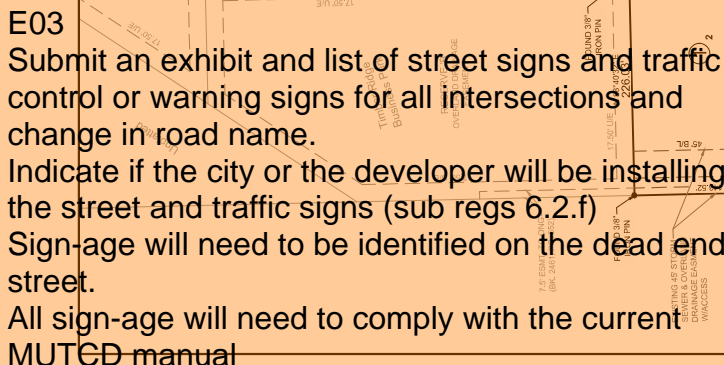


The sheet format for review on the final plat will require the pdf be oriented correctly using the landscape orientation with a paper size of at least 22x34. PDF's submitted on a letter or ledger size or with the incorrect orientation will be returned to the applicant for correction prior to the start of the review.

P01: Add addresses as assigned.

P02: Building setback from 45th Place is 30' per the PUD. Per preliminary plat checklist.

E02
Add the finish floor elevation based on the grading of the site



E03

Submit an exhibit and list of street signs and traffic control or warning signs for all intersections and change in road name.

Indicate if the city or the developer will be installing the street and traffic signs (sub regs 6.2.f)

Sign-age will need to be identified on the dead end street.

All sign-age will need to comply with the current MUTCD manual

E01
Legal description on
page 2 show 709.36

CURVE TABLE				
CURVE #	LENGTH (ft)	NO. OF STATIONS (ft)	DATA BEARING (ft)	CHORD DISTANCE (ft)
C1	39.22	25.00	89.9245°	33.32
C2	27.68	135.00	114.480°	27.63
C3	15.39	30.00	89.9472°	15.35
C4	20.69	100.00	114.480°	20.47
C5	25.83	325.00	114.480°	25.66
C6	39.32	50.00	90.0715°	35.39
C7	39.22	25.00	89.9245°	35.32
C8	39.22	25.00	89.9715°	35.37
C9	39.22	25.00	89.9245°	35.32
C10	39.22	25.00	89.9715°	35.37
C11	39.22	25.00	89.9245°	35.32
C12	39.22	25.00	89.9715°	35.37

LINE TABLE		
LINE #	LENGTH	BEARING
L1	17.04'	S 01°12'13" E
L2	56.72'	S 88°47'47" W
L3	42.90'	N 01°19'26" W
L4	17.60'	S 88°47'47" W
L5	17.61'	N 88°47'47" E
L6	44.17'	N 01°19'26" E
L7	60.03'	N 88°47'47" E
L8	19.13'	S 01°12'13" E
L9	31.04'	S 01°12'13" E

Lot Area Table (Block 1)			Lot Area Table (Block 2)			Lot Area Table (Block 3)		
Lot #	Area	(Acres)	Lot #	Area	(Acres)	Lot #	Area	(Acres)
1	97,144	2.23	1	45,875	1.05	1	52,367	1.20
2	42,463	0.97	2	37,975	0.87	2	45,105	1.04
3	42,463	0.97	3	45,105	1.04	3	40,057	0.92
4	49,647	1.14	4	40,057	0.92	4		

APPROVED:	DATE OF BUREAU AGENCY REVIEW:
By: _____	DATE: 12/20/2024
Signature of Bureau Chief	DATE OF BUREAU AGENCY REVIEW
By: _____	CASE NO. PRS0007152022
Signature of Bureau Chief	DATE OF BUREAU AGENCY REVIEW

