CITY OF RIVERSIDE

PLANNING AND ZONING COMMISSION MEETING

AT RIVERSIDE CITY HALL COUNCIL CHAMBERS

60 N GREENE STREET

RIVERSIDE, IOWA

Tuesday, July 30, 2019 at 6:00 pm

Call meeting to order

Roll Call

Agenda items:

1. Approve June 25, 2019 minutes
2. Site Plan Ordinance / council changes
3. Sale of Lot#1-Copper Creek, LLC.
4. Sale of Lot #2- Pro-Line Lawn Care
    a. review site plan
    b. rezone request
5. Review zoning map
6. Addendum – Northern Growth Area
7. Hall Park – Work Session 8-12-19 at 6:30 pm

Adjourn meeting

PLANNING & ZONING COMMISSION MEETING

RIVERSIDE CITY HALL COUNCIL CHAMBERS

60 N GREENE STREET

Tuesday, June 25, 2019, 6 p.m.

1. The meeting was called to order at 6:03 p.m. in City Hall by Chairperson Robinson.

Roll call showed the following members present. A quorum was present.

Members present:		Others present:
Kevin Kiene	Nate Robinson	Allen Schneider, Mayor
Christine Kirkwood	Mike O'Leary	Becky LaRoche, City Clerk
Ralph Schnoebelen		
Kris Westfall (arrived 6:10p.m.)		

2. The members unanimously approved the agenda.

3. Schnoebelen moved and Kiene seconded to approve the minutes of May 28, 2019, and the members approved unanimously.

4. O'Leary moved and Kiene seconded to approve the new Site Plan Ordinance with the changes discussed. The members approved unanimously.

5. O'Leary moved and Westfall seconded to adjourn the meeting at 6:25 p.m. The next scheduled P&Z meeting will be held Tuesday, July 23, 2019, at 6 p.m. in City Hall.

Nate Robinson

Chairperson

For the next meeting:

Kiene asked about progress on wind/solar installations and volunteered to research other cities for their ordinances.

Kirkwood asked if consideration of boat ramp improvements to Hall Park would be referred to P&Z per ordinance.

The Mayor reported that the Zoning Map was progressing and would be available on schedule.

~~B.~~C. Any Multi-family Residential "R3" that abuts any Residential District "R2" of R1" shall require a buffer as described in this section. The buffer shall be provided by the owner of the "R3" building.

~~C.~~D. Any storage area, garbage storage, ~~junk storage~~ or loading docks, and loading areas, in any District shall be screened from public street view by a buffer wall.

4. Buffers. Buffers required under the provisions of this section or elsewhere in the zoning ordinance shall be accomplished by any one or approved combination of the following methods:

   A. Buffer Wall: A buffer wall shall not be less than six (6) feet in height; constructed of a permanent low maintenance material such as concrete block, cinder block, brick, concrete, precast concrete or tile block; the permanent low-maintenance wall shall be designed by an architect or engineer for both structural adequacy and aesthetic quality; weather resistant wood may be used as a substitute material if designed with adequate structural integrity and permanency and approved by the Planning and Zoning Commission and City Council.

   B. Landscape Buffer: A landscape buffer shall not be less than twenty-five (25) feet in width, designed and landscaped with earth berm and predominant plantings of evergreen type trees, shrubs and plants to assure year around effectiveness; height of berm and density and height of plantings shall be adequate to serve as a solid and impenetrable screen. A chain link fence may exist for security purposes but is not considered a part of the landscape screening to satisfy the intent of this requirement.

5. Burden of Provision of Buffer. The burden of provision and selection of the buffer shall be as follows:

   A. Where two different zoning districts, requiring a buffer between them, are developed, the above requirement is not retroactive, and a buffer is not required. If a buffer is desired, it shall be provided by agreement between adjacent property owners. However, in the event of any or all of the improved property is abandoned, destroyed, or demolished, for the purpose of renewal or redevelopment, that portion of such property being renewed or redeveloped, shall be considered vacant and subject to the requirements herein.

   B. Where one of two different zoning districts requiring a buffer between them is partly developed, the developer of the vacant land shall assume the burden, unless otherwise specified herein.

   C. Where both zoning districts, requiring a buffer between them, are vacant or undeveloped, the burden shall be assumed by the developer of the land that is improved or developed, except for agricultural uses and unless otherwise specified herein.

6. Waiver of Buffer Requirements. Where the line between two districts, requiring a buffer, follows a street, right-of-way, railroad, stream, or other similar barrier, the requirement for a buffer may be waived by the City Council provided such waiver does not permit the

~~9.~~A. The backing or backward movement of vehicles from a driveway, off-street parking or loading area on to an arterial street or highway shall be prohibited for all uses. Driveway approach returns shall not extend beyond the side lot line as extended, unless such driveway is of joint usage by the adjoining lots, and driveway approaches at roadway not greater than established in the Riverside Municipal Design Standards.

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B. The number of ingress/egress access points to public streets from off-street parking areas approved by the City and located to limit vehicular conflicts, will provide acceptable location of driveway accesses to public streets, preserve proper traffic safety and, as possible, not impair movement of vehicular traffic on public streets. The permitted number of ingress/egress driveway approaches to public streets for an off-street parking lot shall be dependent upon the projected future average daily traffic (ADT) for the public street and, as possible, public street accesses shall be located in alignment with driveway approaches gaining access to the same public street from property on ~~approaches gaining access to the same public street from property on~~ the opposite side of the street. The design of off-street parking and loading facilities shall provide traffic circulation for the internal forward movement of traffic within the parking lot, so designed~~,~~ as not to impair vehicular movement on public ~~streets, or~~streets or backing of vehicles from an off-street parking or loading area to a public street.

10. Handicap Accessible Parking Requirements. Provision of handicapped parking spaces within off-street parking areas shall be in accordance with applicable Federal, State and local regulations, properly identified with signage and provided with accessible ramps and walks in accordance with Federal and State regulations, and comply with the following parking space minimum requirements:

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF HANDICAPPED SPACES
1 to 25	2~~1~~
26 to 50	3~~2~~
51 to 75	4~~3~~
76 to 100	4~~5~~
101 to 150	6~~5~~
151 to 200	7~~6~~
201 to 300	8~~7~~
301 to 400	9~~8~~
401 to 500	10~~9~~
501 to 1000	†
1001 and over	‡

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† Two percent (2%) of total

‡Twenty (20) spaces plus one for each 100 over 1000

Access space or aisle adjacent to handicap accessible parking space shall be a minimum five (5) feet wide. One in every eight handicap accessible spaces, but not less than one shall be served by an access space or aisle eight (8) feet wide minimum and shall be designated "van accessible."

NOTICE OF PUBLIC HEARING
FOR THE CITY COUNCIL
OF THE CITY OF RIVERSIDE, IOWA

The City Council of the City of Riverside, Iowa will hold a public hearing for the purpose of selling property located on Lot #1, 11 Commercial drive to Copper Creek Ridge, LLC in the amount of $40,000. The Public Hearing will be held during the City Council meeting on Monday, August 5th, 2019 which begins at 6:30 p.m., at City of Riverside City Hall.

All interested persons are invited to attend the public hearing and to offer comments, orally or in writing, in support of or in opposition of the sale. Written comments may be submitted to the Riverside City Clerk, P.O. Box 188, Riverside, IA 52327-0188, in advance of the public hearing. Any questions regarding the sale of property may also be directed to City Hall.

This notice is published at the direction of the City Council for the City of Riverside, Iowa.

Becky LaRoche

City Clerk

REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement is entered into on July 5, 2019, between:

COPPER CREEK RIDGE, Matt and Kelly Wood ("**Buyer**"), and CITY OF RIVERSIDE ("**Seller**").

1. Purchase Agreement. Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase from Seller, the property located at 11 Commercial Drive, Riverside, IA 52327 (the "Property").

2. Legal Description. The Property is legally described as follows: Parcel ID 0409451009 EASTSIDE COMM SITE SD LOT 3D OF 3B.

3. Purchase Price. The total purchase price for the Property is $40,000 ("**Purchase Price**") which will be paid at closing.

   Each of the undersigned has caused this bill of sale and assignment and assumption agreement to be duly executed and delivered as of the date first written above.

BUYER:

_____COPPER CREEK RIDGE_____

By: _____

Name: __MATT WOOD and KELLY WOOD_____

Title: OWNERS_____DATE:_____

SELLER:

_____CITY OF RIVERSIDE_____

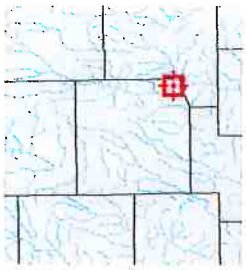
By: _____

Name: _ALLEN SCHNEIDER_____

Title: MAYOR_____DATE:_____

Beacon™ Washington County, IA

Overview



Legend

- Political Township
- Geographic Township
- Corporation
- Sections
- Subdivisions
- Parcels
- Road Centerline
- Fixed Assets

Parcel ID	0409451009	Class	C	Owner Address	RIVERSIDE, CITY OF PO BOX 188 RIVERSIDE IA 52327
Sec/Twp/Rng	n/a	Acreage	0.75		
Property Address	11__COMMERCIAL DR RIVERSIDE				
District	RICHG				
Brief Tax Description	3B EASTSIDE COMM SITE SD LOT 3D OF (Note: Not to be used on legal documents)				

Date created: 7/3/2019
Last Data Uploaded: 7/3/2019 2:15:18 AM

Developed by Schneider GEOSPATIAL

NOTICE OF PUBLIC HEARING
FOR THE CITY COUNCIL
OF THE CITY OF RIVERSIDE, IOWA

The City Council of the City of Riverside, Iowa will hold a public hearing for the purpose of selling property located on Lot #2, Commercial drive to Pro-Line Lawn care, Inc. in the amount of $166,428.98. The Public Hearing will be held during the City Council meeting on Monday, August 5th, 2019 which begins at 6:30 p.m., at City of Riverside City Hall.

All interested persons are invited to attend the public hearing and to offer comments, orally or in writing, in support of or in opposition of the sale. Written comments may be submitted to the Riverside City Clerk, P.O. Box 188, Riverside, IA 52327-0188, in advance of the public hearing. Any questions regarding the sale of property may also be directed to City Hall.

This notice is published at the direction of the City Council for the City of Riverside, Iowa.

Becky LaRoche

City Clerk

07/15/19

Cover Letter for Application for Building Permit for:

Mike Lombard- Pro Line
Commercial Drive
Riverside, IA 52327

To Whom it May Concern

I am applying for a Building Permit for Mike Lombard to build a 100x220x20 office and storage building at Commercial Drive in Iowa City, IA for commercial and retail business.

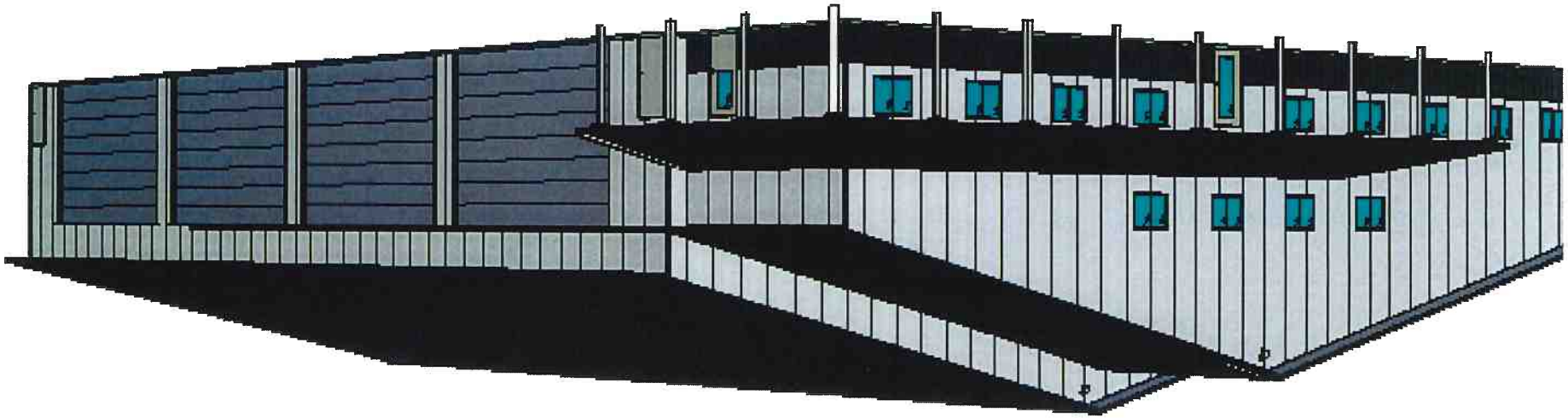
Per city code, the required setback is 50' at Side Yard, 20' at Front Yard, and 15' at Rear Yard, which all can be achieved per accompanying site plan. Sidewall height will be approximately 21' and total Peak height will be approximately 35'.

Approximate value on the cost of completed structure (without land) is $450,000.00

At this point, we do not know all subcontractors who will be working on this project. But as soon as we know I can provide you with a list of them as you requested.

Please let me know if you have any questions or need any additional information. Thanks in advance for your assistance!

Lucas Grout
Eastern Iowa Building, Inc.
General Manager
319-540-3443
lucas@easterniowabuilding.com



Subject: Re: Mike Lombard
Date: Thursday, July 25, 2019 at 10:24:02 AM Central Daylight Time
From: Lucas Grout
To: Jeff Edberg
Attachments: Mike Lombard Site Plan 072519.png

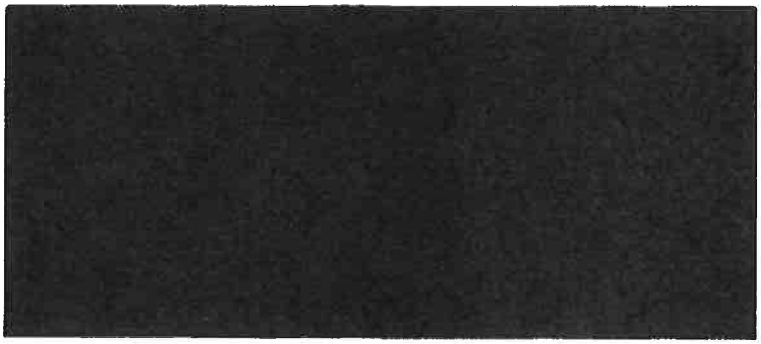
The box to the North is representing the 50' setback they are requesting. We would like to move this and make it 20' from the North property line, so I made a note on this drawing about that per Becky Laroche request.

This shows the 60' of parking on the West and Southside of building. The storage bins would be approximately 20' deep and somewhere to the South of the parking area as shown.

Thank You

photo

Lucas Grout
General Manager, Eastern Iowa Building, Inc.
(319) 540-3443 - mobile | (319) 845-8000 - office |
lucas@easterniowabuilding.com
www.easterniowabuilding.com



Eastern Iowa Building | IA Pole Building Post Frame Steel Frame Farm Hob...

Eastern Iowa Building (EIB) builds award winning custom commercial, industrial, and agricultural buildings in Ea...

104 Williams Blvd - Fairfax, IA 52228

On Friday, July 19, 2019, 09:49:07 AM CDT, Jeff Edberg <Jeff@icrealestate.com> wrote:

Lucas,

me

Asking to move the building to 20 feet from North property line in lieu of 50 feet as requested

Results:

Parcel ID - 0409451010
Address - 11_ COMMERCIAL DR
Owner - RIVERSIDE, CITY OF (Deed)
Acres - 2.83
View: Parcel Report | Google Maps

Class C
Acreage 2.83

Owner Address RIVERSIDE, CITY OF
PO BOX 188
RIVERSIDE IA 52327

PREPARED BY AND AFTER RECORDING RETURN TO: Douglas D. Wolfe, Wolfe Law Offices,
202 1st Street SW, Mount Vernon, Iowa 52314 (319) 895-8578

Addendum

To

Development Agreement

North Growth Area Potential Project

To The City of Riverside, Washington County, Iowa

THE, purpose of this addendum is to clarify the extent of Phase One infrastructure and the number of building lots included.

The initial agreement called for (14) fourteen lots in Phase One, a water retention basin and 755 lineal feet of new street as indicated on Concept A plans provided by Axiom Consultants. The amount of cost share from the City of Riverside is based on the lineal feet of paved street constructed and for Phase One is agreed to be 610 dollars per foot which includes costs for the water retention area. The amount of cost share from the City of Riverside to Apex Development Group, LLC is agreed to be 610 dollars multiplied by 755 is equal to 460,550 dollars, plus contingency not to exceed 500,000 dollars for Phase One. Additional phase cost share will be calculated using 530 dollars per lineal foot of street.

The revised plan, Northern Heights Subdivision, Riverside Iowa, titled Preliminary Plat, dated May 7, 2019 shows Phase One having 21 building lots, a water retention basin and 1117 lineal feet of new street. By this addendum Phase One will have an additional 362 lineal feet of paved street. The added cost share from the City of Riverside to Apex Development Group LLC for 362 of street at 530 dollars, is equal to **191,860** dollars.

Apex Development Group is responsible for all other associated costs as stated in the original agreement. All other contents of the initial agreement will not be altered by this addendum and will remain as a binding document.

Signed and Executed This _____ day of July, 2019

Apex Development Group LLC

By_____

Steve Schmidt Member/Manager

Signed and Executed This _____ day of July, 2019

City of Riverside, Iowa

By_____

Allen Schneider, MAYOR

Attest:

By_____

Becky LaRoche, CITY CLERK

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

THIS instrument was acknowledged before me on this _____ day of July, 2019 by Steve Schmidt, as member/manager of Apex Development Group, LLC

_____
Notary Public in and for said state

STATE OF IOWA)
) ss:
WASHINGTON COUNTY)

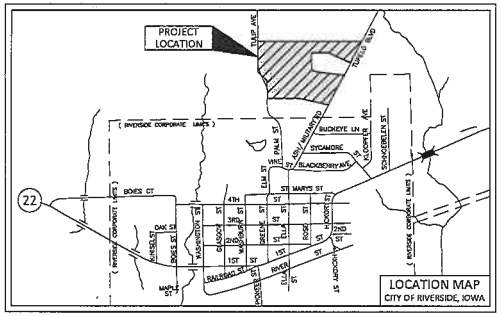
ON this _____ day of July, 2019 before me, a Notary Public in and for the State of Iowa, personally appeared Allen Schneider and Becky LaRoche to me personally known, and who being duly sworn, did say that they are the MAYOR and the CITY CLERK of the City of Riverside, Iowa; and that the instrument was signed on behalf of the City of Riverside, Iowa, by authority of its City Council, as contained in Ordinance No. _____, Passed by Resolution of the City Council on the ____ day of July, 2019 and the said Mayor and City Clerk acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

_____
Notary Public in and for said State

PRELIMINARY PLAT

NORTHERN HEIGHTS SUBDIVISION

RIVERSIDE, WASHINGTON COUNTY, IOWA



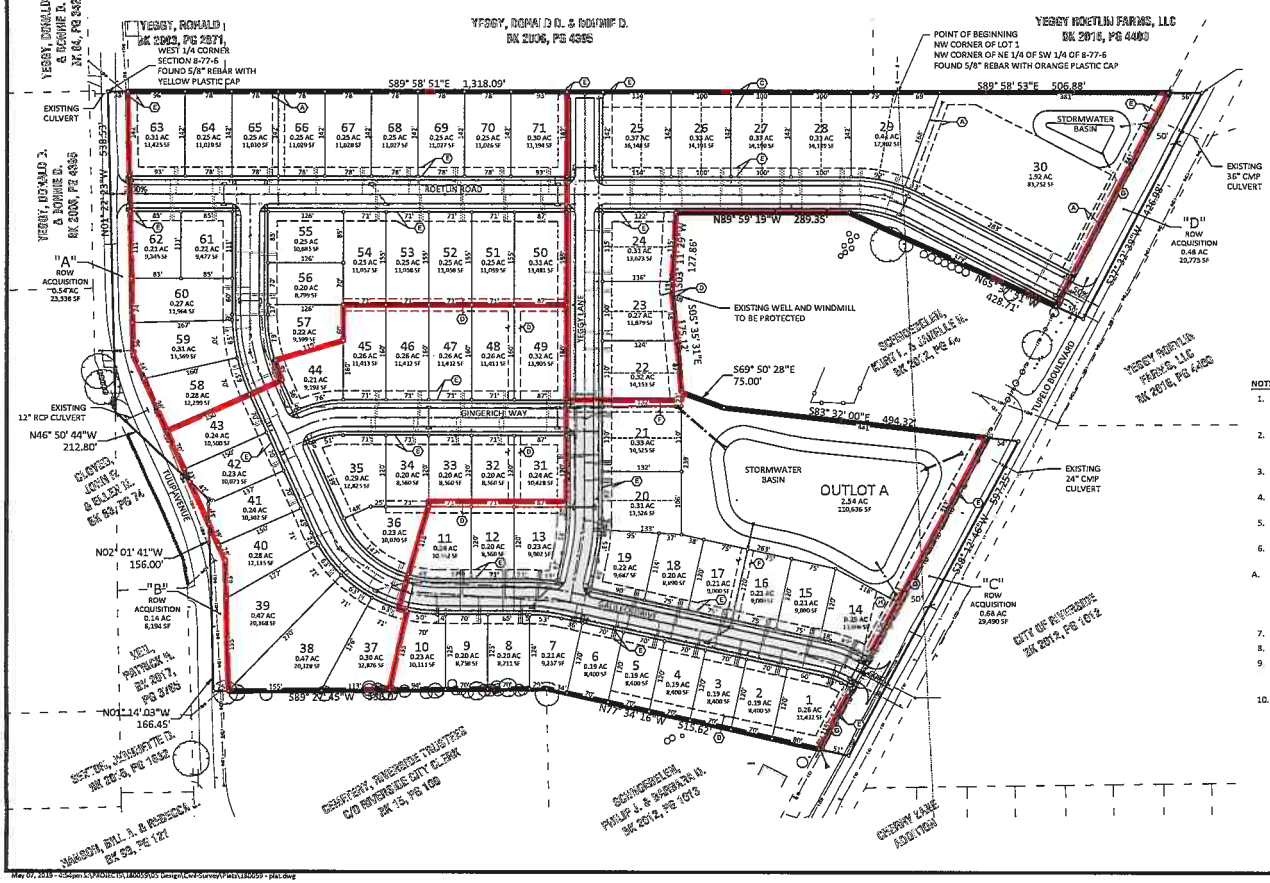
LEGAL DESCRIPTION

PARCEL A NW ¼ OF SW ¼ AND NE ¼ OF SW ¼

ALL OF LOT 1, A SUBDIVISION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) LYING WEST OF TUPELO BOULEVARD, ALL IN SECTION 8, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA, EXCEPT PARCEL L AS RECORDED IN BOOK 25 PAGE 17 OF THE WASHINGTON COUNTY RECORDER'S OFFICE DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 8 (NE CORNER OF SAID LOT 1), THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW ¼) S89°58'53"E, 506.88 FEET TO THE CENTERLINE OF SAID TUPELO BOULEVARD; THENCE ALONG SAID CENTERLINE S27°32'39"W, 426.98 FEET TO THE NORTH LINE OF SAID PARCEL L; THENCE ALONG SAID NORTH LINE N65°37'51"W, 428.71 FEET; THENCE ALONG SAID NORTH LINE N89°59'19"W, 289.35 TO THE NORTHWEST (NW) CORNER OF SAID PARCEL L; THENCE ALONG THE WEST LINE OF SAID PARCEL L S03°11'29"W, 127.86 FEET; THENCE ALONG SAID WEST LINE S05°35'51"E, 175.12 FEET TO THE SOUTH LINE OF SAID PARCEL L; THENCE ALONG SAID SOUTH LINE S69°50'28"E, 75.00 FEET; THENCE ALONG SAID SOUTH LINE S83°32'00"W, 494.32 FEET TO THE CENTERLINE OF SAID TUPELO BOULEVARD; THENCE ALONG SAID CENTERLINE S28°12'46"W, 597.25 FEET TO THE NORTHEAST CORNER (NE) OF PARCEL C-1 AS RECORDED IN BOOK 25 PAGE 44 OF THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL C-1 N77°34'16"W, 515.62 FEET TO THE NORTHWEST (NW) CORNER OF SAID PARCEL C-1, THENCE S89°27'45"W, 556.07; THENCE N01°14'03"W, 166.45 FEET; THENCE N02°01'41"W, 156.00 FEET; THENCE N46°50'44"W, 212.80 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW ¼); THENCE N01°22'23"W, 538.53 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF SAID SOUTHWEST QUARTER (SW ¼) (NW CORNER OF LOT 1); THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW ¼) S89°58'51"E, 1318.09 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 30.51 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



KEY NOTES:

- (A) 20' STORM SEWER EASEMENT
- (B) 40' DRAINAGE EASEMENT
- (C) 25' DRAINAGE EASEMENT
- (D) 20' DRAINAGE EASEMENT
- (E) 15' PRIVATE UTILITY EASEMENT
- (F) 20' PUBLIC ACCESS AND STORM SEWER EASEMENT
- (G) SIDEWALKS ALONG TUPELO BOULEVARD TO BE INSTALLED WITH FUTURE TUPELO BOULEVARD IMPROVEMENTS.
- (H) DRAINAGE AND STORM SEWER EASEMENT.

NOTES:

1. SETBACKS FOR R-2 ARE 25' FOR FRONT, 25' FOR REAR, 7' SIDE YARD FOR ONE STORY, AND 10' SIDE YARD FOR 2 STORY. ALL LOTS EXCEPT FOR LOT 20 TO BE R-2.
2. SETBACKS FOR R-3 MULTIFAMILY ARE 25' FOR FRONT, 30' FOR REAR, 10' SIDE YARD FOR 2 STORY, AND 12' SIDE YARD FOR 3 STORY. LOT 20 TO BE R-3.
3. PARCELS A, B, C, AND D ARE TO BE DEDICATED TO THE CITY OF RIVERSIDE AS RIGHT OF WAY.
4. ACCESS FOR LOTS 1, 14, 39 - 43, and 58 - 60 IS RESTRICTED TO GALILEO DRIVE.
5. ACCESS FOR LOTS 30, 62, AND 63 IS RESTRICTED TO ROETLIN ROAD.
6. ANTICIPATED PHASING:
   A. PHASE 1 TO CONSIST OF LOTS 1 THROUGH 21 AND OUTLOT
   PHASE 2 TO CONSIST OF LOTS 22 THROUGH 30
   PHASE 3 TO CONSIST OF LOTS 31 THROUGH 49
   PHASE 4 TO CONSIST OF LOTS 50 THROUGH 71.
7. LOTS 20 - 29 TO BE ZERO LOTS
8. LOT 30 TO BE MULTIFAMILY.
9. OUTLOT A TO BE DEDICATED TO THE CITY OF RIVERSIDE FOR STORM WATER MANAGEMENT. ACCESS TO OUTLOT A SHALL BE FROM TUPELO BOULEVARD.
10. STORMWATER BASIN ON LOT 30 IS TO BE PRIVATELY OWNED AND MAINTAINED.

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	CO	CO
OVERHEAD LINE	OHP	OHP
ELECTRIC	CO	CO
FIBER OPTIC	OTP	OTP
GAS	GS	GS
SANITARY SEWER	SS	SS
STORM	STM	STM
SUBDRAIN	SD	SD
WATER: DOMESTIC	WS	WS
COMMUNICATIONS HANDHOLE		
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE		
ELECTRIC TRANSFORMER	E	E
FIBER OPTIC HANDHOLE		
FIBER OPTIC MANHOLE		
GAS MANHOLE		
GAS VALVE		
SANITARY SEWER MANHOLE	SS	
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE	ST	
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE		

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE		
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
STREAM CENTERLINE		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
SIGN		
WELL	W	W

OWNER / APPLICANT:
APEX DEVELOPMENT GROUP, LLC
STEVE SCHMIDT
4218 YVETTE STREET SW
IOWA CITY , IA 52240
319-339-1543

ATTORNEY:
DOUG WOLFE
WOLFE LAW OFFICE
202 FIRST STREET SW
MOUNT VERNON, IOWA 52314
319-895-8578

PREPARED BY:
AXIOM CONSULTANTS, LLC
MICHAEL J. WELCH, PE
60 E. COURT STREET
UNIT 3
IOWA CITY, IOWA 52240

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE
A	CITY REVIEW	10-02-2018
B	CITY REVIEW	10-15-2018

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6210

ISSUED FOR: REVISED PHASING
CURRENT REV: C
DATE ISSUED: MAY 7, 2019
PROJECT NAME: NORTHERN HEIGHTS SUBDIVISION RIVERSIDE, IOWA
CLIENT NAME: APEX DEVELOPMENT GROUP
SHEET NAME: PRELIMINARY PLAT
SHEET NUMBER: 1 OF 2
PROJECT NO.: 18-0059
PROJECT MANAGER: WELCH

May 07, 2019 - 4:54pm S:\PROJECTS\180059\05 Design\Civil Survey\Plats\180059 - plat.dwg