

City of Scottsbluff, Nebraska

Monday, December 13, 2021

Regular Meeting

Item New Bus5


Public Hearing-Preliminary Plat

Preliminary Plat of Five Oaks Subdivision situated in the Northwest Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

Staff Contact: Zachary Glaubius, Planning Administrator



City of Scottsbluff, Nebraska
Application for a Preliminary Plat Subdivision

Date: 11/11/21			DO NOT WRITE IN THIS BLOCK	
Address (Location): FIVE OAKS SUBDIVISION			Permit Number:	
Applicant's Name C&T HOLDINGS LLC/ BAKER AND ASSOCIATES			Plat Approved Denied	
Applicant's Address: 120 EAST 16TH STREET, SUITE A			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69361	Comp. Plan Land Use: <i>Residential</i>	Zone: <i>Ag</i>
Telephone: (308) 631-3123	Mobile: (308) 631-3800	Email: Jack@BAKER-ENG.COM	Attached: Plot Plan Legal Description (in Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # <u>44072</u>	
Property Owner: C & T HOLDINGS LLC				
Property Owner's Address: 1310 Circle Drive				
City: Scottsbluff	State: NE	Zip: 69361		
Telephone: 308) 632-2123	Mobile: (308) 632-2123	Email: billt@cartrumbull.com		
Engineer or Surveyor: Jack Baker, PE			Total Acreage: 20.98	
Engineer or Surveyor Address: 120 EAST 16TH STREET, SUITE A			Proposed number of lots: R-4 and R-1A Residential Lots	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: Agriculture	
Telephone: (308) 631-3123	Mobile: (308) 631-3800	Email: jack@baker-eng.com	Proposed Use of Property: RESIDENTIAL HOUSING	
Location of property: FIVE OAKS SUBDIVISION BLOCK 7, 13, 14, BEING A PART OF THE NW 1/4 SECTION 14, T22N, R55W, 6TH PM			Present Zoning: AG	
Please provide the following: Copy of Preliminary Plan (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee Proof of Ownership of Property (See 21-1-50, Title Insurance, Attorney's opinion, Certificate of registered abstracter)				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date: 11/11/21	
Remarks: (Insert here any information not covered above) Proof of ownership should be on file from previous plats.				

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: December 8, 2021

For Hearing of: December 13, 2021



I. GENERAL INFORMATION

- A. Applicant:** C & T Holdings LLC/ Baker and Associates
120 E 16th Street Suite A
Scottsbluff, NE 69361
- B. Property**
Owner: C 7 T Holdings LLC
1310 Circle Drive
Scottsbluff, NE 69361
- C. Proposal:** Preliminary Plat of unplatted land west of existing Five Oaks Subdivision.
- D. Legal Description:** A Tract of Land located in the northwest corner of Section 14, Township 22Nortg, Range 55 West of the 6th P.M. in Scotts Bluff County, Nebraska.
- E. Location:** Parcel 010027793
- F. Existing Zoning & Land Use:** Ag – Agricultural
- G. Size of Site:** Approximately 21.89 Acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Northwest Commercial	C-2 Neighborhood & Retail Commercial/ O & P Office & Professional R-4 Heavy Density Multi-Family Residential	Vacant Lot, ELITE Health, Owen Oral Surgery Center, Apartment Complex
East	Residential	R-1A Single Family Residential	Single-Family Dwellings
South	Highway 26 Commercial	C-2 Neighborhood & Retail Commercial	Vacant Lots, Chili's Restaurant
West	Residential	R-1A Single Family Residential	Single-Family Dwellings

B. Relevant Case History

1. Preliminary Plat for this Parcel was approved on April 13, 2015 by the Planning Commission.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential

B. Traffic & Access:

1. Access to Block 13 will be from the proposed Mulberry Drive and extended Five Oaks Drive.
2. Access to Block 14 and the majority of Block 6 will be the proposed Pine Circle and the existing Five Oaks Drive.
3. Lots 16 and 17, Block 6 will be accessed via the extended W. 40th Street.
4. Access to Block 7 will be via the extended W. 40th Street and permitted access along Nebraska State Highway 71 near the Scottsbluff Drain.
5. A 10' crosswalk will be dedicated to public use along the southern property line.

C. Utilities:

1. The existing City of Scottsbluff Sewer Easement will become a Utility Easement along southern property line.
2. A 20' utility easement is proposed between Block 6 and Block 7.
3. A 10' utility easement extension is proposed between Lots 1, 2, 3, 4, & 5 and Lots 8, 9, 10, 11, & 12 in Block 13.
4. A 10' utility easement is proposed between Tract 1 and Block 14.
5. A 30' utility easement loop is proposed in Block 7.
6. 8" Sanitary Sewer Lines will be located under Mulberry Dr., Five Oaks Dr., and Pine Circle. The lines will tie into the sewer lines of the existing portion of the Five Oaks subdivision.
7. Water Lines will be located under Mulberry Dr., Five Oaks Dr., and Pine Circle. The lines will tie into the water lines of the existing portion of the Five Oaks subdivision.
8. A 24" stormwater line will be located in the utility easement between Blocks 6 & 7.
9. A 6" PVC water line will be located in the 30' utility easement in Block 7.
10. Stormwater retention is located on Tract 1 and Tract 2.

IV. STAFF COMMENTS

- A.** This preliminary plat minimally differs from that of the 2015 preliminary plat. The key differences are:
- a. Consolidation of the outlots along Highway 71 from three into two
 - b. Removal of a proposed W. 37th Street
 - c. The change of proposed zoning district for the outlots from C-2 to R-4.
- B.** Preliminary Plats are only valid for two years after approval, therefore the applicant needed to submit a new preliminary plat.
- C.** The distance along Highway 71 between W. 36th Street and W. 40th Street exceeds the maximum block length of 1,320 feet per 21-1-22. However, City Council can approve exceptions with the dedication of a 10' crosswalk that extends across the block, and a 20' utility easement that extends across the Block.

- D. Staff finds justification for an exception of the maximum block length given Highway 71 is a limited access roadway. Staff and applicant have agreed to the dedication of a 10' crosswalk along the south property line and the conversion of the existing sewer easement to a utility easement to meet the requirements of 21-1-22.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

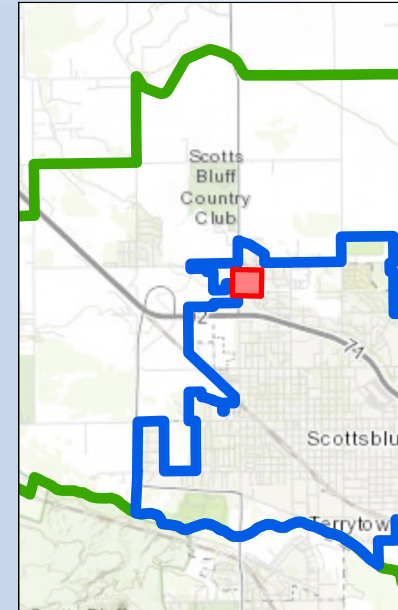
- 1. The Comprehensive Plan identifies the area as residential
- 2. The proposed crosswalk dedication and utility easement will satisfy the requirements of 21-1-22 regarding block length.

B. Findings of Fact to Not Recommend Approval May Include:

- 1. The block length along Highway 71 between W. 36th Street and W. 40th Street exceeds the maximum block length of 1,320 feet.

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission recommend the approval of the Preliminary Plat of Five Oaks 2021 on the condition that City Council approves the block length exception listed under Code 21-1-22.



Proposed Changes

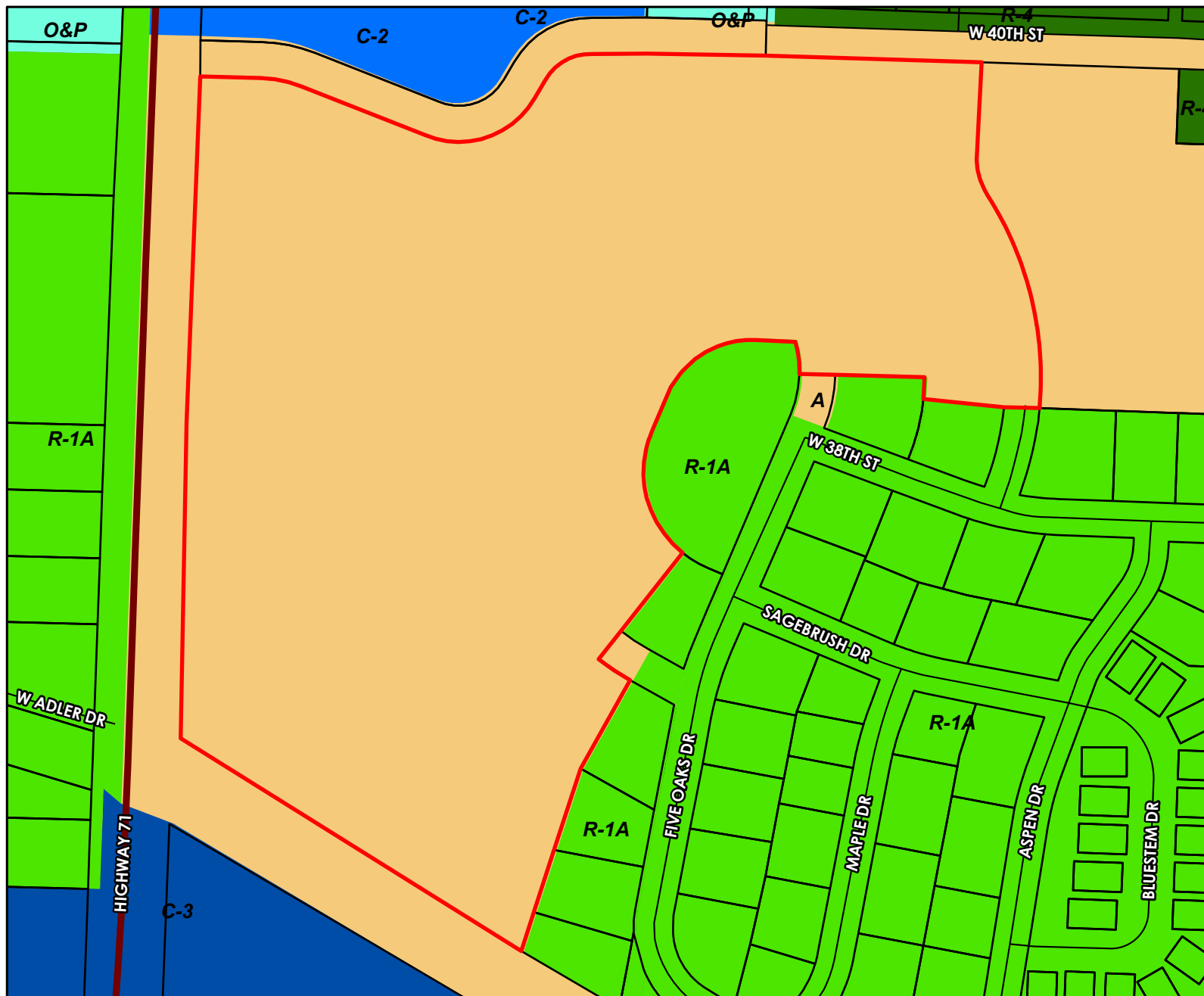
Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on December 9th, 2021
Coordinate System:
NAD 1983 State Plane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



Proposed Changes

Parcel Boundaries

Zoning

A
 AR
 C-1
 C-2
 C-3
 M-1
 M-2
 O&P
 PBC
 R-1
 R-1A
 R-1B
 R-4
 R-6

GEODATA.GISMGR.Corporate_Limits

GEODATA.GISMGR.Extended_Jurisdiction

Street Centerlines

CLASS

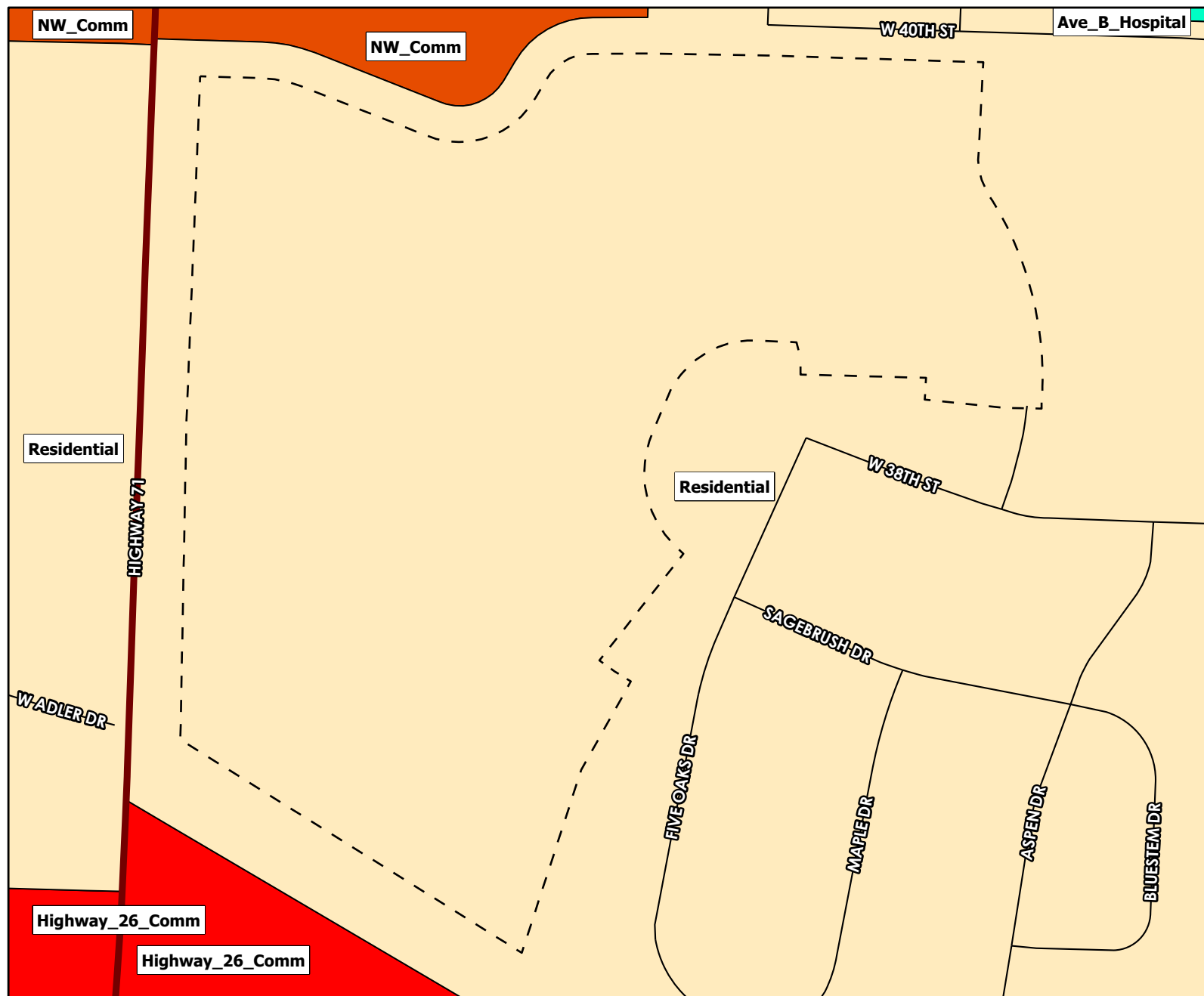
Highway

Main Road

Residential/Rural

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Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area

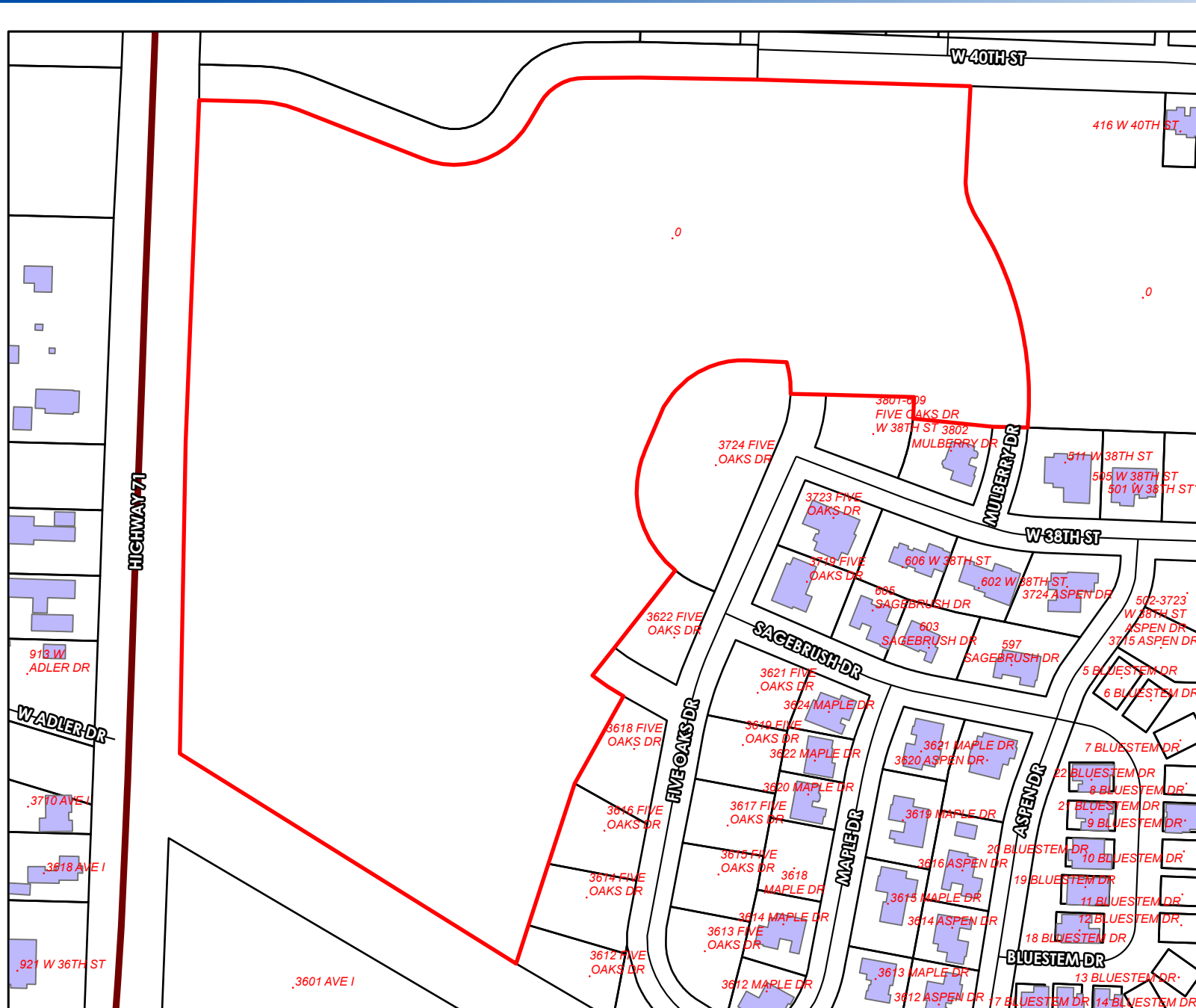
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Proposed Changes

 Building

 Parcel Boundaries

Street Centerlines

CLASS

— Highway

— Main Road

— Residential/Rural

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- Proposed Changes
- Easement
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Fire Hydrants
- Water Lines
- Verified_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

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**Baker
& Associates
Inc.**

120 East 16th St.
Scottsbluff, NE 68363
308 632 3123
www.baker-eng.com

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PRELIMINARY PLAN
NOT TO BE USED FOR
CONSTRUCTION

Property Description:

LEGAL DESCRIPTION:

A PARCEL OF LAND KNOWN AS THE REMAINDER OF THE UN-PLATTED LANDS FOR FIVE OAKS SUBDIVISION, CONTAINING 953.701 SQ. FT. (21.89 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'39" EAST, A DISTANCE OF 2675.32 FEET; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 02°03'39" EAST, A DISTANCE OF 822.84 FEET; THENCE SOUTH 87°56'21" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY OF HIGHWAY 71 AND TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION.

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF 40TH STREET SOUTH 87°56'20" EAST, A DISTANCE OF 87.55 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 19°49'11", A DISTANCE OF 60.19 FEET, (A CHORD BEARING SOUTH 78°01'46" EAST, A DISTANCE OF 50.63 FEET);

THENCE NORTH 68°07'59" EAST, A DISTANCE OF 191.20 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 83°01'38", A DISTANCE OF 182.59 FEET, (A CHORD BEARING NORTH 71°52'33" EAST, A DISTANCE OF 167.02 FEET);

THENCE NORTH 30°55'20" EAST, A DISTANCE OF 30.65 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 62°25'11", A DISTANCE OF 80.58 FEET, (A CHORD BEARING NORTH 61°04'06" EAST, A DISTANCE OF 76.67 FEET);

THENCE NORTH 89°54'43" EAST, A DISTANCE OF 79.93 FEET;

THENCE SOUTH 87°27'25" EAST, A DISTANCE OF 174.47 FEET;

THENCE SOUTH 88°19'45" EAST, A DISTANCE OF 311.59 FEET;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID INSTRUMENT 2009-05025:

1. SOUTH 03°37'31" WEST, A DISTANCE OF 123.11 FEET;

2. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 36°16'17", A DISTANCE OF 61.41 FEET, (A CHORD BEARING SOUTH 15°26'18" EAST, A DISTANCE OF 60.38 FEET);

3. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 39°50'29", A DISTANCE OF 332.25 FEET, (A CHORD BEARING SOUTH 14°01'46" EAST, A DISTANCE OF 310.45 FEET);

THENCE NORTH 88°52'32" WEST, A DISTANCE OF 52.17 FEET;

THENCE NORTH 83°57'32" WEST, A DISTANCE OF 117.00 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 05°37'37", A DISTANCE OF 31.26 FEET, (A CHORD BEARING NORTH 03°13'30" EAST, A DISTANCE OF 31.25 FEET);

THENCE NORTH 88°26'48" WEST, A DISTANCE OF 180.75 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 159.00 FEET, A CENTRAL ANGLE OF 18°14'20", A DISTANCE OF 50.61 FEET, (A CHORD BEARING NORTH 07°53'39" WEST, A DISTANCE OF 50.63 FEET);

THENCE NORTH 87°18'07" WEST, A DISTANCE OF 56.56 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 53.15 FEET, (A CHORD BEARING SOUTH 81°20'07" WEST, A DISTANCE OF 52.80 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 25°23'50", A DISTANCE OF 59.48 FEET, (A CHORD BEARING SOUTH 57°16'26" WEST, A DISTANCE OF 59.91 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 25°13'34", A DISTANCE OF 51.90 FEET, (A CHORD BEARING SOUTH 33°27'44" WEST, A DISTANCE OF 51.66 FEET);

THENCE SOUTH 02°20'57" WEST, A DISTANCE OF 54.48 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 08°21'16", A DISTANCE OF 22.45 FEET, (A CHORD BEARING SOUTH 18°10'19" WEST, A DISTANCE OF 22.43 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 22°07'48", A DISTANCE OF 59.48 FEET, (A CHORD BEARING SOUTH 02°55'47" WEST, A DISTANCE OF 59.91 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 22°08'04", A DISTANCE OF 59.48 FEET, (A CHORD BEARING SOUTH 19°12'08" EAST, A DISTANCE OF 59.12 FEET);

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 20°46'38", A DISTANCE OF 55.89 FEET, (A CHORD BEARING SOUTH 04°39'02" EAST, A DISTANCE OF 55.65 FEET);

THENCE SOUTH 38°14'05" WEST, A DISTANCE OF 155.53 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 08°56'40", A DISTANCE OF 54.48 FEET, (A CHORD BEARING SOUTH 56°11'45" EAST, A DISTANCE OF 54.43 FEET);

THENCE SOUTH 29°17'28" WEST, A DISTANCE OF 146.00 FEET;

THENCE SOUTH 18°00'06" WEST, A DISTANCE OF 123.00 FEET;




































THENCE SOUTH 18°00'06" WEST, A DISTANCE OF 154.77 FEET;

THENCE NORTH 59°43'24" WEST, A DISTANCE OF 585.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 71 (AVENUE I);

THENCE CONTINUING NORTH ALONG SAID EXISTING EAST RIGHT OF WAY LINE OF HIGHWAY 71

NORTH 02°33'39" EAST, A DISTANCE OF 976.18 FEET TO THE **POINT OF BEGINNING**.

LINETYPE DESIGNATION

SYMBOL LEGEND			
	EXISTING LIGHT POLE		EXISTING GAS METER
	EXISTING LIGHT POLE WITH POWER		EXISTING GAS MARKER
	EXISTING POWER POLE		EXISTING MAILBOX
	EXISTING ELECTRICAL METER BOX		EXISTING FLAG POLE
	EXISTING ELECTRICAL TRANSFORMER		EXISTING TRAFFIC LIGHT
	EXISTING ELECTRICAL HANDHOLE		EXISTING RAIL CROSSING SIGN
	EXISTING TELEPHONE PEDESTAL		EXISTING DECIDUOUS TREE
	EXISTING CABLE BOX		EXISTING CONIFEROUS TREE
	EXISTING FIBER OPTIC BOX		EXISTING SHRUB
	EXISTING SATELLITE DISH		EXISTING STUMP
	EXISTING MANHOLE		EXISTING ROW MARKER
	EXISTING CLEAN-OUT		EXISTING REBAR/ARMONUMENT
	EXISTING CURB INLET		SURVEY BENCHMARK
	EXISTING AREA INLET		SURVEY CONTROL POINT
	EXISTING WATER VALVE		
	EXISTING FIRE HYDRANT		
	EXISTING WATER VALVE IN MANHOLE		
	EXISTING CURB STOP		
	EXISTING WATER METER PIT		
	EXISTING WELL		
	EXISTING YARD HYDRANT		

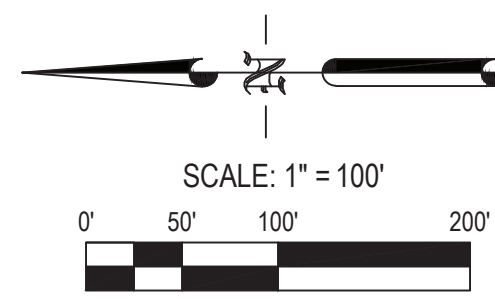
OWNER INFORMATION:

Project Title: FIVE OAKS
2021 PROJECT
C&T Holdings
Scottsbluff, NE

Project: 023-025-21		
CAD File:		
023-025 Preliminary Plat 2021.dwg		
Design	Drawing	Check
JWB	BEG	

0

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	60.79	174.00	19°49'11"	S78°01'43"E	56.89
C2	182.59	126.00	83°01'38"	N71°52'33"E	167.02
C3	80.59	74.00	62°23'51"	N61°04'06"E	76.87
C4	61.41	97.00	38°18'11"	S18°28'15"E	60.39
C5	332.24	487.00	39°05'19"	S14°01'44"E	325.84
C6	31.26	318.00	5°37'53"	N3°13'30"E	31.25
C7	50.61	158.00	18°14'20"	N7°53'30"W	50.49
C8	33.15	134.00	22°43'32"	S81°20'07"W	52.80
C9	39.40	134.00	25°23'52"	S53°16'30"W	58.51
C10	51.98	134.00	22°12'34"	S33°27'44"W	51.66
C11	22.40	134.00	8°21'19"	S18°10'19"W	22.43
C12	39.48	154.00	22°07'48"	S2°55'47"W	59.11
C43	39.48	154.00	22°08'04"	S19°12'08"E	59.12
C44	55.85	154.00	20°46'38"	S47°39'29"E	55.54
C45	34.48	348.00	8°36'40"	S58°14'15"E	34.43



Baker

120 East 18th St.
Scottsbluff, NE 68581
308.832.3123
www.baker-eng.com

B&A

associates

Inc.

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CONTRACT # 2021

PRELIMINARY PLAN
NOT TO BE USED FOR
CONSTRUCTION

Project Title:
**FIVE OAKS SUBDIVISION
2021 PRELIMINARY PLAT**

C&T Holdings, LLC
Scottsbluff, Nebraska

Sheet Title:
LOT PLAN

Date Issued: December 7, 2021

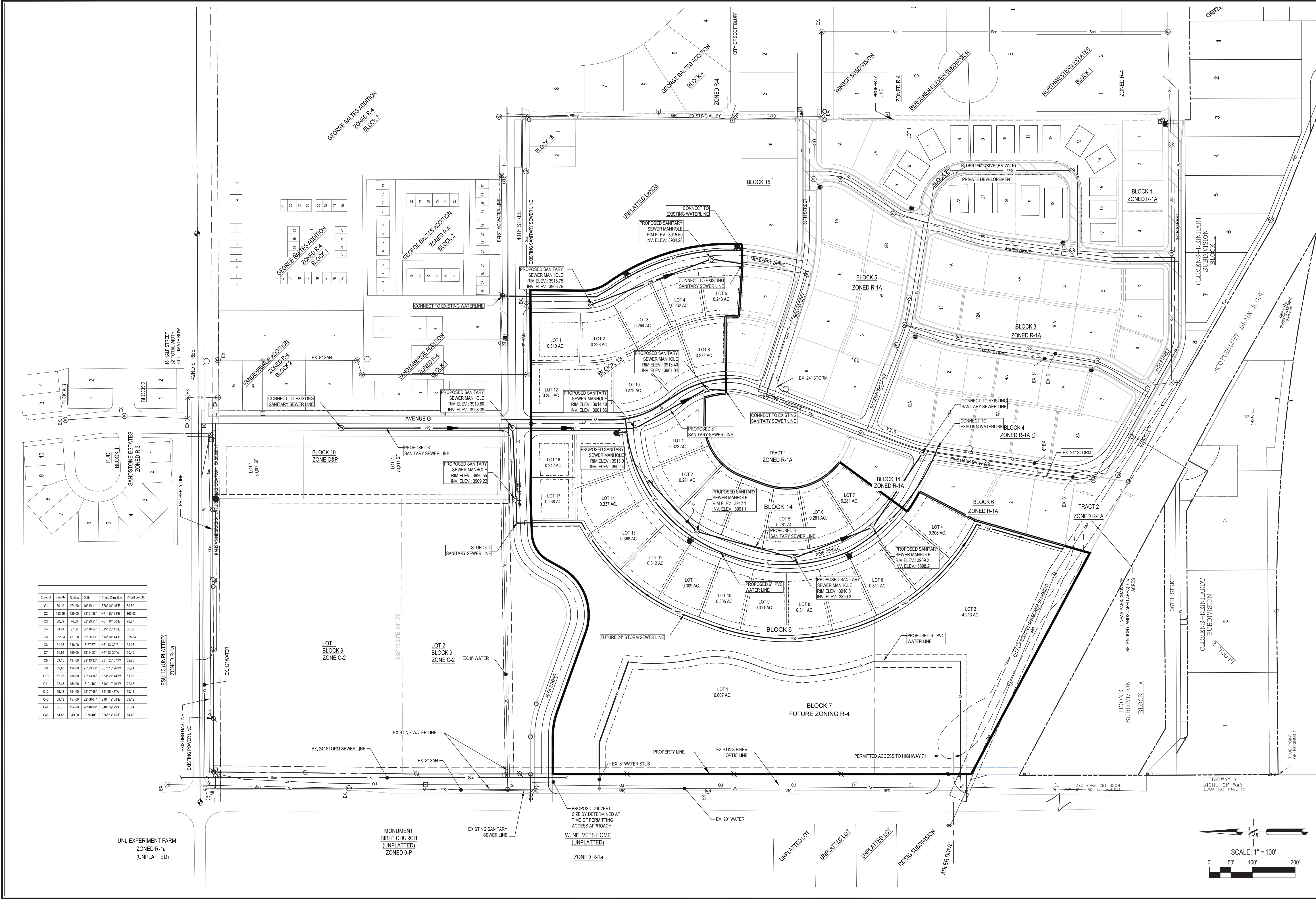
Project: 023-025-21
CAD File:
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Design Drawing Check
JWB BEG

Sheet No.
C-1.01

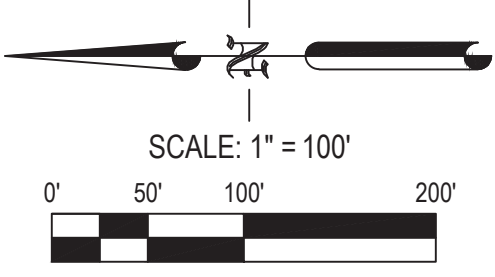
Scottsbluff

Regular Meeting - 12/13/2021

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Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	60.79	174.00	19°49'11"	S78°01'40"E	56.89
C2	182.59	126.00	85°01'38"	N71°52'33"E	157.02
C3	80.59	74.00	62°23'51"	N61°04'06"E	76.87
C4	61.41	97.00	30°18'11"	S18°26'15"E	60.39
C5	332.24	487.00	39°09'19"	S14°01'44"E	325.84
C6	31.26	316.00	5°37'53"	N2°13'30"E	31.25
C7	50.61	159.00	18°14'20"	N7°53'30"W	50.40
C8	53.15	134.00	22°43'32"	S81°20'07"W	52.80
C9	59.40	134.00	25°23'52"	S57°16'35"W	58.91
C10	51.88	134.00	22°12'34"	S33°27'44"W	51.66
C11	22.40	154.00	8°21'19"	S18°10'19"W	22.43
C12	59.48	154.00	22°07'48"	S2°55'47"W	59.11
C13	59.48	154.00	22°08'04"	S1°12'06"E	59.12
C14	55.85	154.00	20°46'38"	S47°39'29"E	55.54
C15	54.48	349.00	8°36'49"	S58°14'15"E	54.43



Project Title:
**FIVE OAKS SUBDIVISION
2021 PRELIMINARY PLAT**

Sheet Title:
UTILITY PLAN

Project:
023-025-21
CAD File:
023-025 Preliminary Plat 2021.dwg
Design Drawing Check
JWB BEG

Sheet No.
C-1.04

Project Title:
**FIVE OAKS SUBDIVISION
2021 PRELIMINARY PLAT**

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JWB BEG

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C-1.04

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2021 PRELIMINARY PLAT**

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UTILITY PLAN

Project:
023-025-21
CAD File:
023-025 Preliminary Plat 2021.dwg
Design Drawing Check
JWB BEG

Sheet No.
C-1.04