MONROE, GA 30655 (678) 282-7275

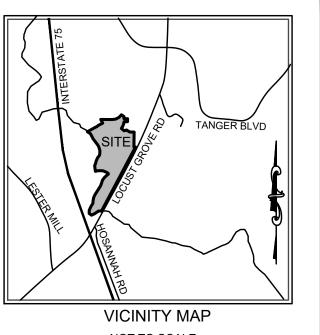
24 HR CONTAC (678) 282-7275

ENGINEER/SURVEYOR: FALCON DESIGN CONSULTANTS, LLC 235 CORP. CTR. DR., SUITE 200 STOCKBRIDGE, GA 30281

THIS BLOCK RESERVED FOR THE

FINAL PLAT FOR RIVER OAKS SUBDIVISION (AKA LGS POD F) - PHASE 1

LAND LOT 136 - 2ND DISTRICT CITY OF LOCUST GROVE HENRY COUNTY, GEORGIA PARCEL ID# 130-01025000



NOT TO SCALE

SURVEY NOTES

- 1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED JUNE 26, 2023 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
- 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,701 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE
- 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 729,133 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
- 4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- 5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC
- 6. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS
- 7. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR
- THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY eGPS SOLUTIONS.
- 3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES

AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN

9. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

11. THERE WERE NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES, OR EVIDENCE OF RECENT STREET OR

- 10. THE PROPERTY HAS DIRECT ACCESS TO A PUBLIC STREET KNOWN AS TANGER BLVD (100' PUBLIC ROW).
- SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 12. THERE WERE NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 13. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

COVENANT NOTE:

THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS AND COVENANTS RECORDED IN DEED BOOK XXXX, PAGE XXXXXX

- 1, 20 FOOT STORM SEWER AND SANITARY SEWER EASEMENT EXISTS ALONG EACH PROPERTY LINE AND ALONG EACH LOT LINE, CENTERED ON LOT LINES, FOR FUTURE DRAINAGE AND SANITARY
- 2. ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF 30 FEET
- BEHIND ANY FUTURE RESIDENCE OR BUILDING. 3. NO STRUCTURES INCLUDING FENCES SHALL BE BUILT ACROSS OR
- WITHIN EXISTING 20' SANITARY SEWER EASEMENT. 4. HENRY COUNTY AND CITY OF LOCUST GROVE SHALL NOT BE RESPONSIBLE
- FOR DAMAGE TO ANY IMPROVEMENT ON THIS SITE RESULTING FROM THE MAINTENANCE OR REPAIR OF THIS LINE INCLUDING BUT NOT LIMITED TO THE REPLACEMENT OR REPAIR TO CURB AND GUTTER, PAVEMENT OR OTHER INFRASTRUCTURE IMPROVEMENT.

STATE WATERS BUFFER NOTE:

THERE IS AN ESTABLISHED 25 FOOT BUFFER AND 50 FOOT BUFFER ADOPTED BY CITY OF LOCUST GROVE ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED; PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE. WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE

SURVEY REFERENCES:

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY FALCON DESIGN CONSULTANTS, LLC DATED 5-8-18, LAST REVISED 5-28-18.
- 2. CIVIL DESIGN DRAWINGS FOR RIVER OAKS SUBDIVISION (AKA POD F) PREPARED BY FALCON DESIGN CONSULTANTS, LLC DATED 4-20-20, LAST REVISED 12-22-20.



FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF <u>HENRY COUNTY</u>, <u>GEORGIA</u> COMMUNITY PANEL NUMBER: 13151C0278D EFFECTIVE DATE OCTOBER 6, 2016, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA (ZONE A). THIS AREA IS SHOWN GRAPHICALLY PER AVAILABLE MAP INFORMATION.



PR4: PROJECT WRITTEN NARRATIVE (Pod A,B,C,D,F and G)

Site Description

The properties are located along Locust Grove Griffin Road, Hosannah Road and Tanger Boulevard. As infill developments they provide the City an opportunity to grow utilizing existing infrastructure including sewer, storm, streets, signalized intersections, and a 10' wide paved multi-use path. Some of the tracts are undeveloped, wooded with pine and hardwood trees while others are partial graded with minimal infrastructure installed. These properties are currently zoned CRSO and this application is requesting a rezoning to the PR-4 Planned Residential District.

Proposed Development

The proposed development is compatible with the surrounding area and is designed to protect and minimally impact environmentally sensitive areas. The proposed neighborhoods will feature amenities both passive and active, interconnected streets, centralized mail facilities, street trees, landscaped entries, sidewalks throughout and private HOA's. The communities will have a minimum heated floor area of 1,750 sf for single story homes and 2,200 sf for multi-story homes and two (2) car garages. The neighborhoods will vary in minimum lot size and lot widths as shown on the Overall Site Plan for Pod A-G.

The proposed neighborhood is not consistent with the City of Locust Grove Future Land Use Map, adopted May 2, 2016. The property is consistent with zoning previously approved by the City of Locust Grove.

Built Environment

It is anticipated that approximately 40% of the overall site will be preserved as open space. The existing trail underpass on Tanger Boulevard will be enhanced with clean up and clearing, decorative landscaping, lighting, and security call box. The existing multi-use trail located on the southside of Tanger Boulevard will be extended west to the property corner at Landmark Baptist Church. The existing trailhead located on the northside of Tanger Boulevard next to the instream detention wall will be abandoned. This trailhead does not connect or provide meaningful pedestrian access that can be managed and patrolled. In lieu of the existing trailhead, the developer will propose a small pocket park with a trailhead located across the street from Landmark Baptist Church in Pod C, on the eastside of Tanger Boulevard as it turns north towards the City's Park. This proposed pocket park will have a lawn area, benches and trash receptacles, and pathway that will connect along the sanitary sewer easement to the sidewalk on Theberton Trail. This connection provides an interior route for all of the residents living in Pods A, B, and C to the future path improvements from our site to the City's Park. Additionally, the existing pool, cabana, and parking located on Elmstead Place, central to Pods A, B, and C will serve those residents. The amenities shall be developed in conjunction with the issuance of certificate of occupancy of the houses as described herein:

Upon completion and issuance of CO's for 50% of the total homes within Pods A, B, and C, the extension of the 10' wide multi-use path along the southside of Tanger Boulevard beginning at

> PR4 Project Written Narrative – COLG RZ-18-01-01 City of Locust Grove - City Council Meeting - March 5, 2018



Collinsworth S/D westerly to the property corner at Landmark Baptist Church and the centralized mailbox facility shall be completed, subject to all necessary governmental approvals.

Pod F will provide a centrally located passive park that will include benches and trash receptacles, paved walkways, community lawn area, tree save area, and tot lot area. A community mail facility will be provided with pull off parking at the front area of the development. The amenities shall be developed in conjunction with the issuance of certificate of occupancy of the houses as described herein;

Upon completion and issuance of CO's for 50% of the total homes within Pod F the centralized mail facility, pull off parking, and community lawn area shall be constructed, subject to all necessary governmental approvals.

small seating area along its street frontage. The amenities shall be developed in conjunction with the issuance of certificate of occupancy of the houses as described herein; Upon completion and issuance of CO's for 50% of the total homes within Pod G the centralized mail

facility, pull off parking, pool and cabana shall be constructed, subject to all necessary governmental

Pod G will provide a community pool, cabana, tot lot and parking area. A second passive park will provide a

The remaining described amenities shall be fully constructed prior to CO's issuance for 80% of the total homes. The developer and/or their designee shall provide the City of Locust Grove a sworn certificate for the completion of the remaining amenities described above.

The community will have four (4) feet wide sidewalks along both sides of the streets within the development. No commercial development or commercially zoned property is located within one-quarter mile of the communities, therefore no multi-use path is provided except along the southside of Tanger Boulevard, as noted

The project will provide landscaping in adherence with the City of Locust Grove Landscaping Ordinance (Ord.

above in amenities.

Subdivision entrance signage will be constructed and finished with materials consistent with the residential architectural style within the community. The actual sign monument shall be submitted to the City of Locust Grove in accordance with the City of Locust Grove sign permit application.

Nothing in this narrative prohibits the Applicant from seeking a variance from strict compliance with zoning and development regulations at some future date.

> PR4 Project Written Narrative - COLG RZ-18-01-01 City of Locust Grove - City Council Meeting - March 5, 2018



VERSION NUMBER

13151C0278D

13151C0279D

13151C0290D

OCTOBER 6, 2016

2.3.2.1

MAP NUMBER

MAP REVISED

Pod F: DEVELOPMENT REGULATIONS

Zoning Classification: PR-4 Planned Residential District

Development Plan (see attached site plan)

Total area = 93.48 acres (gross acreage)

Total units = 151 lots Gross density = 1.6 du/ac Net acreage = +/- 67.69 nua (gross acres less 9.1 acres R/W, 15.28 acres Floodplain, 1.41 acres Detention)* Net density = +/- 2.2 du/nua

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 279 of 305

PANEL 290 of 305

HENRY COUNTY

LOCUST GROVE, CITY

Open space = +/- 46.04 acres (49.3% site is open space)

Specific amenities = See Project Written Narrative *Stormwater facility acreage to be finalized in conjunction with plan approval and issuance of land disturbance permit.

Development Standards: Min. Lot Size: 9,000 sf Min. Lot Width: 75' Min. Front Setback: 25' Min. Side Setback: 10

Min. Rear Setback: 20' Max. Building Height: 40' Min. Heated Floor Area: Single story @ 1,750 sf / Multi-story @ 2,200 sf Parking: Two (2) car garage with paved entry (max. 55% of front façade coverage by garage)

On-street Parking: permitted (11.5' width measured from face of curb and 20' length) Public Right-of-way: 50' width Roadway: 26' width @ (2)11' lanes w/ 24" curb and gutter Sidewalks: 4' wide both sides of internal streets

Streetlights: Required; typical residential street standard for City of Locust Grove

Architectural Standards: Residential Facades, Roof Design. Residential facades.

Within a development developed under these standards, structures shall be comprised of any combination of stone, brick, cement board on all exterior facades, with rear elevations of structures comprised of brick or stone to the gables or eaves where facade fronts along a public road. When a rear facade fronts along a public road where an earthen berm and/or masonry wall provides an effective screen, the Architectural Review Board may reduce or waive the brick or stone requirement. Front elevations shall be at least 50% brick or stone, with remaining elements consisting of cement fiberboard siding (i.e., HardiePlank and equivalent brands). All side elevations shall consist of brick, stone or cement fiberboard siding with a minimum water table of brick or stone at a height of thirty inches (30") or greater. Use of stucco is strictly limited to exterior accents such as keystones, arches, and quoining unless otherwise approved by the Architectural Review Board, where stucco is hard-coat only. Vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, except by variance. Roof Design. Typical roof styles of gable and hip roofs shall have a minimum pitch of 7: 12 or greater above areas containing heated space. Use of other roof styles (mansard, gambrel, etc.) shall require the review and approval of the Architectural Review Board.

> 1 | Page Pod F -PR4 Project Development Regulations - COLG RZ-18-01-01 City of Locust Grove - City Council Meeting — March 5, 2018

DEVELOPMENT DATA:

SUBDIVISION CONFIGURATION: A. SOURCE OF DATA: TOPO AND BOUNDARY SURVEY PERFORMED BY FALCON DESIGN CONSULTING, DATED MAY 8, 2018, LAST REVISED MAY 28,

B. LOCATION: CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA C. PROJECT AREA: PHASE 1: GROSS: 58.18 ACRES LESS R/W: 5.79 ACRES

D. CURRENT ZONING: PR-4 E. TYPE OF SUBDIVISION: SINGLE FAMILY RESIDENTIAL F. TOTAL NUMBER OF LOTS - 150 LOTS

78 LOTS (PHASE) G. MINIMUM LOT SIZE: 9,000 SQUARE FEET H. MAXIMUM BUILDING HEIGHT: 40' I. MINIMUM LOT WIDTH: 75 J. STREET LENGTH: TOTAL = 7.985 L.F. - PHASE 1 = 4.574 L.F.

52.39 ACRES

CHATTAHOOCHEE CIRCLE = 2,378 L.F. OCMULGEE CROSSING = 1,321 L.F. ALTAMAHA COURT = 173 L.F OGEECHEE OVERLOOK = 264 L.F SATILLA COURT = 286 L.F. ACCEL/DECEL = 152 L.F.

K. TYPE OF STREETS: PUBLIC L. R/W WIDTH: 50' M. R/W ACREAGE: PHASE 1 - 5.79 AC N. PAVEMENT WIDTH: 26

O. STREET MAINTENANCE: CITY OF LOCUST GROVE P. BUILDING SETBACKS: FRONT - 25' (OR OTHERWISE NOTED) RFAR - 20' SIDE - 10

Q. OPEN SPACE: PHASE 1 - 33.40 ACRES R THERE ARE WETI ANDS ON THIS PROPERTY S. THERE ARE LIVE STREAMS ON THIS PROPERTY.

A. WATER: HCWA

WATERSHED DISTRICT)

SIDE-CORNER - 18.75'

B. SEWER: CITY OF LOCUST GROVE B. ELECTRIC: CENTRAL GEORGIA EMC

NO FILL AREA LOCATED ON SUBJECT PROPERTY

PROJECT RECEIVING WATERS IS INDIAN CREEK

THIS PROPERTY HAS COVENANT/DEED RESTRICTION WITH A HOMEOWNERS ASSOCIATION TO BE RECORDED IN HENRY COUNTY, GEORGIA RECORDS

5' SIDEWALK ARE REQUIRED ON BOTH SIDES OF THE STREET. STREET LIGHTS ARE REQUIRED. ALL UTILITIES SHALL BE UNDERGROUND. THIS PROPERTY IS LOCATED IN THE UPPER OCMULGEE (NOT WITHIN A

OWNER'S ACKNOWLEDGEMENT:

STATE OF GEORGIA, HENRY COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE(S) THEREIN EXPRESSED.

OWNER'S SIGNATURE RIVER OAKS LAND LLC

CITY OF LOCUST GROVE APPROVAL:

THE CITY OF LOCUST GROVE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THIS PLAT AND AS REQUIRED BY THE HENRY COUNTY UNIFIED LAND DEVELOPMENT CODE.

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

CITY OF LOCUST GROVE

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

COMMUNITY DEVELOPMENT DEPARTMENT CITY OF LOCUST GROVE

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION

REGISTERED LAND SURVEYOR #2960

CONSTRUCTION LANDSCAPE MANAGEMENT PLANNING FALCON DESIGN **CONSULTANTS**

7-17-23 SCALE: N/A FILE NUMBER: 129.012 DRAWN BY: KNELMS REVIEWED BY: KBROWN

IS DOCUMENT IS NOT VALID UNLESS IT BEARS TH ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

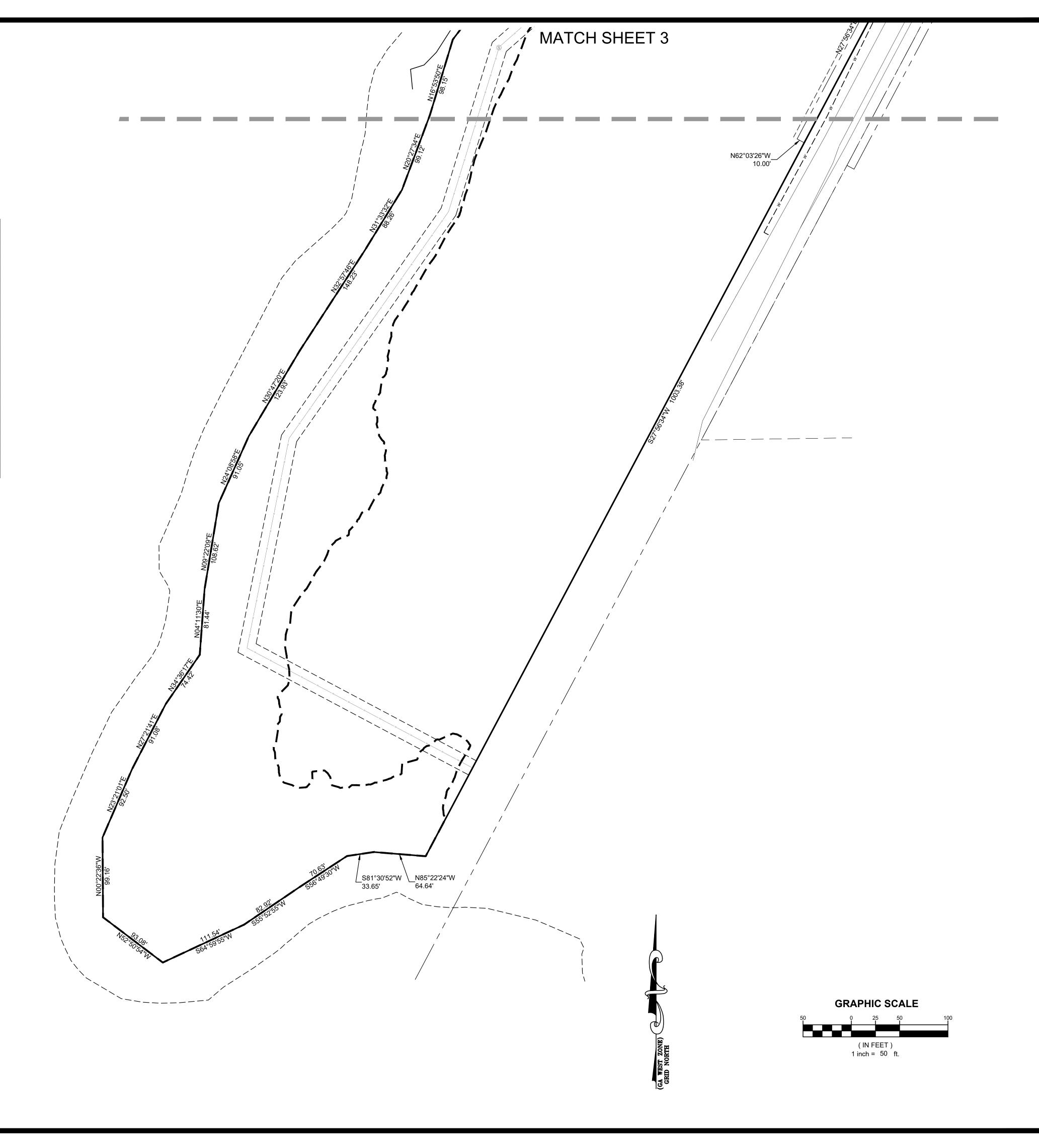
SHEET NUMBER

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

		Curve Ta	able			able	Curve Table							
Curve #	Length	Radius	Bearing	Length	Curve #	Length	Radius	Bearing	Length	Curve #	Length	Radius	Bearing	Length
C1	119.69'	190.00	S44°00'34"E	117.73'	C21	20.42'	13.00	S70°57'43"E	18.38'	C41	75.11'	1025.00	S07°52'41"E	75.09'
C2	69.30'	110.00	S44°00'34"E	68.16'	C22	20.42'	13.00	S19°02'17"W	18.38'	C42	20.93'	13.00	S37°07'34"W	18.74'
C3	125.99'	200.00	S44°00'34"E	123.92'	C23	20.42'	13.00	S70°57'43"E	18.38'	C43	20.93'	13.00	S50°36'36"E	18.74'
C4	20.42'	13.00	N70°57'43"W	18.38'	C24	100.75'	1107.93	N27°37'30"W	100.72'	C44	73.83'	1025.00	S03°42'54"E	73.82'
C5	20.42'	13.00	N19°02'17"E	18.38'	C25	75.74'	975.00	N28°35'04"W	75.72'	C45	117.78'	975.00	S01°01'03"E	117.71'
C6	64.54'	225.00	S53°49'33"W	64.32'	C26	6.76'	975.00	N26°09'38"W	6.76'	C46	75.02'	1025.00	S00°26'43"W	75.00'
C7	7.83'	225.00	S63°02'27"W	7.83'	C27	9.46'	1107.93	N30°28'29"W	9.46'	C47	10.02'	1025.00	S02°49'19"W	10.02'
C8	80.64'	175.00	S50°50'13"W	79.93'	C28	84.61'	1000.00	N28°23'09"W	84.59'	C48	11.21'	975.00	S02°46'21"W	11.21'
C9	30.24'	28.00	S06°41'50"W	28.79'	C29	20.57'	13.00	S14°31'30"W	18.49'	C49	53.06'	175.00	S11°47'16"W	52.86'
C10	36.63'	55.00	N05°09'46"W	35.96'	C30	20.27'	13.00	S75°28'30"E	18.28'	C50	190.68'	125.00	S46°48'06"W	172.72'
C11	46.51'	55.00	N38°08'28"E	45.13'	C31	69.10'	1025.00	S28°52'43"E	69.09'	C51	59.48'	175.00	S30°12'39"W	59.20'
C12	47.33'	55.00	N87°01'08"E	45.88'	C32	79.13'	975.00	S28°29'05"E	79.11'	C52	59.72'	175.00	S49°43'27"W	59.43'
C13	46.96'	55.00	S43°51'57"E	45.55'	C33	147.54'	1000.00	S26°34'59"E	147.41'	C53	61.90'	175.00	S69°38'01"W	61.58'
C14	38.69'	55.00	S00°44'54"W	37.90'	C34	75.92'	1025.00	S24°49'30"E	75.91'	C54	32.79'	175.00	S85°08'03"W	32.74'
C15	45.82'	55.00	S44°45'51"W	44.50'	C35	87.59'	975.00	S23°35'10"E	87.56'	C55	228.81'	150.00	S46°48'06"W	207.26'
C16	6.24'	55.00	S71°52'34"W	6.23'	C36	76.50'	1025.00	S20°33'54"E	76.48'	C56	20.42'	13.00	N44°29'54"W	18.38'
C17	20.83'	28.00	N53°48'28"E	20.36'	C37	83.99'	975.00	S18°32'41"E	83.96'	C57	20.42'	13.00	S45°30'06"W	18.38'
C18	51.51'	225.00	S39°02'59"W	51.40'	C38	75.19'	1025.00	S16°19'32"E	75.17'	C58	30.96'	225.00	N85°33'25"W	30.93'
C19	167.10'	200.00	S40°06'08"W	162.29'	C39	120.33'	975.00	S12°32'29"E	120.25'	C59	115.16'	175.00	N70°38'50"W	113.09'
C20	20.42'	13.00	S19°02'17"W	18.38'	C40	75.98'	1025.00	S12°06'03"E	75.96'	C60	315.56'	200.00	N44°17'51"W	283.83'

Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Bearing	Length		Curve #	Length	Radius	Bearing	Length	Cu	rve #	Length	Radius	Bearing	Length	
C61	75.93'	225.00	N71°56'51"W	75.57'		C81	112.16'	375.00	N35°31'26"W	111.74'	С	101	40.74'	225.00	S55°35'33"E	40.68'	
C62	75.36'	225.00	N52°41'06"W	75.01'		C82	592.77'	400.00	N01°49'00"W	540.00'	С	102	15.48'	10.00	N16°25'06"W	13.98'	
C63	76.01'	225.00	N33°24'44"W	75.65'		C83	93.02'	425.00	N25°12'56"W	92.83'	С	103	36.64'	23.00	N73°34'54"E	32.89'	
C64	118.64'	175.00	N32°22'26"W	116.38'		C84	102.29'	375.00	N19°08'28"W	101.97'	С	104	36.21'	200.00	S55°35'33"E	36.16'	
C65	75.53'	225.00	N14°07'05"W	75.18'		C85	71.99'	425.00	N14°05'34"W	71.91'	С	105	163.36'	400.00	N52°20'16"E	162.23'	
C66	42.32'	175.00	N06°01'27"W	42.22'		C86	91.03'	375.00	N04°22'22"W	90.80'	С	106	14.13'	175.00	S85°34'18"W	14.13'	
C67	21.23'	225.00	N01°47'56"W	21.22'		C87	87.73'	425.00	N03°19'35"W	87.57'	С	107	27.31'	225.00	S86°44'07"W	27.29'	
C68	61.34'	525.00	N04°15'03"E	61.31'		C88	84.19'	425.00	N08°15'44"E	84.06'	С	108	1.13'	225.00	N89°38'35"W	1.13'	
C69	103.93'	475.00	N07°10'19"E	103.73'		C89	90.82'	375.00	N09°31'10"E	90.60'	С	109	25.28'	200.00	S86°52'47"W	25.27'	
C70	383.74'	500.00	N22°53'25"E	374.39'		C90	90.79'	375.00	N23°23'37"E	90.57'	С	110	7.99'	175.00	S89°11'36"W	7.99'	
C71	75.57'	525.00	N11°43'17"E	75.50'		C91	86.23'	425.00	N19°45'00"E	86.08'	С	:111	7.32'	175.00	N89°18'13"E	7.32'	
C72	128.17'	475.00	N21°10'14"E	127.78'		C92	75.16'	425.00	N30°37'44"E	75.06'	С	112	66.86'	225.00	N81°59'17"E	66.62'	
C73	75.24'	525.00	N19°57'02"E	75.18'		C93	90.22'	375.00	N37°13'18"E	90.00'	С	113	135.29'	175.00	N65°57'30"E	131.95'	
C74	75.61'	525.00	N28°10'57"E	75.55'		C94	18.03'	12.00	S07°21'19"E	16.38'	С	114	76.65'	225.00	N63°42'53"E	76.28'	
C75	92.01'	475.00	N34°26'59"E	91.87'		C95	17.63'	12.00	S87°30'09"W	16.09'	С	115	77.18'	225.00	N44°07'41"E	76.80'	
C76	78.06'	525.00	N36°34'04"E	77.98'		C96	91.91'	375.00	N51°08'06"E	91.68'	С	116	106.47'	175.00	N26°22'55"E	104.83'	
C77	92.40'	475.00	N45°34'19"E	92.26'		C97	38.50'	375.00	N61°05'50"E	38.48'	С	117	97.31'	225.00	N21°54'39"E	96.56'	
C78	19.31'	13.00	S01°43'19"E	17.58'		C98	64.27'	425.00	N49°44'34"E	64.21'	С	118	35.42'	225.00	N05°00'39"E	35.38'	
C79	19.73'	13.00	N87°34'54"W	17.89'		C99	73.90'	425.00	N59°03'24"E	73.81'	С	119	25.81'	175.00	N04°43'39"E	25.79'	
C80	94.84'	425.00	N37°52'42"W	94.64'		C100	31.68'	175.00	S55°35'33"E	31.64'	С	120	314.16'	200.00	N45°30'06"E	282.84'	

					,							
		Curve T	able		Curve Table							
Curve #	Length	Radius	Radius Bearing			Curve #	Length	Radius	Bearing	Length		
C121	24.50'	28.00	N34°47'51"E	23.72'		C141	60.33'	525.00	N60°44'45"E	60.30'		
C122	37.91'	55.00	S29°11'34"W	37.16'		C142	78.11'	525.00	N53°11'29"E	78.04'		
C123	37.68'	55.00	S68°33'48"W	36.94'		C143	84.61'	475.00	N56°14'53"E	84.50'		
C124	37.83'	55.00	N72°06'37"W	37.09'		C144	22.27'	475.00	N62°41'41"E	22.27'		
C125	37.67'	55.00	N32°47'12"W	36.94'		C145	167.21'	500.00	N54°27'27"E	166.43'		
C126	37.52'	55.00	N06°22'36"E	36.80'		C147	272.52'	1000.00	S14°32'57"E	271.68'		
C127	37.51'	55.00	N45°27'25"E	36.79'		C148	171.81'	1000.00	S01°49'12"E	171.60'		
C128	43.37'	55.00	N87°35'08"E	42.25'		C149	26.18'	255.00	N61°05'50"E	26.17'		
C129	24.59'	28.00	S85°01'03"W	23.81'		C150	7.75'	255.00	N57°17'10"E	7.75'		
C130	20.42'	13.00	N70°57'43"W	18.38'		C151	54.75'	255.00	N50°15'53"E	54.65'		
C131	24.59'	28.00	N00°48'15"W	23.81'		C152	61.35'	255.00	N37°13'18"E	61.20'		
C132	50.46'	55.00	S01°55'47"E	48.71'		C153	24.51'	255.00	N27°34'32"E	24.50'		
C133	38.35'	55.00	S48°11'25"E	37.58'		C154	37.22'	255.00	N20°38'23"E	37.19'		
C134	38.51'	55.00	S88°13'26"E	37.72'		C155	61.76'	255.00	N09°31'10"E	61.61'		
C135	38.42'	55.00	N51°42'20"E	37.65'		C156	49.04'	255.00	N02°55'42"W	48.97'		
C136	44.69'	55.00	N08°24'50"E	43.47'		C157	12.86'	255.00	N09°52'56"W	12.86'		
C137	58.95'	55.00	N45°34'15"W	56.17'		C158	73.19'	255.00	N19°32'59"W	72.94'		
C138	11.77'	28.00	S64°14'01"E	11.69'			•					
C139	12.90'	28.00	S38°59'17"E	12.79'								
C140	20.42'	13.00	S19°02'17"W	18.38'								



CIVIL LAND
ENGINEERING
COA NO. PER 004790
COANOL LSF 000995
CONSTRUCTION LANDSCAPE
MANAGEMENT ARCHITECT

LAND
PLANNING

FALCON DESIGN
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FOR FOR SUBDIVISION AND LOT 136 2ND DISTRICT

BIVER OAK

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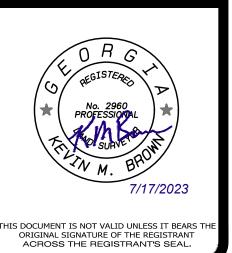
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SCALE: 1" = 60'

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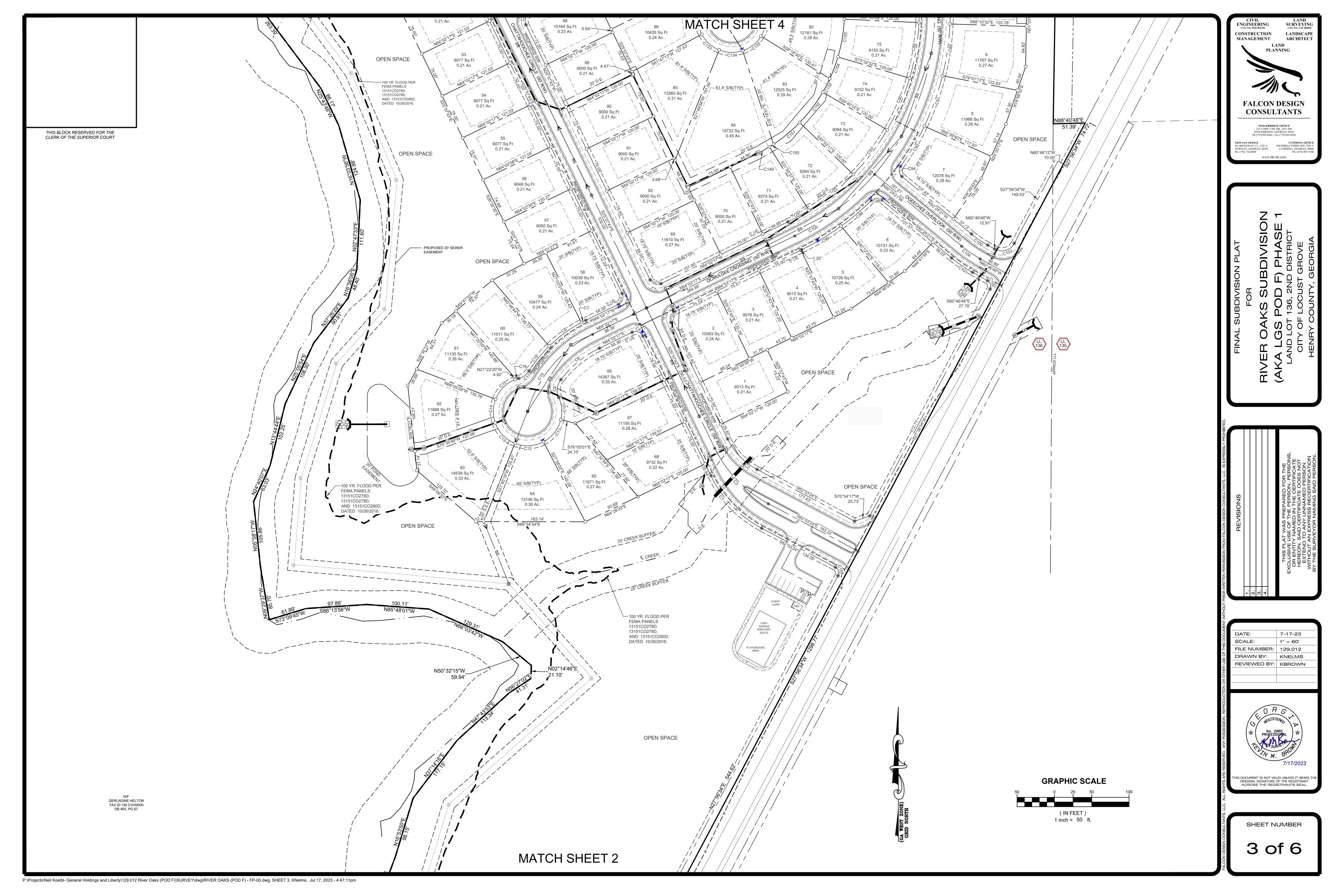
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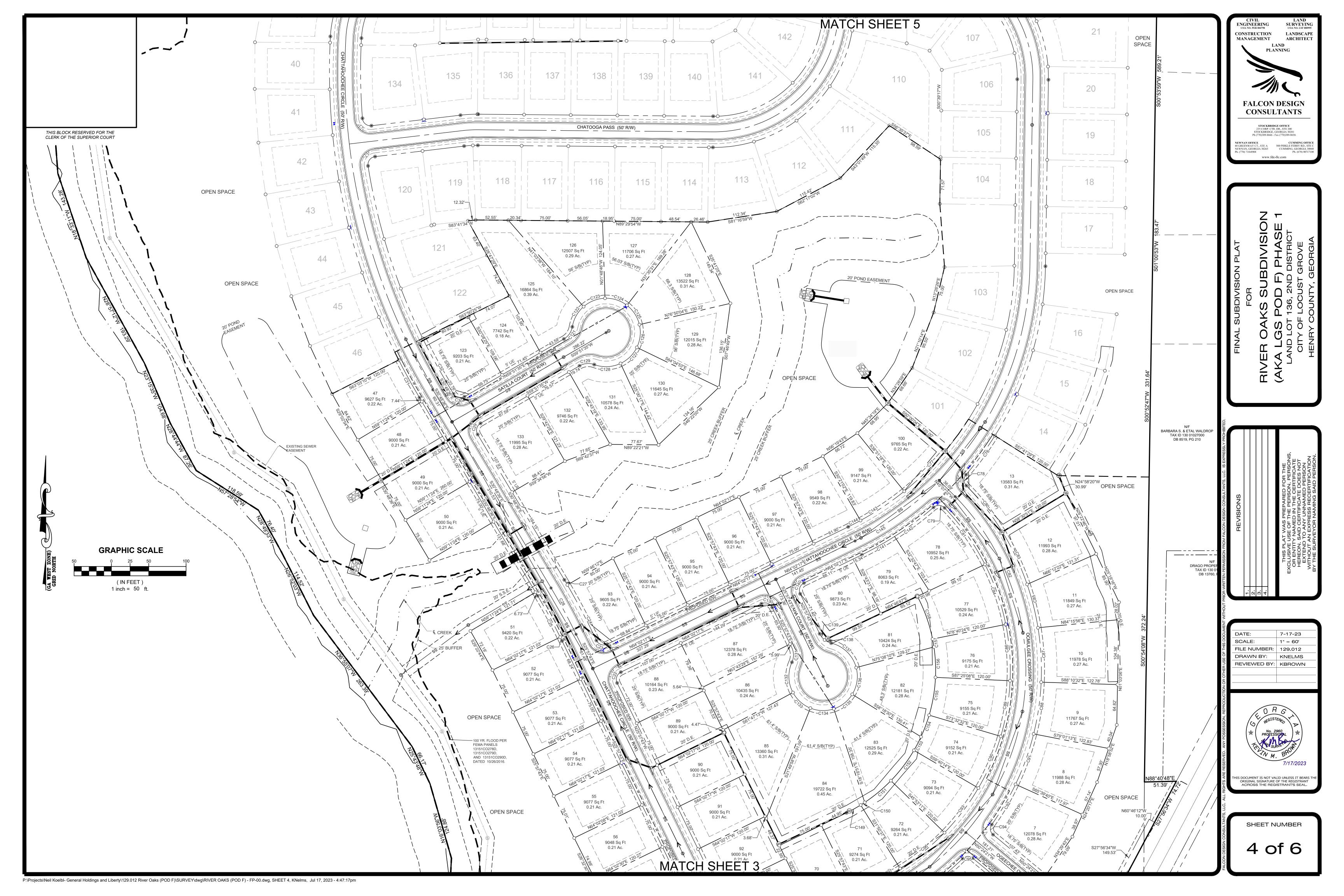
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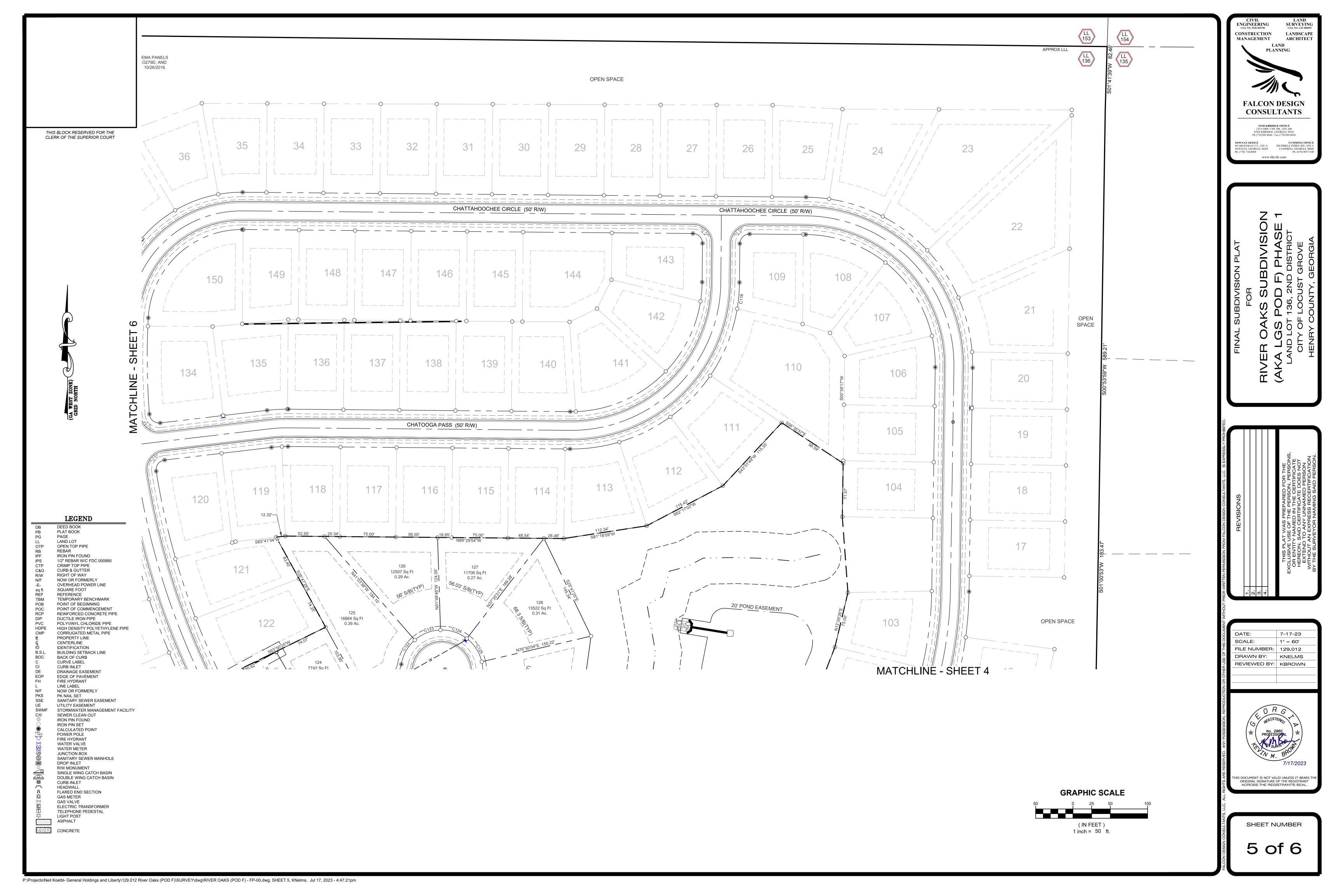


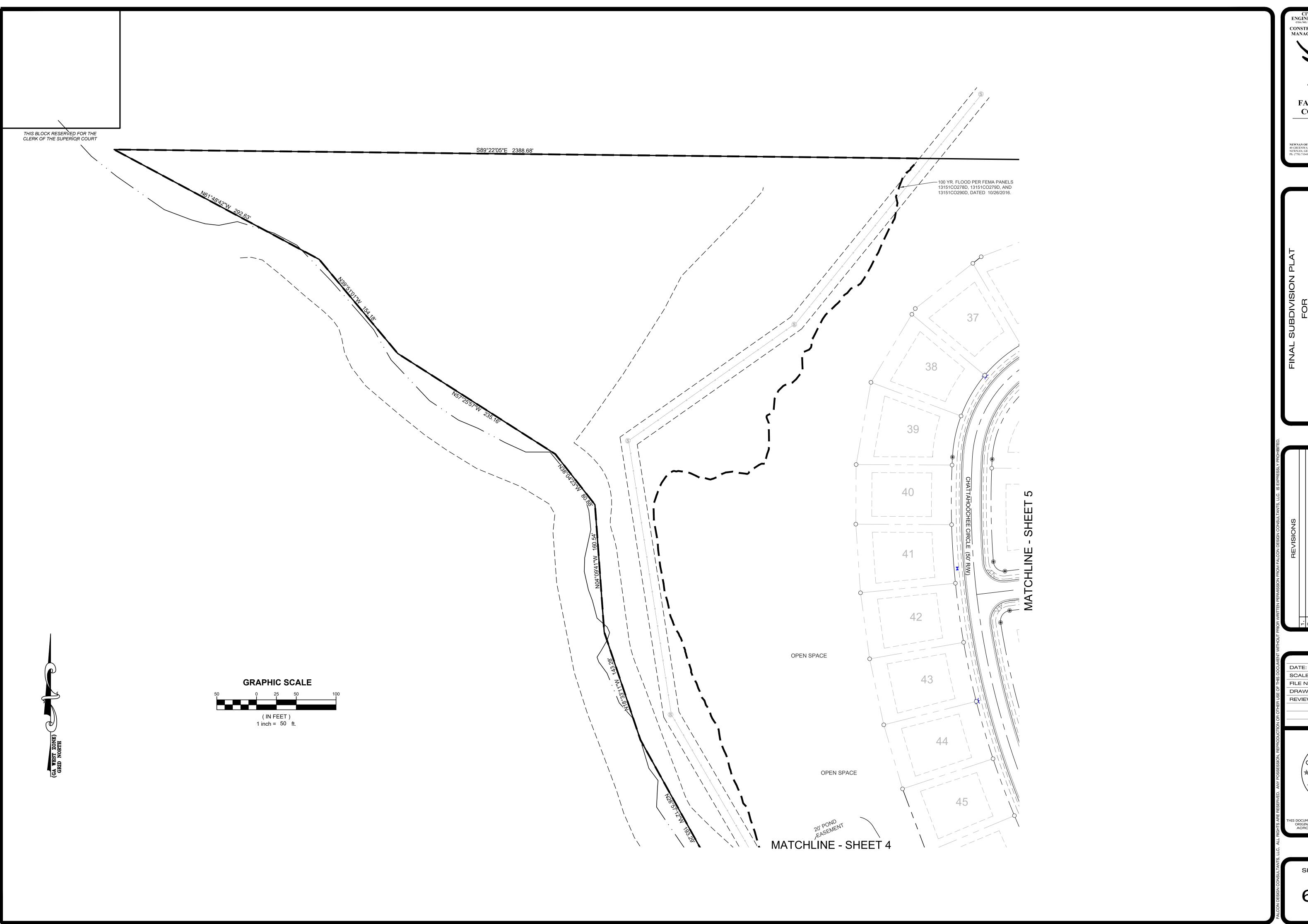
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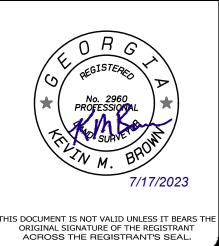






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