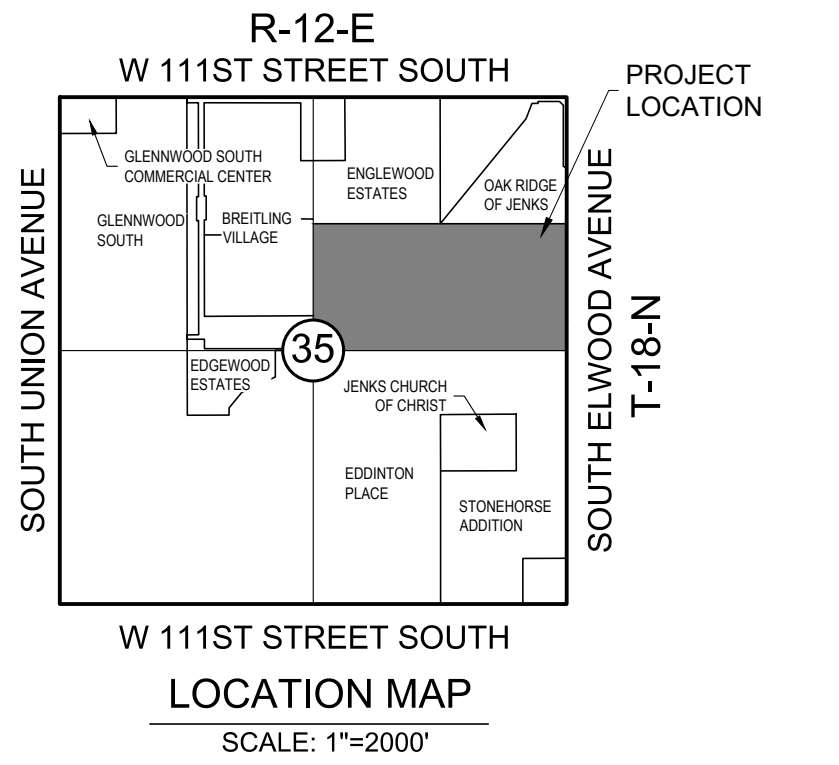
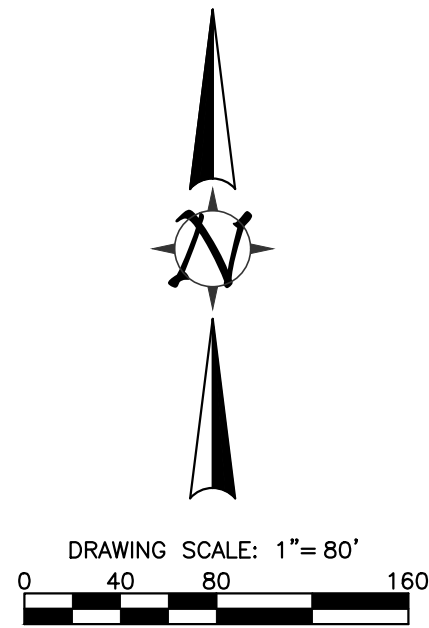
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

FLOODPLAIN

1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS
SHOWN ON FIRM PANELS "4014C0407L" AND
"4014C0426L" DATED OCTOBER 16, 2012.

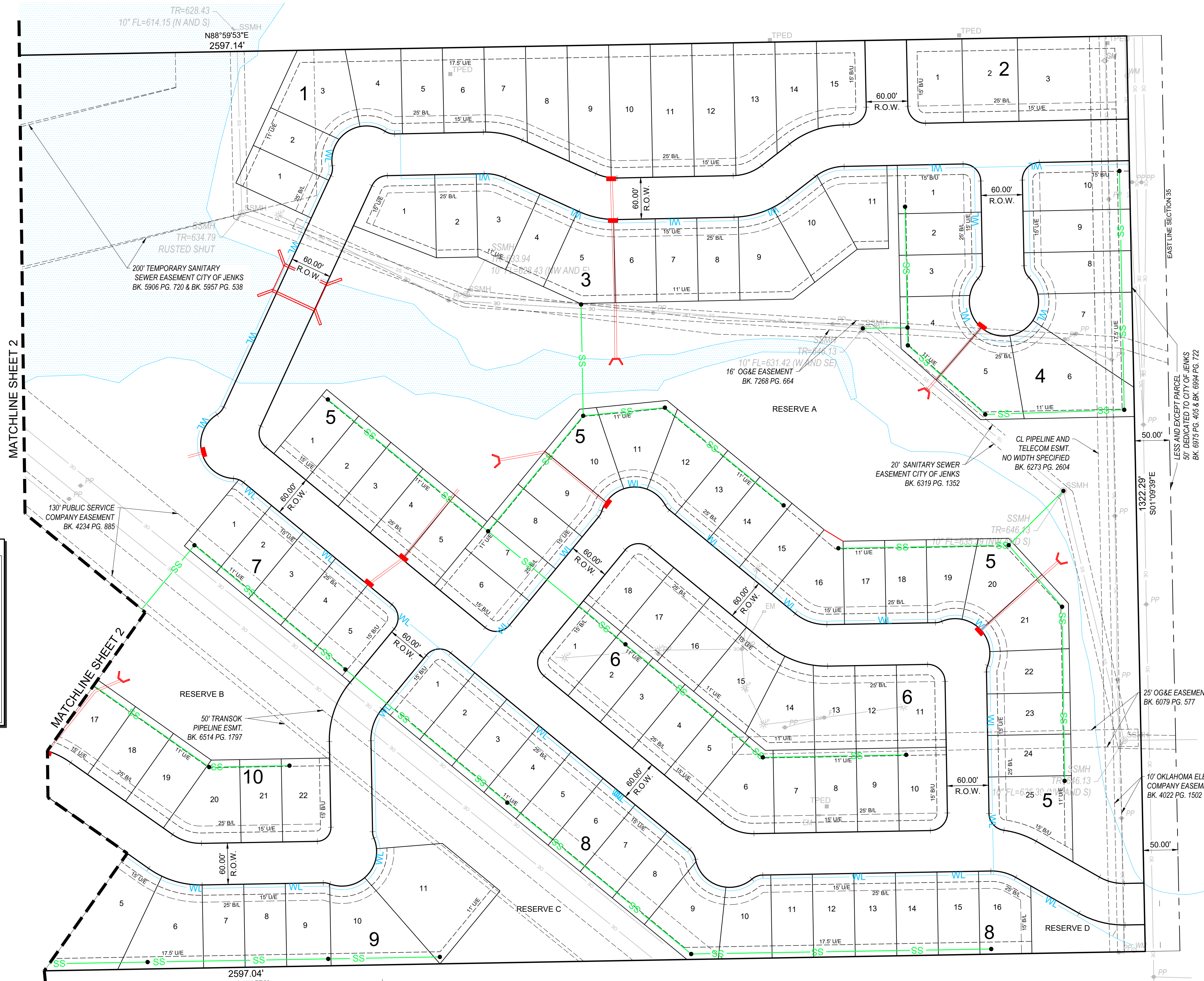
CONTACTS

MUNICIPAL AUTHORITY	
CITY OF JENKS 211 N. ELM STREET JENKS, OK 74037 918-299-5883	
UTILITY	
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
AT&T 1403 S. LEWIS TULSA, OK 74104 918-712-1803	COX COMMUNICATIONS 11811 EAST 91ST STREET TULSA, OK 74145 918-286-4658



LEGEND

B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
U/E.....	UTILITY EASEMENT
DOD.....	DEED OF DEDICATION
WL.....	PROPOSED WATER LINE
SS.....	PROPOSED SANITARY SEWER LINE
.....	PROPOSED STORM SEWER LINE
WL.....	EXISTING WATER LINE
SS.....	EXISTING SANITARY SEWER LINE
.....	EXISTING STORM SEWER LINE



PLOT DATE: Thu, 13 Sep 2019 FILE: P:\181235-PERRYMAN RANCH\PERRYMAN RANCH.dwg

OWNER/DEVELOPER

SHAW HOMES
 1420 W. KENOSHA ST.
 BROKEN ARROW, OK
 PHONE: 918-258-6161
 ATTN: CHUCK RAMSAY

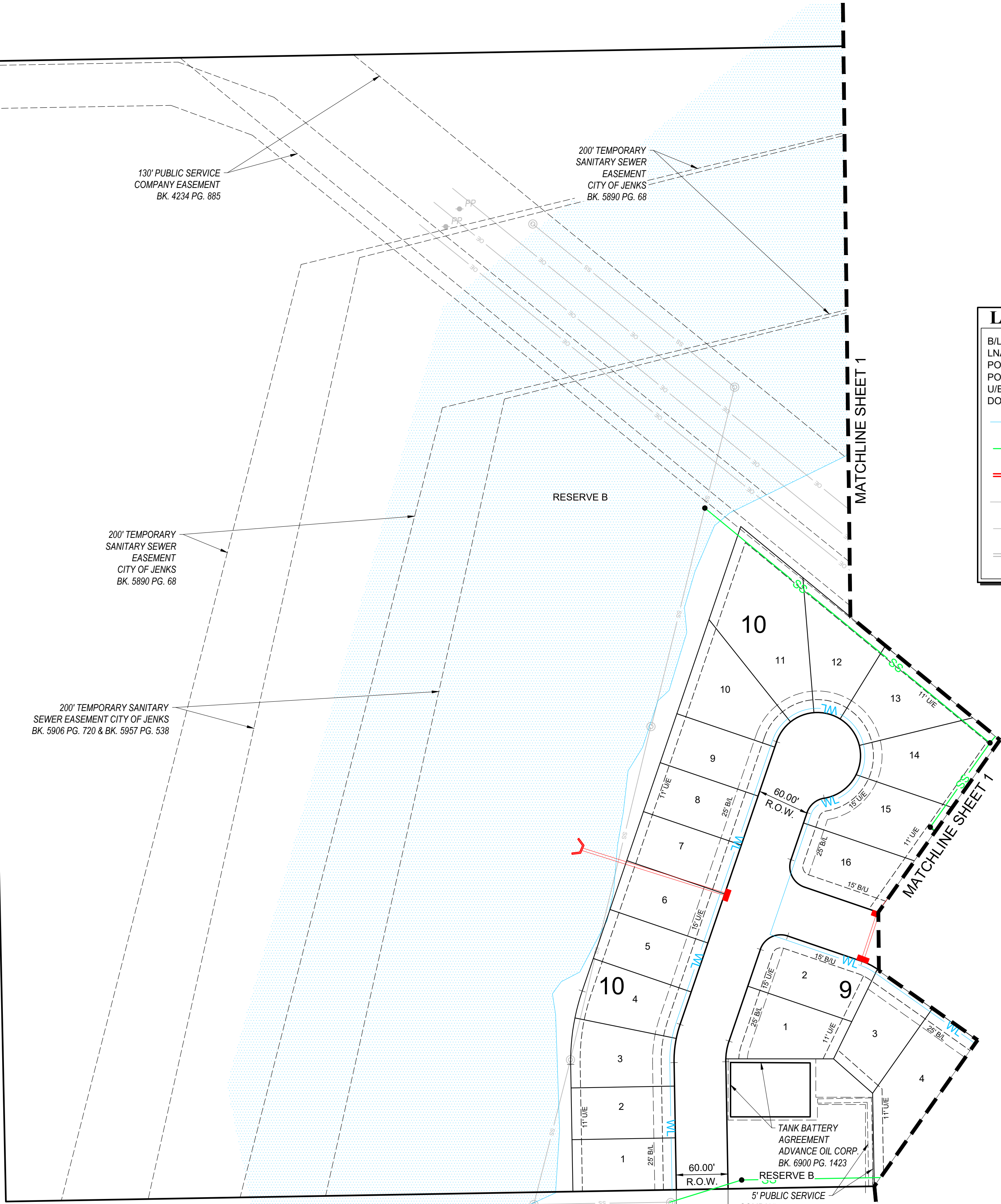
ENGINEER/SURVEYOR

AAB ENGINEERING LLC
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 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE: 918.514.4283
 FAX: 918.514.4288
 EMAIL: ALAN @ AABENG.COM

CURVE TABLE

Curve #	Length	Radius	Chord Length	Chord Bearing	Curve #	Length	Radius	Chord Length	Chord Bearing	Curve #	Length	Radius	Chord Length	Chord Bearing
C1	45.091	130.000	44.87	N8°55'13"E	C22	103.824	50.000	86.15	N70°46'52"W	C43	126.457	50.000	95.35	N14°20'33"W
C2	24.280	70.028	24.16	S8°55'13"W	C23	17.131	25.000	16.80	S69°21'45"W	C44	14.519	25.000	14.32	N41°28'26"E
C3	39.270	25.000	35.36	S63°51'25"W	C24	49.444	70.000	48.42	S70°46'18"E	C45	14.583	25.000	14.38	N8°07'32"E
C4	39.270	25.000	35.36	S26°08'35"E	C25	39.270	25.000	35.36	N43°59'35"E	C46	114.184	50.000	90.94	N56°50'16"E
C5	27.132	25.000	25.82	S49°56'52"W	C26	35.430	25.000	32.54	S41°36'22"E	C47	14.583	25.000	14.38	S74°27'01"E
C6	211.344	50.000	85.63	S40°03'08"E	C27	49.427	130.003	49.13	S71°18'49"E	C48	27.927	25.000	26.50	S56°50'16"W
C7	20.004	70.000	19.94	N62°57'22"W	C28	37.367	70.000	36.92	N75°42'51"W	C49	31.310	70.000	31.05	N78°20'48"W
C8	37.151	130.000	37.02	S62°57'22"E	C29	69.420	130.000	68.60	N75°43'10"W	C50	58.148	130.000	57.66	S78°20'48"E
C9	82.221	130.000	80.86	N72°53'17"W	C30	37.380	70.000	36.94	S75°43'10"E	C51	58.148	130.000	57.66	N78°20'48"W
C10	44.273	70.000	43.54	S72°53'17"E	C31	39.270	25.000	35.36	N46°00'25"W	C52	31.310	70.000	31.05	S78°20'48"E
C11	9.505	25.000	9.45	N80°06'55"W	C32	9.497	25.000	9.44	S9°52'34"W	C53	83.305	130.000	81.89	S70°28'53"W
C12	31.416	20.000	28.28	N43°59'35"E	C33	116.560	50.000	91.90	S46°01'31"E	C54	44.857	70.000	44.09	N70°28'53"E
C13	116.558	50.000	91.90	S43°59'35"W	C34	9.513	25.000	9.46	N78°05'31"E	C55	83.256	130.000	81.84	N70°28'14"E
C14	9.505	25.000	9.45	S11°53'55"E	C35	49.444	70.000	48.42	S70°46'18"E	C56	44.857	70.000	44.09	S70°28'53"W
C15	49.444	70.000	48.42	S19°13'42"W	C36	91.824	130.000	89.93	N70°46'18"W	C57	39.260	25.000	35.35	N43°49'42"E
C16	91.824	130.000	89.93	N19°13'42"E	C37	39.270	25.000	35.36	S84°27'48"W	C58	39.158	25.000	35.28	N46°17'20"W
C17	39.270	25.000	35.36	S84°27'48"W	C38	9.505	25.000	9.45	S39°38'42"E	C59	39.270	25.000	35.36	N46°09'39"W
C18	39.270	25.000	35.36	N5°32'12"W	C39	116.558	50.000	91.90	N84°27'48"E	C60	39.270	25.000	35.36	S43°50'21"W
C19	39.270	25.000	35.36	N84°27'48"E	C40	9.505	25.000	9.45	N28°34'19"E	C61	18.690	25.000	18.26	S22°34'39"E
C20	39.270	25.000	35.36	S5°32'12"E	C41	32.887	25.000	30.57	S12°51'01"E	C62	231.838	50.000	73.33	S88°50'21"W
C21	17.123	25.000	16.79	N30°54'56"W	C42	15.822	25.000	15.56	N68°40'00"W	C63	18.690	25.000	18.26	N20°15'21"E

N01°09'55"W
 1322.86'



LEGEND

B/L..... BUILDING LINE
 LNA..... LIMITS OF NO ACCESS
 POB..... POINT OF BEGINNING
 POC..... POINT OF COMMENCEMENT
 U/E..... UTILITY EASEMENT
 DOD..... DEED OF DEDICATION

WL..... PROPOSED WATER LINE
 SS..... PROPOSED SANITARY SEWER LINE
 WL..... PROPOSED STORM SEWER LINE
 WL..... EXISTING WATER LINE
 SS..... EXISTING SANITARY SEWER LINE
 WL..... EXISTING STORM SEWER LINE

