

EAST COCALICO TOWNSHIP

100 Hill Road, Denver, PA 17517
717-336-1720 • www.eastcocalicotownship.com

ZONING HEARING BOARD APPLICATION

1. APPLICANT:

Name: John + Karen Piasecinski
Address: 120 Ashwood Lane, Denver PA 17517
Phone: _____ Cell: 717-405-9467 Email: karenpiasecinski@Comcast.net

2. OWNER (if other than applicant):

Name: _____
Address: _____
Phone: _____ Cell: _____ Email: _____

3. APPLICANT'S ATTORNEY/REPRESENTATIVE, IF APPLICABLE:

Name: _____
Address: _____
Phone: _____ Cell: _____ Email: _____

4. PROPERTY INFORMATION:

Address/Location: 120 Ashwood Lane, Denver PA 17517
Lot Size: 3,024 sq feet Width: 24' Depth: 126'
Zoning District: R-6 Tax ID No. 080-90927-0-
Present Use: Residential Townhouse
Proposed Use/Purpose for Which Hearing is Sought: Current deck is 10x10-
Proposed increase deck + put in patio underneath
according to attached plans

5. APPLICATION IS MADE FOR:

- ☒ A. Variance from Requirement(s) of the Zoning Ordinance - see page 2
☐ B. Special Exception under the Zoning Ordinance - see page 3
☐ C. Appeal Zoning Officer Determination or Enforcement Notice - see page 3
☐ D. Other Type of Appeal, as provided for by the PA Municipalities Planning Code - see page 3

FOR TOWNSHIP USE

ZHB Case No. 770-23 Date Complete Application Received: 3/23/23
Zoning Hearing Board Hearing Date(s): _____
Date of Zoning Hearing Board Decision: _____
Date of Written Decision: _____
Date Decision Mailed to Applicant(s): _____

A. **VARIANCES** - The following information shall be provided for variance applications:

1. Include:

- (a) The Zoning Ordinance section(s) from which relief is sought: See attached
- (b) A written description of the requested variance, along with a description of the hardship that is being alleged, and reasons why the variance should be granted, and
- (c) A site plan with sufficient detail and accuracy so as to present the nature of the request and the unique site conditions that create hardship to strict compliance with the Zoning Ordinance.
- (d) Names and addresses of adjoining property owners, including properties directly across a public right-of-way.

2. Describe the unique physical circumstances or conditions of the property, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions, that create an unnecessary hardship that prevents it from being used in a manner that is consistent with the Ordinance: See attached

3. Describe how because of such unique physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the Ordinance, and therefore the granting of a variance is necessary to enable the reasonable use of the property: See attached

4. Explain why the unnecessary hardship has not been created by the applicant: See attached

5. Explain why the variance, if granted, will not alter the character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare: See attached

6. Describe how the variance, if granted, will represent the minimum variance that will afford relief, and will represent the least modification possible of the relevant Ordinance provision(s): See attached

(attach additional sheets of paper if necessary)

B. SPECIAL EXCEPTIONS – An application for a special exception must demonstrate compliance with the general requirements of Section 220-142.C(2) below, as well as any use-specific requirements.

1. Include:

- (a) Ground floor plans and elevations of proposed structures,
- (b) Names and addresses of adjoining property owners, including properties directly across a public right-of-way,
- (c) A site plan with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance, and
- (d) A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of the Zoning Ordinance.

- 2. The proposed use shall be consistent with the purpose and intent of this chapter;
- 3. The proposed use shall not detract from the use and enjoyment of adjoining or nearby properties;
- 4. The proposed use will not substantially change the character of the subject property's neighborhood;
- 5. Adequate public facilities are available to serve the proposed use (e.g., schools, fire, police and ambulance protection, sewer, water and other utilities, parks, solid waste disposal, vehicular access, etc.)
- 6. The proposed use shall comply with those criteria specifically attached to it. In addition, the proposed use must comply with all other applicable regulations contained in this chapter;
- 7. The traffic generated by the proposed use shall be safely and adequately accommodated during peak and nonpeak periods, or improvements made by the applicant shall be made in order to effect the same;
- 8. The proposed use shall be in and of itself properly designed with regard to internal circulation, parking, buffering, screening, and all other elements of proper design, as required by this chapter and any other federal, state or local ordinance, law or regulation;
- 9. The proposed use will not have deleterious impact on adjoining properties or the neighborhood, due to impacts and/or by-products of the proposed use, such as noise, dust, odor, smoke, litter, glare, heat, radiation, electromagnetic interference, etc.;
- 10. The proposed use will not substantially impair the integrity of the Comprehensive Plan; and
- 11. For development within the Floodplain Zone, the application shall comply with those requirements listed in § 220-19 of this chapter.

C. APPEAL OF ZONING OFFICER DETERMINATION OR ENFORCEMENT NOTICE – These include, but are not limited to, the granting or denial of any permit, or failure to act on the application therefor, the issuance of any cease and desist order, or the registration or refusal to register any nonconforming use, structure or lot. Attach copies of enforcement notices or other relevant documentation.

D. OTHER TYPE OF APPEAL – The PA Municipalities Code gives municipal Zoning Hearing Boards the jurisdiction to hear appeals and render decisions on the following matters:

- 1. Substantive challenges to the validity of any land use ordinance, except those brought before the governing body pursuant to sections 609.1 (landowner curative amendments) and 916.1(a)(2) (validity of ordinance).

2. Appeals from a determination by a Township Engineer or the Zoning Officer with reference to the administration of any flood plain or flood hazard ordinance or such provisions within a land use ordinance.
3. Appeals from the determination or any officer or agency charged with the administration of any transfers of development rights (TDRs) or performance density provisions of the Zoning Ordinance.
4. Appeals from the Zoning Officer's preliminary determination (MPC Section 916.2).
5. Appeals from the determination of the Zoning Officer or the Township Engineer in the administration of any land use ordinance or provision thereof with reference to sedimentation and erosion control and storm water management not relating to land development or planned residential development.

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Please submit seven (7) copies of the application, plans, list of adjoining property owners, photographs, all other supporting documentation, and the correct application fee to the East Cocalico Township Office. Note the Township must receive a complete application package and correct fee to be scheduled for a hearing.

Zoning hearings are generally conducted the 2nd Wednesday of the month; the Zoning Hearing Board schedule can be confirmed on the Township calendar, available at the Township office or on the website. Return complete application and fee four (4) weeks in advance of the hearing.

THIS IS A LEGAL PROCEEDING; YOU MAY WANT TO CONSIDER HAVING AN ATTORNEY REPRESENT YOU AT THE HEARING.

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To the best of my/our knowledge and belief, all information submitted herein is true and complete.
 NOTE: The application MAY NOT be signed by an agent, but MUST be signed by the applicant(s) and/or owner(s).

John K. Piascinski / Karen Piascinski 3/21/23
 Applicant Signature(s) Date

John K. Piascinski / Karen Piascinski
 Print Applicant Name(s)

John K. Piascinski / Karen Piascinski 3/21/23
 Owner Signature(s) Date

John K. Piascinski / Karen Piascinski
 Print Owner Name(s)

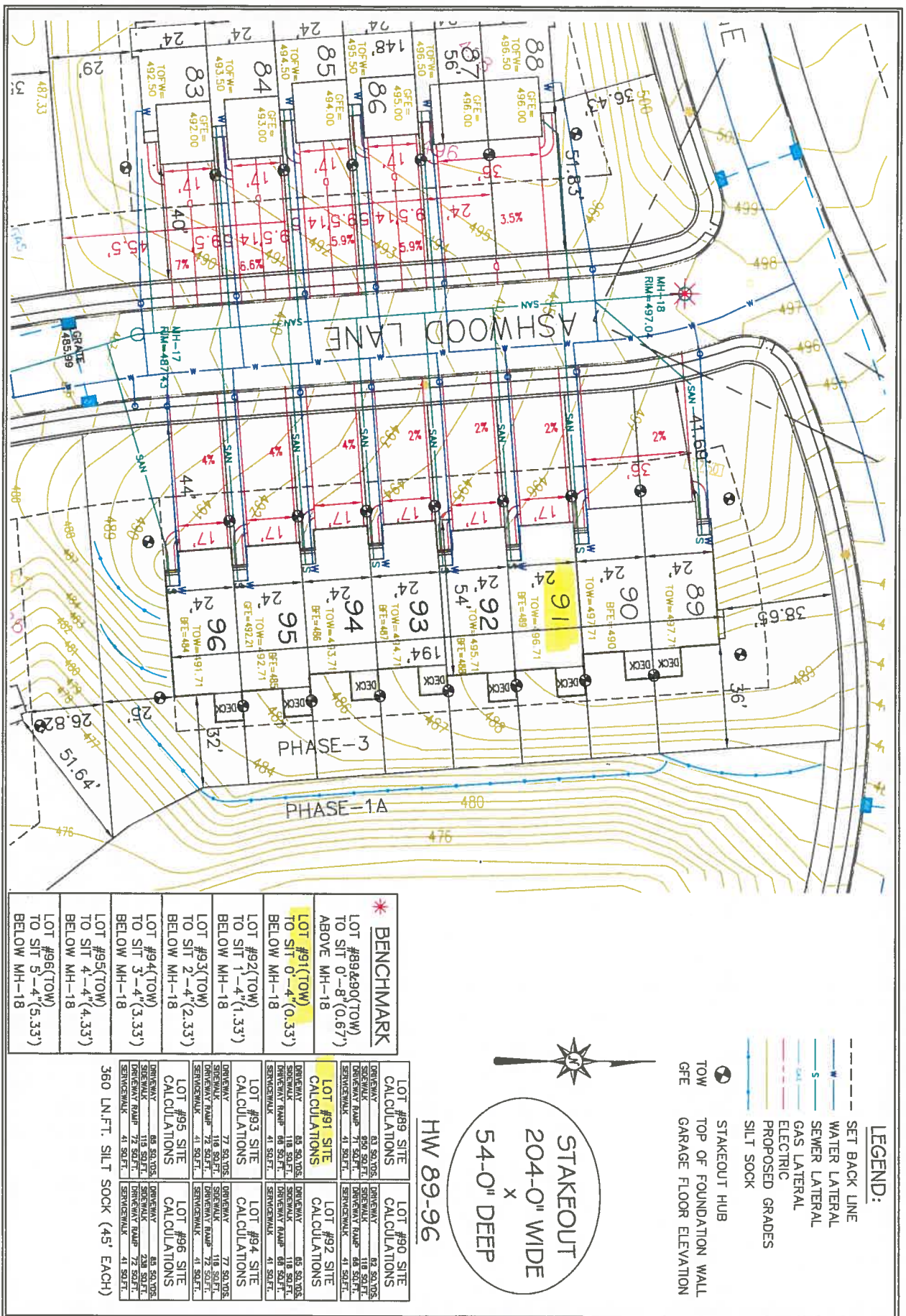
120 ASHWOOD LANE

1. (a). The maximum percentage of impervious coverage allowed in the zoning district/development of 40%. *Per recorded plan Doc #2018-0201J*

(b). The variance request is to go over the 40% maximum percentage of impervious coverage by increasing the current deck from 10x10 to 10x23.5; add steps from the deck to a 15x20 stamped concrete patio. The size of the current deck is very small and does not allow us to use the deck how we would like to use it. Under the deck and against the house is uneven and not useable for us to enjoy as is.

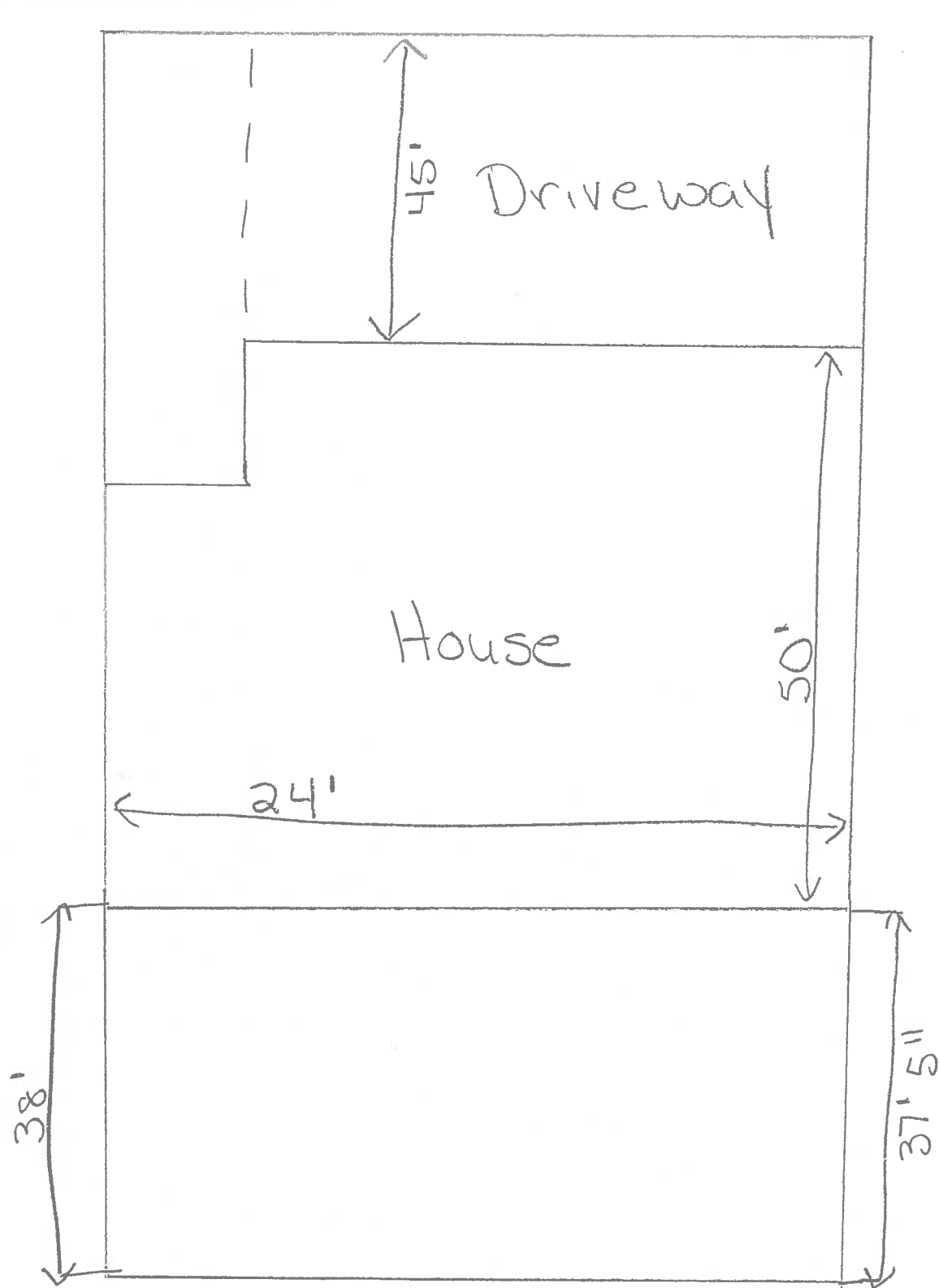
(c). See attached site plan.

(d) Max and Marlene Ray, 122 Ashwood Lane, Denver PA; and John and Linda Bell 118 Ashwood Lane, Denver PA. There are no neighbors behind our house.
2. The property backs up to the retention basin. It is a shallow lot that slopes downward on the left side and towards the retention basin. (See attached picture) The walk out basement sliding door opens directly onto grass and is uneven. Therefore, it is difficult to set up chairs or a table. Currently we have to move chairs or a table in and out of the basement due to development grass mowing. The current 10x10 deck is small. What chairs we currently have on the deck need to be moved to use our grill, to prevent any fire hazard. Since there are currently no exterior stairs, if we want to go from the deck to the yard, we have to go inside, thru the basement and out into the yard.
3. We want to be able to enjoy our property with improvements. Because of the shallow back yard, the current deck is all that zoning allows under the ordinance. We are asking for a variance that appears to have been granted to other properties with builder/developer installed patios and decks. See attached picture of similar size property Lot 95.
4. We have not created any hardship. We are looking to improve the appearance and enjoyment of our property.
5. The variance, if granted will actually improve the appearance of the property. The back of the house currently looks unfinished, without even a step out from the basement door. As we are using similar colors and style as the current deck, we feel it would fit the character of the neighborhood. The improvements requested would only enhance the property and neighborhood and increase the properties value.
6. If granted, we will be putting in a patio and deck that is of similar size as neighboring properties. We are asking for a variance to improve our property to enjoy our outdoor living space. We are asking for a variance that has already been granted to other lots.

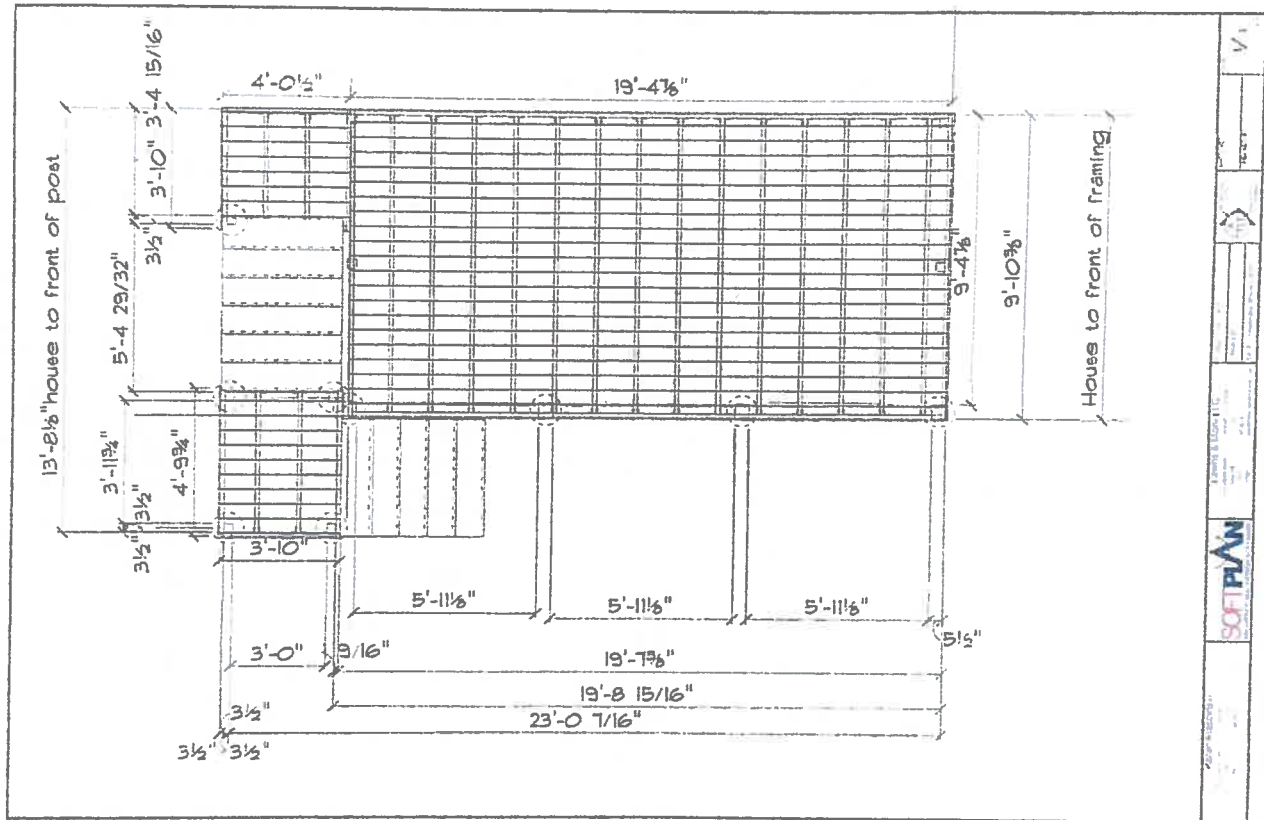


DRAWING TITLE SITE PLAN CUSTOMER SP	SCALE 1:30 JOB # H2-89 - 96 DRAWN BY T.A.C. DATE 04/22/2019	MODEL LILAC SERIES INNOVATIONS GARAGE DROP 9" GARAGE LEDGE FOUNDATION WALL HEIGHT 8" HIGH FOUNDATION	CUSTOMER SIGNOFF SIGNATURE DATE
	ADDRESS 110-124 ASHWOOD LANE		
	Berks Homes		
	8" HIGH FOUNDATION		

Ashwood Lane



120
Ashwood
Lane



MAIN FLOOR

SCALE: 1/4" = 1'-0"

Lawns & More
 533 Lincoln Rd
 Lititz, PA 17543
 jblawnsandmore@gmail.com

Estimate 1216



ADDRESS

Karen Piascinski
 120 Ashwood Drive
 Denver, Pa 17517

DATE
 02/02/2023

TOTAL
 \$36,983.00

EXPIRATION
 DATE
 03/02/2023

ACTIVITY	QTY	RATE	AMOUNT
construction:Supplies	1	15,770.00	15,770.00
Treated wood deck frame with edge tape			
Composite Decking with hidden fasteners			
Vinyl post sleeves			
Vinyl 6 ft privacy wall			
ABM panel metal ceiling with gutter			
pipe for piping downspouts into lower part of the yard			
Services	1	10,560.00	10,560.00
15X22' Stamped Concrete patio			
Includes Excavation and clean stone base			
Auger holes for deck piers			
fill deck piers with concrete			
4" thick pad			
rebar reinforcement 2-3' on center both ways			
1 stamp pattern			
1 Integral concrete color			
1 release color			
color enhancing sealer			
construction:Supplies	1	878.00	878.00
Dumpster and equipment			
Labor	1	9,000.00	9,000.00
Includes Demo old deck and building new deck with stairs, vinyl railing and composite decking. ABM metal panel ceiling with wire for ceiling fan. 6' privacy walls under deck and on top right side of deck. Remove all trash and construction supplies.			
Services	1	425.00	425.00
Install Delaware river stone around the edge of the patio			
Services	1	350.00	350.00
Building Permit			

After all the work is completed any lawns that we disturbed will be fixed and re-seeded and returned to how the were.
We do ask for material cost up front. I did our material cost and 1/2 the concrete that comes to \$21050.00
And the remainder at completion and your satisfaction of the project. \$15583.00.

TOTAL

\$36,983.00

THANK YOU.

Accepted By

Accepted Date

Back of house





View behind house



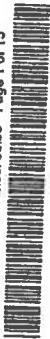



Neighbors to right



View to Left



<p>Lancaster County Ann M. Hess Recorder of Deeds 150 N. Queen St. Suite 315 PA 17603 Lancaster, PA 17603 Phone: 717-299-8238 Fax: 717-299-8393</p> 	<p>INSTRUMENT # : 2018-0201-J RECORDED DATE: 05/15/2018 03:51:53 PM</p>  <p>3948555-00073</p>
<p align="center">LANCASTER COUNTY ROD</p>	
<p>Document Type: SUBDIVISION PLANS & OTHER PLANS Transaction Reference: Document Reference:</p>	<p>Transaction #: 3804680 - 2 Doc(s) Document Page Count: 14 Operator Id: asingleton</p> <p>SUBMITTED BY: () RGS ASSOCIATES INC</p> <p>LANCASTER COUNTY ROD SUBDIVISION PLANS & OTHER PLANS 2018-0201-J RCD Fees: \$41.00 Taxes: \$0.00 Page 1 of 15</p> 
<p>* PROPERTY DATA: Parcel ID #: Municipality: School District:</p>	
<p>* ASSOCIATED DOCUMENT(S):</p>	
<p>FEES / TAXES: RECORDING FEE: SUBDIVISION PLANS & OTHER PLANS CRC #6544 RIF #6543 WRIT TAX EXTRA PAGE FEE Total:</p>	<p>\$9.50 \$2.00 \$3.00 \$0.50 \$26.00 \$41.00</p>
<p>INSTRUMENT # : 2018-0201-J RECORDED DATE: 05/15/2018 03:51:53 PM</p>	
<p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.</p>	
<p align="right">  Ann M. Hess Recorder of Deeds </p>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION

05/15/2018 03:51:53 PM

Document #2018-0201-J

LANCASTER COUNTY

14

Return to:

RGS ASSOCIATES, INC.
53 WEST JAMES STREET
SUITE 101
LANCASTER PA 17603

District #:

080

CERTIFIED ON May 15, 2018

LANCASTER COUNTY ROD ANN M. HESS
SUBDIVISION PLANS & OTHER PLANS
2018-0201-J 05/15/2018 03:51:53 PM
RCD Fees: \$41.00 Taxes: \$0.00 Page 2 of 15



Re: LCPC File #: 68-116-5A

A request to review the plan identified below was received by the Lancaster County Planning Commission on November 17, 2017 and was reviewed at the Commission meeting on January 22, 2018.

Plan Name: Heatherwoods - Phase 3
Municipality: East Cocalico Township

Property Owner(s): Heatherwoods, LLC
East Cocalico Township

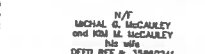
Certified for Recording by:

Paul J. Port

Senior Community Planner

DSS/BLS/fe

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SITE FEATURE LEGEND

	EXISTING FRAME TO BE REMOVED
	ADDITIONAL DETENTION AND REMOVAL OF FEATURES MAY BE REQUIRED AS NECESSARY TO COMPLETE THE PROJECT AS DETAILED WITHIN THIS PLAN SET.

DATE	TIME	NAME	AGE	SEX	RELATION	REMARKS
1944	10:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	11:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	11:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	12:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	12:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	13:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	13:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	14:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	14:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	15:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	15:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	16:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	16:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	17:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	17:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	18:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	18:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	19:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	19:30	JOHN	10	M	SON	WENT TO SCHOOL
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1944	21:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	22:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	22:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	23:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	23:30	JOHN	10	M	SON	WENT TO SCHOOL
1944	24:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	24:30	JOHN	10	M	SON	WENT TO SCHOOL
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1944	40:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL

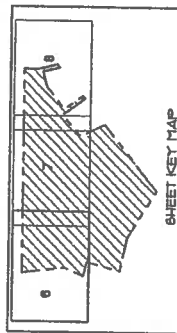
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LAMAR COUNTY ROAD 401 N. HICKS
SUGARBORN PLUMB & OTHER PLUMB
201-432-7777
RCD Perm. \$41.00 Taxes: \$0.00 Page 5 of 13

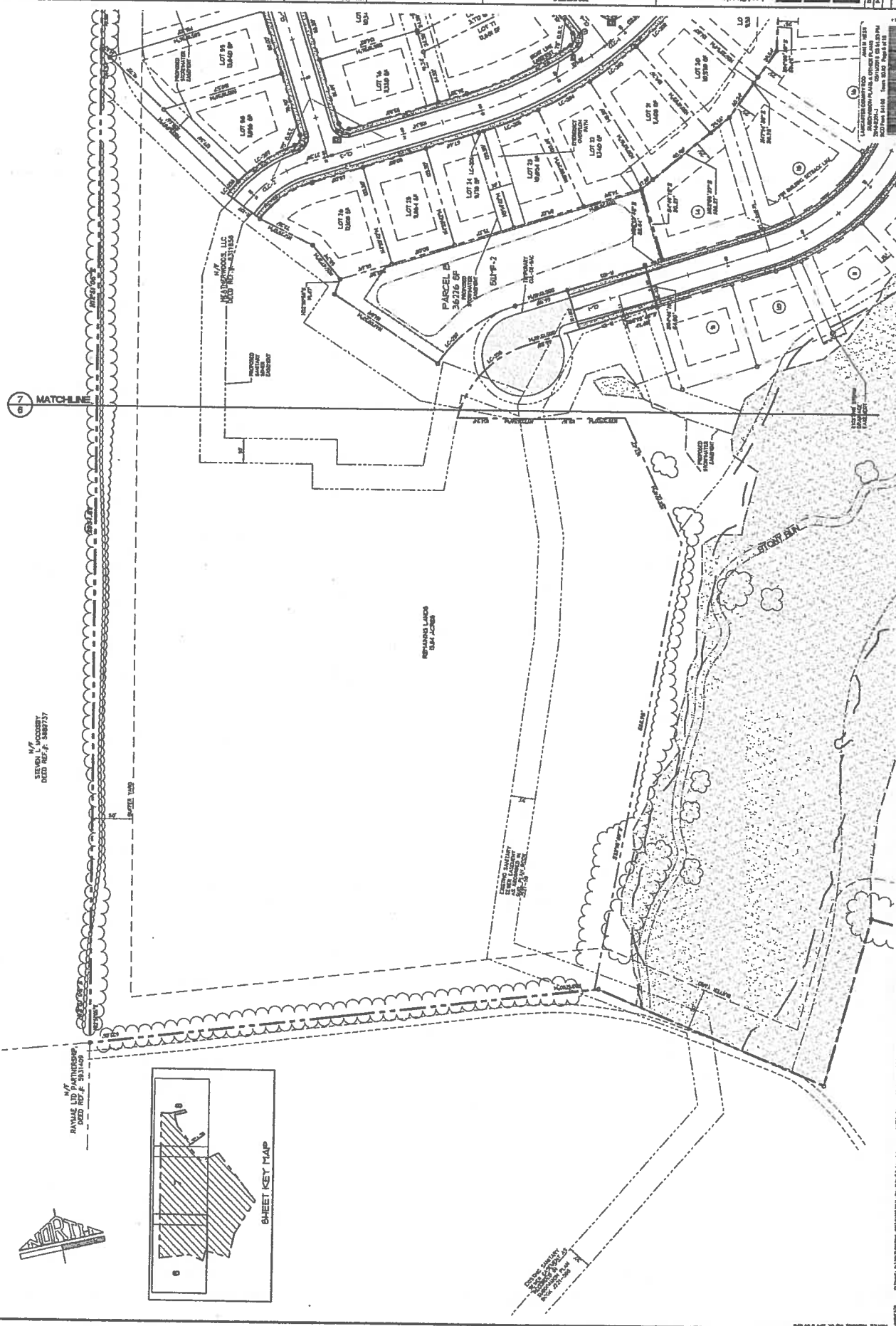
3 of 36

N/F
STEVEN L MCCOSSY
DEED REF.# 980737

N/F
RAYLAE LTD PARTNERSHIP.



SHEET KEY MAP



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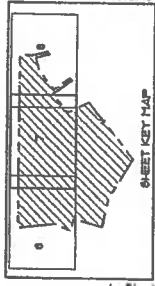
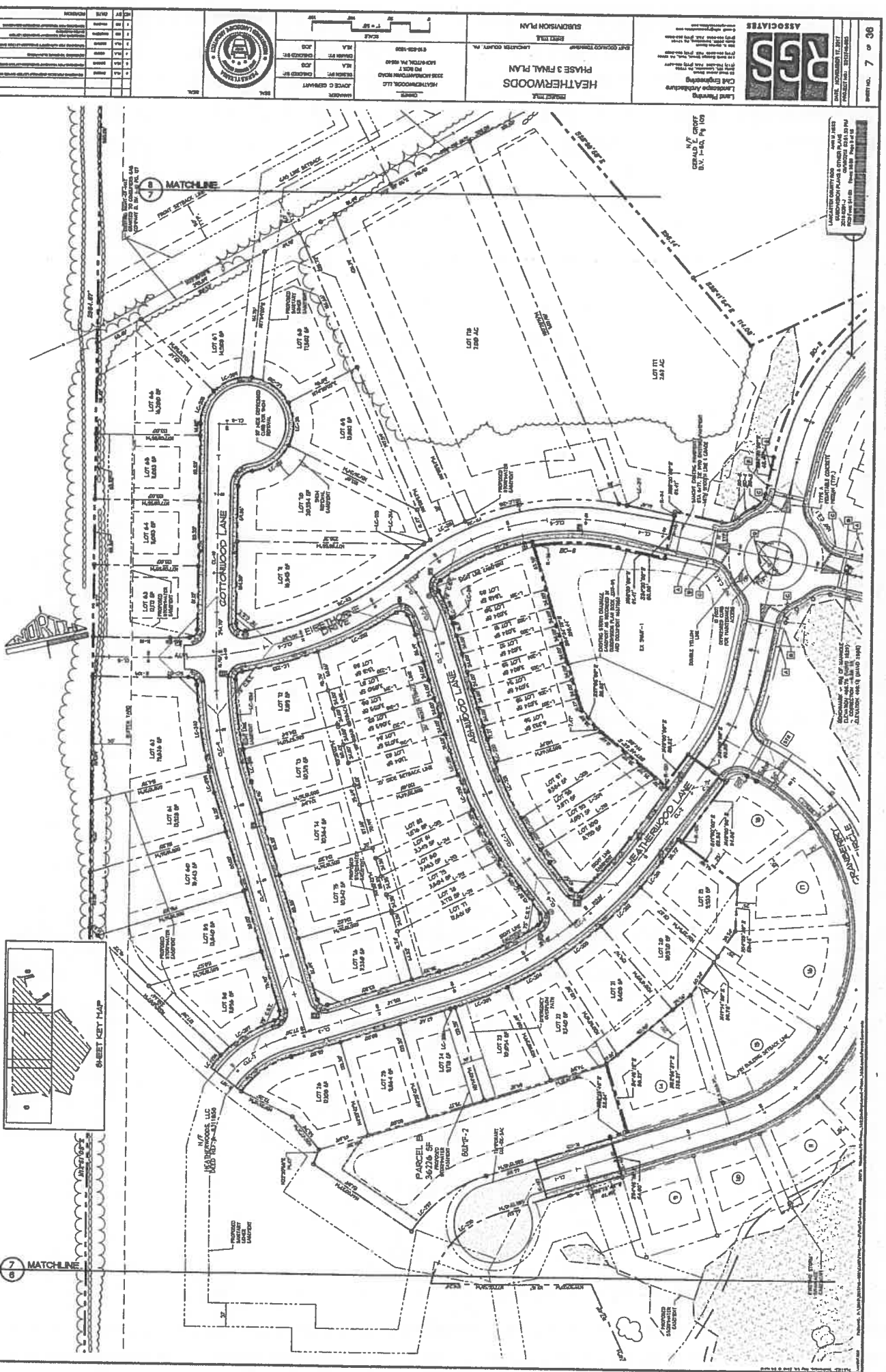


JOYCE C. COMBATT	CHERRY ST.	10A	CHERRY ST.	10A
	CHERRY ST.	10C	CHERRY ST.	10C

HEATHERWOODS
PHASE 3 FINAL PLAN
SUBDIVISION PLAN
LACEDRONE COUNTY, IN.
EAST COCAIRO TOWNSHIP

Landmark Architecture
Civil Engineering
20000 1st Avenue
Suite 200, Lakewood, CO 80226
Phone 772-460-3877
Fax 772-460-3877
+92 South Avenue, Suite 200, P.O. Box 100
772-460-3877
100 N. 1st Avenue
Suite 200, Lakewood, CO 80226
(772) 772-4600
Fax (772) 772-4600
www.landmarkarch.com

ASSOCIATES
RGS
DATE: NOVEMBER 12, 2017
PROJECT NO.: 2017-06-005



7 MATCHLINE

LOT 10 10.00 AC

LOT 11 10.00 AC

LOT 12 10.00 AC

LOT 13 10.00 AC

LOT 14 10.00 AC

LOT 15 10.00 AC

LOT 16 10.00 AC

LOT 17 10.00 AC

LOT 18 10.00 AC

LOT 19 10.00 AC

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LOT 39 10.00 AC

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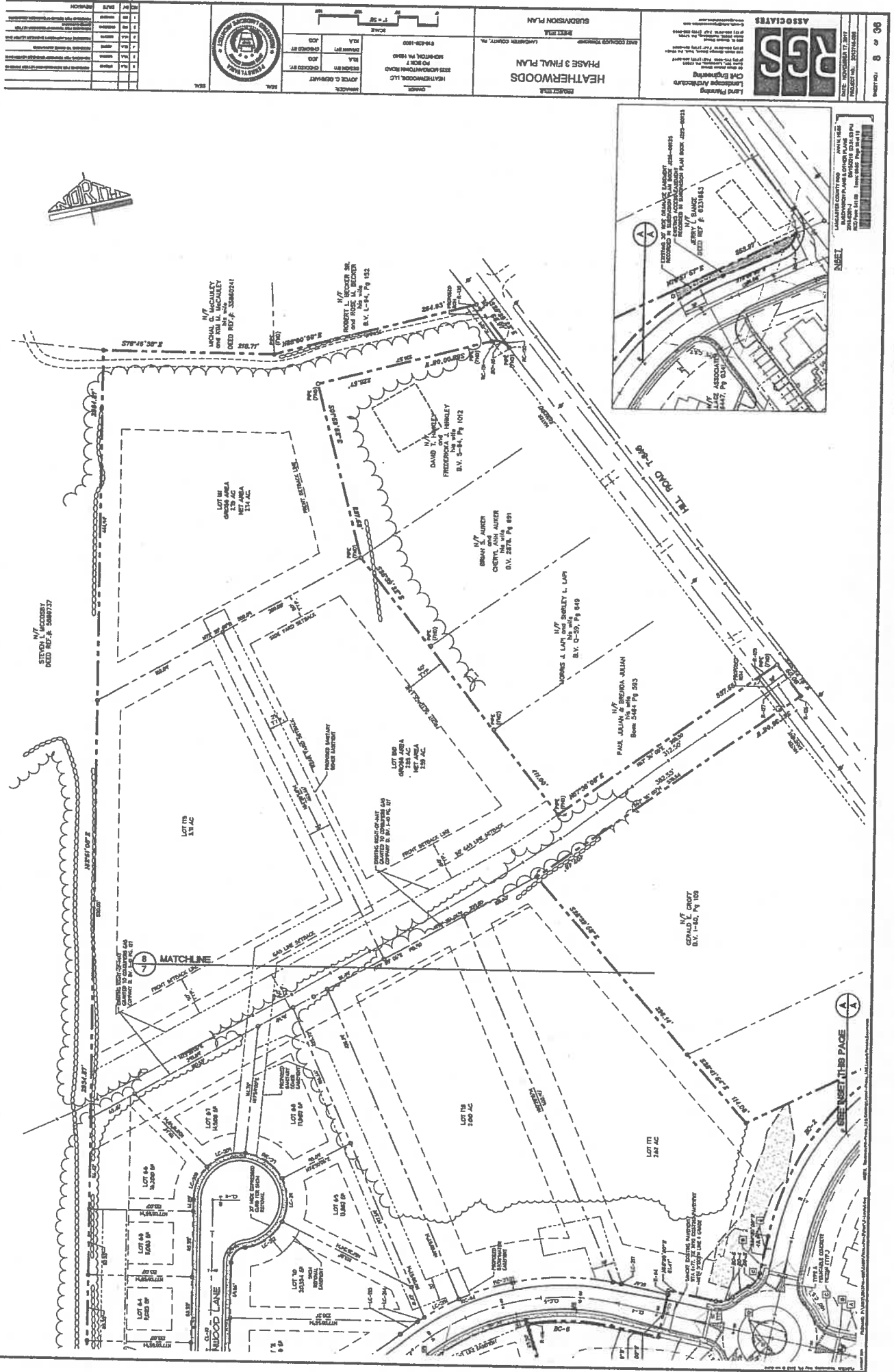
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HEATHERWOODS
SUBDIVISION PLAN
PHASE 3 FINAL PLAN

LAND PLANNING
LAND PLANNING ASSOCIATES, INC.
1000 N. 10TH ST., SUITE 100
LANCASTER, PA 17301
TEL: 717/391-1000
FAX: 717/391-1001
WWW.LANDPLANNINGASSOCIATES.COM

ENGINEERING
J. J. JANKOV, P.E.
1000 N. 10TH ST., SUITE 100
LANCASTER, PA 17301
TEL: 717/391-1000
FAX: 717/391-1001
WWW.JJANKOV.COM

RECORDING
LANCASTER COUNTY RECORDS
100 N. 10TH ST., SUITE 100
LANCASTER, PA 17301
TEL: 717/391-1000
FAX: 717/391-1001
WWW.LANCASTERCOUNTYPA.GOV

DATE: 05/15/2018
PROJECT NO.: 2018-0201-J

CONTINUOUS CANYON DATA						
MEASUREMENT	RANGE	LENGTH	SUMMARY	COORD. SYSTEM	COORD. UNIT	STREET NAME
CL-1	100.00'	80' N/E	10.00'	3-D POINTS	30.00'	Hudson Lane
CL-2	100.00'	40.00'	40.00'	4-D POINTS	40.00'	Hudson Lane
CL-3	100.00'	70.00'	40.00'	5-D POINTS	40.00'	Hudson Lane
CL-4	100.00'	100.00'	100.00'	6-D POINTS	100.00'	Perkins Drive
CL-5	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-6	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-7	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-8	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-9	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-10	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-11	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-12	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-13	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-14	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-15	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-16	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-17	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-18	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-19	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-20	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-21	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-22	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-23	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-24	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-25	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-26	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-27	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-28	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-29	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-30	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-31	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-32	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-33	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-34	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-35	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-36	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-37	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-38	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-39	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-40	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-41	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-42	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-43	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-44	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-45	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-46	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-47	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-48	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-49	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-50	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-51	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-52	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-53	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-54	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-55	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-56	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-57	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-58	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-59	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-60	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-61	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-62	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-63	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-64	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-65	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-66	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-67	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-68	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-69	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-70	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-71	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-72	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-73	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-74	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-75	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-76	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-77	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-78	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-79	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-80	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-81	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-82	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-83	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-84	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-85	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-86	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-87	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-88	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-89	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-90	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-91	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-92	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-93	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-94	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-95	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-96	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-97	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-98	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-99	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive
CL-100	100.00'	80.00'	80.00'	4-D POINTS	80.00'	Perkins Drive

CANTONMENT LANE DATA		
SUBROUT	LENGTH	CONNECTION STREET NAME
C-1	84.39'	GREYSTONE DRIVE
C-2	59.89'	HOEDOWN LANE
C-3	302.48'	HOEDOWN LANE
C-4	14.4'	HOEDOWN LANE
C-5	84.02'	PROBLEMS DRIVE
C-6	79.84'	PROBLEMS DRIVE
C-7	83.89'	ARMED LANE
C-8	59.89'	ARMED LANE
C-9	59.89'	ARMED LANE
C-10	302.48'	ARMED LANE
C-11	84.02'	ARMED LANE
C-12	59.89'	ARMED LANE

[illegible]

PROPOSED BOX LINE DATA		
LINE	REASON	LENGTH
R-102	566'13'47" N	562.00
R-103	186'13'47" N	562.00
R-105	186'13'46" N	562.00
R-104	90'44'00" E	560.00
R-105	141'00'00" N	560.00
R-106	138'16'00" N	562.41
R-107	141'00'00" N	562.00
R-108	141'00'47" N	562.81
R-109	177'03'00" N	94.00
R-110	182'16'00" E	562.00
R-111	577'03'00" E	94.00

LINE	REMARKS	LENGTH	PREPARED FROM LINE DATA
14+00	3.25%+0.00		
14+05	14.01%+0.00		
14+10	14.01%+0.00		
14+15	14.01%+0.00		
14+20	14.01%+0.00		
14+25	14.01%+0.00		
14+30	14.01%+0.00		
14+35	14.01%+0.00		
14+40	14.01%+0.00		
14+45	14.01%+0.00		
14+50	14.01%+0.00		
14+55	14.01%+0.00		
14+60	14.01%+0.00		
14+65	14.01%+0.00		
14+70	14.01%+0.00		
14+75	14.01%+0.00		
14+80	14.01%+0.00		
14+85	14.01%+0.00		
14+90	14.01%+0.00		
14+95	14.01%+0.00		
15+00	14.01%+0.00		

PROPOSED FOR LINE DATA		
LINE	BEARING	LENGTH
B-25	N49°00'00"E	74.20
B-26	S67°16'00"W	29.46
B-27	N09°33'30"W	10.69
B-28	N47°16'00"E	21.24
B-29	N09°07'00"W	54.91

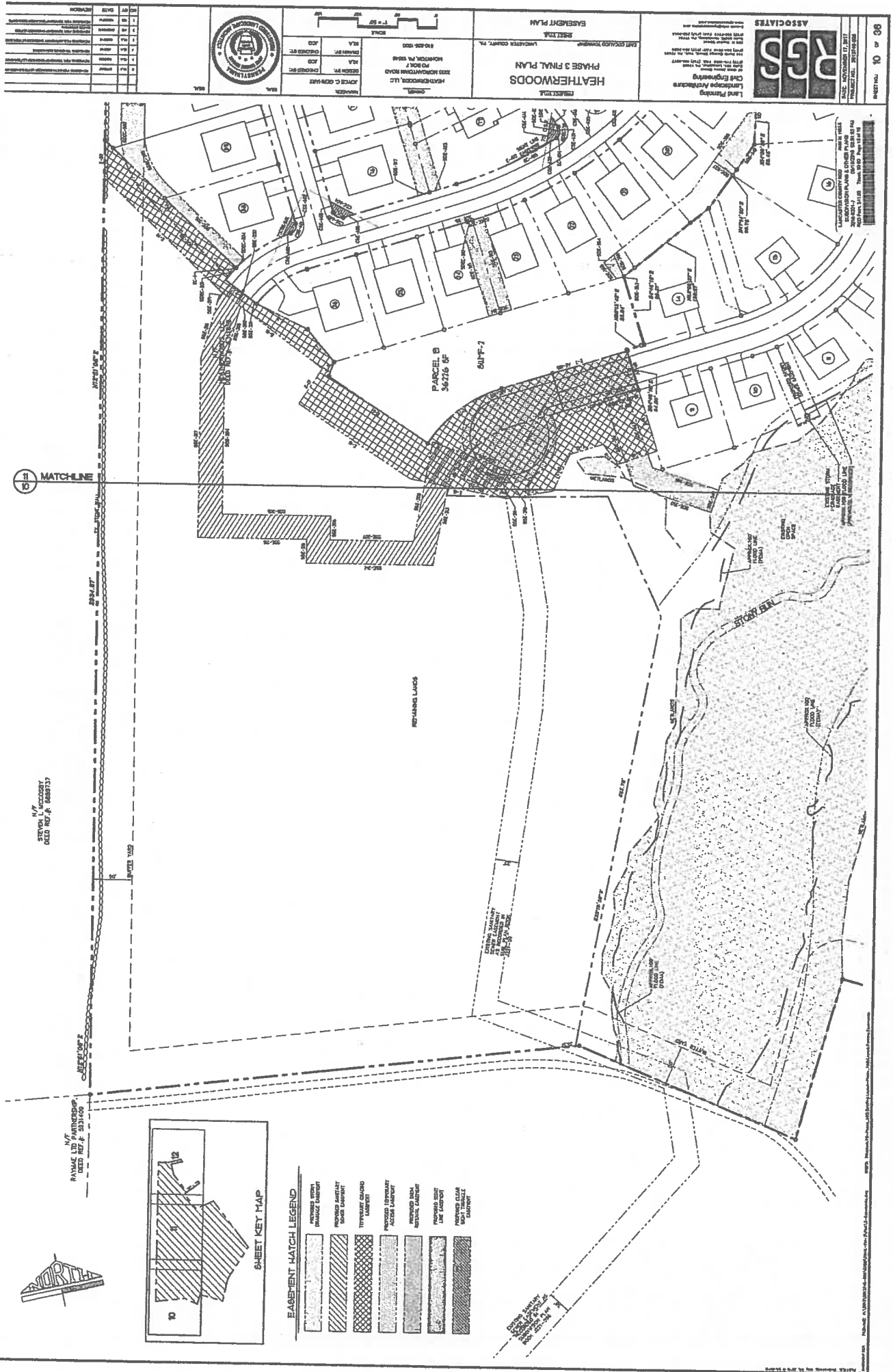
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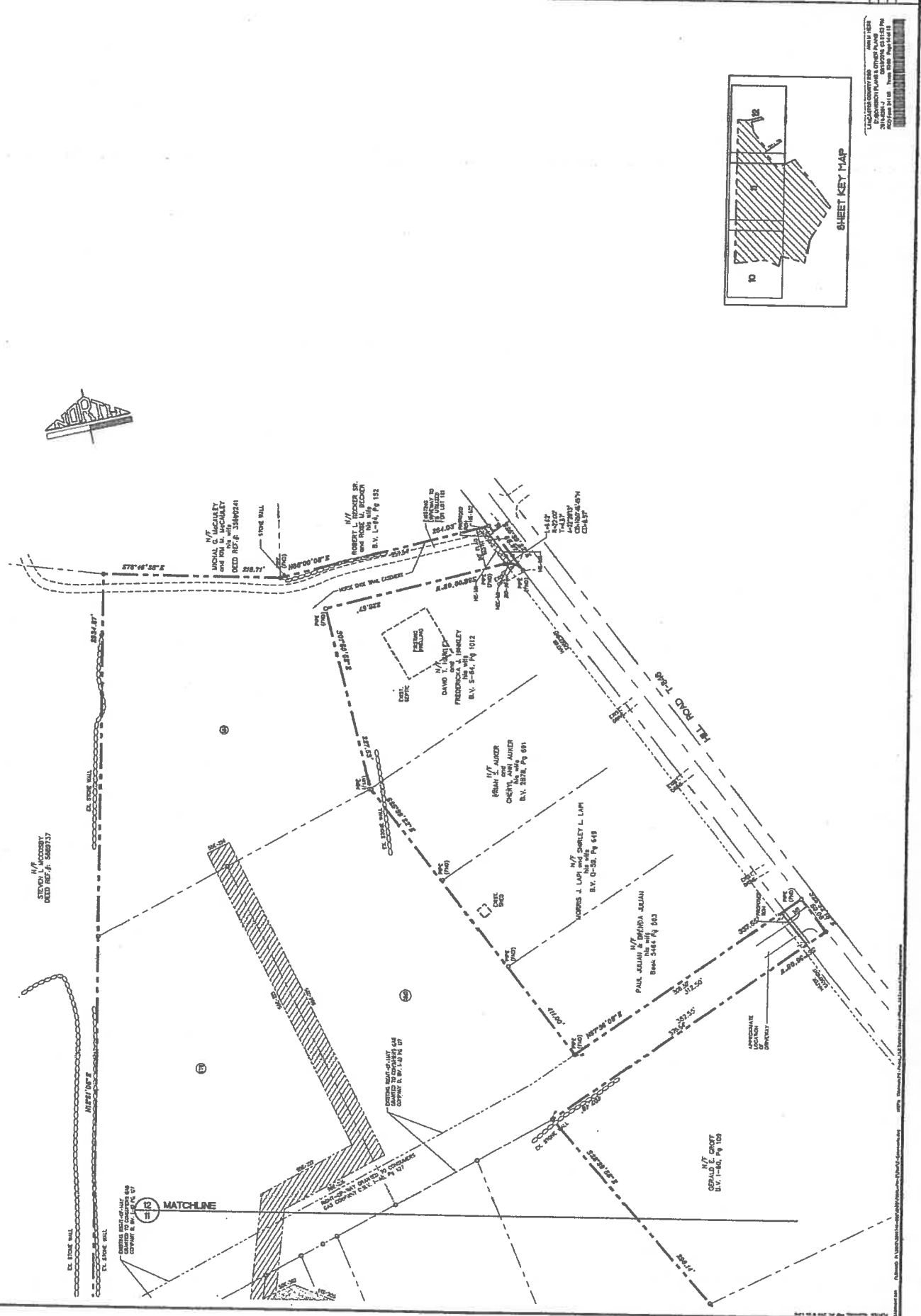
[illegible]

LOT CURVE DATA						
CURVE	BLANKS	LENGTH	TARGET	DELTA	BLANKS	DISTANCE
LC-204	125.00	37.40	15.4	2098.0	80777.0	37.40
LC-340	125.00	42.47	14.00	17777.0	80777.0	42.47

PREPARED LOT LINE DATA			
LINE	BARBER	LENGTH	
1-201	568'5.74" N	56.83	
1-202	569'7.04" N	56.90	
1-203	569'8.34" N	56.90	
1-204	568'7.74" N	56.85	
1-205	568'5.74" N	56.80	
1-206	568'5.74" N	56.80	
1-207	568'5.74" N	56.80	
1-208	569'5.74" N	57.27	
1-209	570'5.74" N	58.49	
1-210	570'5.74" N	57.26	
1-211	570'5.74" N	58.49	
1-212	570'5.74" N	58.49	
1-213	570'5.74" N	58.49	
1-214	570'5.74" N	58.49	
1-215	570'5.74" N	57.26	
1-216	570'5.74" N	58.49	
1-217	570'5.74" N	57.26	
1-218	570'5.74" N	57.26	
1-219	570'5.74" N	57.26	
1-220	570'5.74" N	57.26	

PREPARED LOT LINE DATA			
LINE	BARBER	LENGTH	
1-201	568'5.74" N	56.83	
1-202	569'7.04" N	56.90	
1-203	569'8.34" N	56.90	
1-204	568'7.74" N	56.85	
1-205	568'5.74" N	56.80	
1-206	568'5.74" N	56.80	
1-207	568'5.74" N	56.80	
1-208	569'5.74" N	57.27	
1-209	570'5.74" N	58.49	
1-210	570'5.74" N	57.26	
1-211	570'5.74" N	58.49	
1-212	570'5.74" N	58.49	
1-213	570'5.74" N	58.49	
1-214	570'5.74" N	58.49	
1-215	570'5.74" N	57.26	
1-216	570'5.74" N	58.49	
1-217	570'5.74" N	57.26	
1-218	570'5.74" N	57.26	
1-219	570'5.74" N	57.26	
1-220	570'5.74" N	57.26	





ANDERSON COUNTY BOB
 ANDERSON PLANE & OTHER PLANE
 218 218-1-1
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