



Date July 28, 2008

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held July 17, 2008, the members voted 12-0 in support of a motion to APPROVE the request from James Ellis (owner) for review and approval of an amendment to the approved preliminary subdivision plat, "Deer Ridge Valley", for property located at 3301 Stanton Avenue, allowing the property to be divided into 18 lots for single-family residential development subject to the following conditions:

- 1. Provision of one 1 1/2-inch caliper street tree, one 2-inch caliper overstory tree within the front yard, and one 2-inch overstory tree within the rear yard per lot.
2. Provision of the following tree protection notes for the preservation easements on the preliminary plat and for all trees being preserved:

Within the buffer and tree protection zones, none of the existing trees that are a minimum 4 inches in trunk diameter and a minimum of 4-feet in height shall be removed or destroyed and any existing underbrush shall be preserved to the maximum extent feasible as follows:

- (1) Buffer and tree protections zones will be designated in the field and certified by the Development Zoning Division of the City of Des Moines prior to commencement of excavation, grading or construction.
(2) Barriers defining the buffer and tree protection zones shall be constructed of orange fencing a minimum of four (4) feet in height, secured with metal T-posts, no closer than six (6) feet from the trunk or one-half (1/2) of the drip line of any existing tree within the buffer and tree protection zones, whichever is greater.
(3) There shall be no storage or movement of equipment, material, debris or fill within the fenced buffer and tree protection zones.
(4) There shall be no cut or fill over a four-inch depth within the drip line of any tree in the buffer and tree protection zones, unless a qualified arborist or forester has evaluated and approved the disturbance.
(5) During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil or any other material harmful to the life of vegetation within the buffer and tree protection zones.
(6) No damaging attachment, wires, signs or permits may be fastened to any tree within the buffer and tree protection zones.
(7) The installation of utilities, irrigation lines or any underground fixture within the buffer and tree protection zones requiring excavation deeper than six (6) inches shall be accomplished by boring under the root system of existing trees at a minimum depth of twenty-four (24) inches. The auger distance is established from the face of the tree (outer bark) and is scaled from tree diameter at breast height as described in the chart below.

Table with 2 columns: Tree diameter, Auger Distance from face of tree. Rows include: 0-2 inches (1 foot), 3-4 inches (2 feet), 5-9 inches (5 feet), 10-14 inches (10 feet), 15-19 inches (12 feet), Over 19 inches (15 feet).

Date July 28, 2008

- (8) The removal of utilities, irrigation lines or any underground fixture within the buffer and tree protection zones requiring excavation deeper than six (6) inches shall be accomplished by methods approved by the Planning Director that protect the life of the vegetation.
 - (9) The destruction of any trees within the buffer and tree protection zones that meet or exceed the required diameter and height shall require the owner to plant new trees with a total caliper equal to the caliper of the tree removed.
3. Provision of 4-foot-wide sidewalks along all public street frontages, including McKinley and Stanton Avenues.
 4. Provision of a note stating Lots 1 through 6 shall share drive approaches, with Lots 1 and 2 sharing a common approach, Lots 3 and 4 sharing a common approach, and Lots 5 and 6 sharing a common approach.
 5. The boundaries of Lot 11 must be altered to provide 80 feet of frontage within 30 feet of the proposed street.
 6. Compliance with all platting requirements of the Permit and Development Center.

MOVED by _____ to receive and file.

FORM APPROVED:



Michael F. Kelley
Assistant City Attorney

NOTE: The final subdivision plat will be submitted for City Council approval at a later date.

(13-2008-1.19)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

July 23, 2008

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held July 17, 2008, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels				X
Jacqueline Easley	X			
Dann Flaherty	X			
Bruce Heilman	X			
Ted Irvine	X			
Jeffrey Johannsen	X			
Greg Jones				X
Frances Koontz				X
Jim Martin	X			
Brian Millard	X			
Mike Simonson	X			
Kent Sovern	X			
Marc Wallace	X			

APPROVAL of a request from Request from James Ellis (owner) for review and approval of an amendment to the approved preliminary subdivision plat, "Deer Ridge Valley", for property located at 3301 Stanton Avenue, allowing the property to be divided into 18 lots for single-family residential development subject to the following conditions: (13-2008-1.19)

1. Provision of one 1½-inch caliper street tree, one 2-inch caliper overstory tree within the front yard, and one 2-inch overstory tree within the rear yard per lot.
2. Provision of the following tree protection notes for the preservation easements on the preliminary plat and for all trees being preserved:

Within the buffer and tree protection zones, none of the existing trees that are a minimum 4 inches in trunk diameter and a minimum of 4-feet in height shall be removed or destroyed and any existing underbrush shall be preserved to the maximum extent feasible as follows:

- (1) Buffer and tree protections zones will be designated in the field and certified by the Development Zoning Division of the City of Des Moines prior to commencement of excavation, grading or construction.
- (2) Barriers defining the buffer and tree protection zones shall be constructed of orange fencing a minimum of four (4) feet in height, secured with metal T-posts, no closer than six (6) feet from the trunk or one-half (½) of the drip line of any existing tree within the buffer and tree protection zones, whichever is greater.



CITY PLAN AND ZONING COMMISSION
 ARMORY BUILDING
 602 ROBERT D. RAY DRIVE
 DES MOINES, IOWA 50309 -1881
 (515) 283-4182

ALL-AMERICA CITY
 1949, 1976, 1981
 2003

- (3) There shall be no storage or movement of equipment, material, debris or fill within the fenced buffer and tree protection zones.
- (4) There shall be no cut or fill over a four-inch depth within the drip line of any tree in the buffer and tree protection zones, unless a qualified arborist or forester has evaluated and approved the disturbance.
- (5) During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil or any other material harmful to the life of vegetation within the buffer and tree protection zones.
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<u>Tree diameter</u>	<u>Auger Distance from face of tree</u>
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Over 19 inches	15 feet

- (8) The removal of utilities, irrigation lines or any underground fixture within the buffer and tree protection zones requiring excavation deeper than six (6) inches shall be accomplished by methods approved by the Planning Director that protect the life of the vegetation.
- (9) The destruction of any trees within the buffer and tree protection zones that meet or exceed the required diameter and height shall require the owner to plant new trees with a total caliper equal to the caliper of the tree removed.

3. Provision of 4-foot-wide sidewalks along all public street frontages, including McKinley and Stanton Avenues.
4. Provision of a note stating Lots 1 through 6 shall share drive approaches, with Lots 1 and 2 sharing a common approach, Lots 3 and 4 sharing a common approach, and Lots 5 and 6 sharing a common approach.
5. The boundaries of Lot 11 must be altered to provide 80 feet of frontage within 30 feet of the proposed street.
6. Compliance with all platting requirements of the Permit and Development Center.

Written Responses

- 0 In Favor
- 0 In Opposition

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends that the Commission approve the amendment to remove the previously approved conditions that require relocation of the streets and to approve the preliminary plat subject to the following conditions:

1. Provision of one 1½-inch caliper street tree, one 2-inch caliper overstory tree within the front yard, and one 2-inch overstory tree within the rear yard per lot.
2. Provision of the following tree protection notes for the preservation easements on the preliminary plat and for all trees being preserved:

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3. Provision of 4-foot-wide sidewalks along all public street frontages, including McKinley and Stanton Avenues.
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 6. Compliance with all platting requirements of the Permit and Development Center.

STAFF REPORT

I. GENERAL INFORMATION

- 1. Purpose of Request:** On January 17, 2008, the Plan and Zoning Commission approved the "Deer Ridge Valley" preliminary plat with conditions requiring the north/south and east/west trees to be shifted in order to preserve mature oak and maple trees identified on the original tree survey. The applicant has since submitted a revised tree survey from a certified arborist that demonstrates the original tree survey misidentified the species of numerous trees since it was completed during the winter when there was no foliage on the trees. Of the trees intended to be saved by shifting the streets, a 48-inch-caliper tree and a 36-inch-caliper tree previously identified as "oak" trees are actually cottonwood trees, and a 14-inch caliper tree previously identified as "maple" is actually a boxelder tree. Furthermore, the arborist indicates that these trees all have at least one structural defect, such as dead branches and weak unions.

In response to the revised tree survey, staff recommends that the Commission remove the conditions that require relocation of the streets. However, since the most recent submittal of the preliminary plat does not address all of the previously approved conditions, those same conditions still apply and are provided in the Staff Recommendation section of this report.

- 2. Size of Site:** 8.23 acres.
- 3. Existing Zoning (site):** "R1-80" One-Family Residential District.
- 4. Existing Land Use (site):** The site includes a single-family dwelling and undeveloped land with several mature trees surrounding the single-family dwelling and along the east property line.
- 5. Adjacent Land Use and Zoning:**
 - North** – "R1-80", Uses are single-family residential.
 - South** – "R1-70", Uses are Stanton Avenue and single-family residential.
 - East** – "R1-80", Use is an undeveloped parcel.
 - West** – "M-3", Uses are relocated McKinley Avenue and the airport.
- 6. General Neighborhood/Area Land Uses:** The subject property is located in area that includes a mix of low-density residential developments.
- 7. Applicable Recognized Neighborhood(s):** Southwestern Hills.
- 8. Relevant Zoning History:** On January 17, 2008, the Plan and Zoning Commission approved the preliminary plat for "Deer Ridge Valley" subject to the following conditions:
 - Provision of one 1½-inch caliper street tree, one 2-inch caliper overstory tree within the front yard, and one 2-inch overstory tree within the rear yard per lot.
 - Provision of preservation easements along the easternmost 10 feet of Lots 13, 14, 16, 17, and 18 in order to preserve the existing trees within these lots.
 - Provision of a preservation easement within the northernmost 50 feet of Lot 12 in order to preserve four maple trees.

4. Preservation of seven mature trees within the southern portion of the site, including one 36-inch oak, one 40-inch oak, one 24-inch maple, one 18-inch maple, two 12-inch maples, and one pine tree, by shifting the north/south street to the west.
5. Preservation of a 20-inch maple tree along with eastern site boundary by shifting the east/west street connection either to the south or to the north.
6. Provision of the following tree protection notes for the preservation easements on the preliminary plat and for all trees being preserved:

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7. Provision of 4-foot-wide sidewalks along all public street frontages, including McKinley and Stanton Avenues.
8. Lots 1 through 6 share drive approaches, with Lots 1 and 2 sharing a common approach, Lots 3 and 4 sharing a common approach, and Lots 5 and 6 sharing a common approach.
9. Compliance with all platting requirements of the Permit and Development Center.

9. **2020 Community Character Land Use Plan Designation:** Low-Density Residential.

10. **Applicable Regulations:** The Commission shall determine if such preliminary plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** On January 17, 2008, the Plan and Zoning Commission approved the "Deer Ridge Valley" preliminary plat with conditions requiring the north/south and east/west trees to be relocated in order to preserve mature oak and maple trees identified on the original tree survey. The applicant has since submitted a revised tree survey from a certified arborist that demonstrates the original tree survey misidentified the species of numerous trees since it was completed during the winter when there was no foliage on the trees. Of the trees intended to be saved by shifting the streets, a 48-inch-caliper tree and a 36-inch-caliper tree previously identified as "oak" trees are actually cottonwood trees, and a 14-inch caliper tree previously identified as "maple" is actually a boxelder tree. Furthermore, the arborist indicates that these trees all have at least one structural defect, such as dead branches and weak unions. In response to the revised tree survey, staff recommends that the Commission remove the conditions that require relocation of the streets.

The revised tree survey indicates that 37 trees totaling 530 caliper inches would be removed, including 33 silver maple trees, 2 cottonwood trees, 1 boxelder tree, and 1 pine tree. In order to mitigate the loss of these trees, staff recommends provision of the following for each single-family lot: one 1½"-caliper overstory street tree per Public Works Department standards, one 2-inch caliper overstory tree in the front yard, and one 2-inch caliper overstory tree in the rear yard. Staff believes that each lot can accommodate both an overstory street tree and an overstory tree in the front yard given the 80-foot lot widths. Providing three trees on each lot represent 5½ caliper inches per lot for a cumulative 99 caliper inches on 18 lots.

The plat provides a 10-foot wide preservation easement on Lots 13, 14, 16, 17, and 18 in order to preserve 19 mature overstory trees along the east site boundary within these lots. The plat provides a 50-foot wide preservation east on the rear of Lot 12 in order to preserve 4 mature trees.

Staff recommends that the following tree protection notes be included on the plat to protect all trees remaining on the site:

Within the buffer and tree protection zones, none of the existing trees that are a minimum 4 inches in trunk diameter and a minimum of 4-feet in height shall be

removed or destroyed and any existing underbrush shall be preserved to the maximum extent feasible as follows:

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- (9) The destruction of any trees within the buffer and tree protection zones that meet or exceed the required diameter and height shall require the owner to plant new trees with a total caliper equal to the caliper of the tree removed.

- 2. Drainage/Grading:** The submitted preliminary plat shows grading for lot and street improvements as well as storm water management. The topography of the site requires a storm water basin to be located in the center of the development. The basin is designed to temporarily hold water from larger storm events and to release it at a limited rate to the north.

Construction designs must be submitted and approved for all public improvements prior to or in conjunction with final plat approval by the City Council. Issuance of a grading permit is required prior to commencement of grading on the subject property. A Storm Water Pollution Protection Plan (SWPPP) must be submitted to the Iowa DNR.

- 3. Utilities:** The plat indicates there is an existing 50-foot-wide north/south public sanitary sewer easement crossing the site. The plat indicates that the north/south street would generally be located within this easement. There is also a 30-foot-wide sanitary sewer easement across the northern portion of the site within Lot 11.

- 4. **Traffic/Street System:** The preliminary plat proposes a north/south street connection from Stanton Avenue and an east/west stub to the east property line for future connectivity with the undeveloped parcel to the east.

In order to minimize driveways along McKinley Avenue, the approved preliminary plat states that Lots 1 through 6 shall share drive approaches, with Lots 1 and 2 sharing a common approach, Lots 3 and 4 sharing a common approach, and Lots 5 and 6 sharing a common approach.

The plat must provide 4-foot-wide sidewalks along all public street frontages, including McKinley and Stanton Avenues.

- 5. **Additional Information:** The boundaries of Lot 11 must be altered to provide 80 feet of frontage within 30 feet of the proposed street, as City Code Section 106-72(h)(3) states that each lot must meet all minimum bulk regulations of the zoning district in which it is located. City Code Section 134-3 defines lot width as the width of a lot measured at the required front yard setback line and at right angles to its depth and states that the minimum lot width shall be maintained from the required front yard setback line to the front of the principal building.

SUMMARY OF DISCUSSION

There was no one in the audience to speak on this item, and no discussion.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak on this item

CHAIRPERSON CLOSED THE PUBLIC HEARING

Jacqueline Easley: Motion to approve the staff recommendations.

Motion passed 12-0.

Respectfully submitted,



Michael Ludwig, AICP

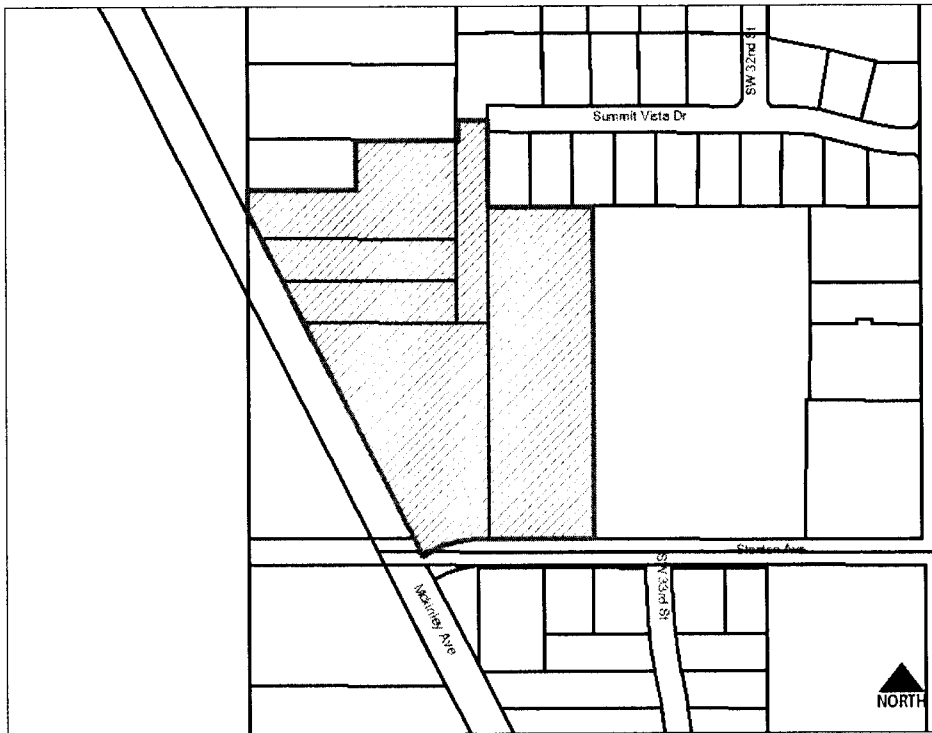
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Attachment

20

Request from James Ellis (owner) for review and approval of an amendment to the approved preliminary subdivision plat, "Deer Ridge Valley", for property located at 3301 Stanton Avenue, allowing the property to be divided into 19 lots for single-family residential development. The proposed amendment would revise conditions requiring tree protection.				File # 13-2008-1.19	
Description of Action	Review and approval of an amendment to the approved preliminary subdivision plat, "Deer Ridge Valley", for property located at 3301 Stanton Avenue, allowing the property to be divided into 19 lots for single-family residential development. The proposed amendment would revise conditions requiring tree protection.				
2020 Community Character Plan	Low-Density Residential				
Horizon 2025 Transportation Plan	No Planned Improvements				
Current Zoning District	"R1-80" One-Family Residential District				
Proposed Zoning District	"R1-80" One-Family Residential District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area					
Plan and Zoning Commission Action	Approval	12-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Deer Ridge Valley - Preliminary Plat - McKinley & Stanton Avenue 13-2008-1.19



January 10th, 2008

Vic Piagentini
Associated Engineering Company
2917 ML King Jr. Parkway
Des Moines, IA 50310

RE: Preliminary Plat, Deer Ridge Valley

13-08-1.19

Dear Vic:

We have reviewed the first (1st) submittal of the preliminary plat for Deer Ridge Valley, and have determined that the following conditions must be satisfied before plat approval can be granted.

Engineering

1. Provide benchmarks for survey datum.
2. Serendipity Plat Four recorded plat shows the 50' wide "Southern Hills Sanitary Sewer Easement" extending to the northern boundary of the plat, and therefore through Outlot 'Z', Lot 11 and Lot 12 of this plat.
3. The sanitary sewers on Lots 1-8 are to be offset at 7.5' and 22.5' from the edges of the easement rather than on center as shown on Sheet 3 of 3.
4. Easements for the existing 30" storm and 12" sanitary sewers within Lots 12 and 13 must be shown, including book and page numbers (remaining comments all carried over from first comment letter, unresolved).
5. The proposed use or function of the outlot shall be clearly designated on the plat.
6. Public storm sewer easements must be at least 30 feet wide and offset 7.5' / 22.5' from the center of the pipe. Reference Lot 5. "Drainage" easements are termed "Surface Water Flowage" easements in the City of Des Moines. This feature is shown in the cross-section detail on sheet 2, but it is not defined in the plan view. Correct and revise as necessary.



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7. Provide a short narrative describing the proposed storm water management plan. Provide details on the design and function of the proposed drainage feature paralleling the street. Your proposed plat is subject to recently enacted amendments to the Municipal Code of Des Moines, Ordinance #14,708. Additional modifications to the plan will be needed to comply, especially Sec. 106-136.
8. Show all proposed underground utilities within the subdivision and show buildings on adjacent lots.
9. Pavement subdrain will need to be incorporated into the infrastructure design plans per the geotechnical exploration report recommendations. At a minimum, the northern half of the street appears to need a subdrain system.
10. The proposed pavement cross-section design doesn't conform to SUDAS standards as related to percent of cross-slope and center crown. The 1% slope isn't conducive to proper sheet drainage off the pavement and the "warped" pavement section will only add to the potential for future problems. Although staff isn't proposed to the concept of the surface drainage paralleling the street, it may be difficult to achieve. Your proposed design would require a request for a design exception with supporting documentation.
11. Submit plans and specifications for Private Construction Contract for all work within the proposed street ROW and any other public facilities.
12. Apply for a Grading Permit in conformance with Code. Be sure to include all required grading plan information.

Planning

13. Lot 'A', the proposed public street will be Southwest 34th Place. Show the name of the street on the plat. Lot 'B', the proposed public street will be Elder Lane.
14. Show lot addresses on the plat. See the enclosed table of addresses assigned to the lots.
15. Provide the street name of all nearby R.O.W. The street name for the Summit Vista Drive R.O.W. is not shown to the NE of the proposed plat.
16. In the notes section, amend the number of lots provided to 18, rather than the 19 shown.

17. Note that a 4' sidewalk is proposed on both sides of the public street (required for other public streets within the plat, in addition to McKinley Avenue, as noted).
18. Lot #11 does not have the required 80 ft. of lot frontage at the front yard building setback line that the Zoning Ordinance requires. Furthermore, the buildable portion of the lot is severely inhibited by two sewer easements cross-crossing the property, which cannot be built on.
19. Show the frontage of all lots at the building setback line on the plat.
20. Lot #1 not meet the required minimum 10,000 sq. ft. of lot area needed in an R1-80 district.
21. Show all existing structures on the preliminary plat. There appears to be an existing house (3301 Stanton Avenue) on the SE corner of the plat.
22. Staff will be requesting the condition of utilizing shared driveways for the lots fronting McKinley Avenue to reduce the amount of approaches onto a higher speed street.
23. Staff is requesting a 10 ft. wide conservation easement to be placed on the easternmost 10 ft. of Lots 13, 14, 16, 17 & 18. Staff is requesting that the north 50 ft. of Lot 12 be a conservation easement.
24. Amend the "pointed" NW corner of Lot 9 to a configuration that more easily allow the homeowner to properly maintain the lot. Staff suggests adding this triangular portion of land to Lot 10 to cleanly remove pointed angles.

Please submit **two (2) review copies** of the revised plat satisfying the above listed items. Failure to resubmit such amended plat within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

If you have any questions contact Ryan Moffatt @ **283-4975** or email him @ **rlmoffatt@dmgov.org**.

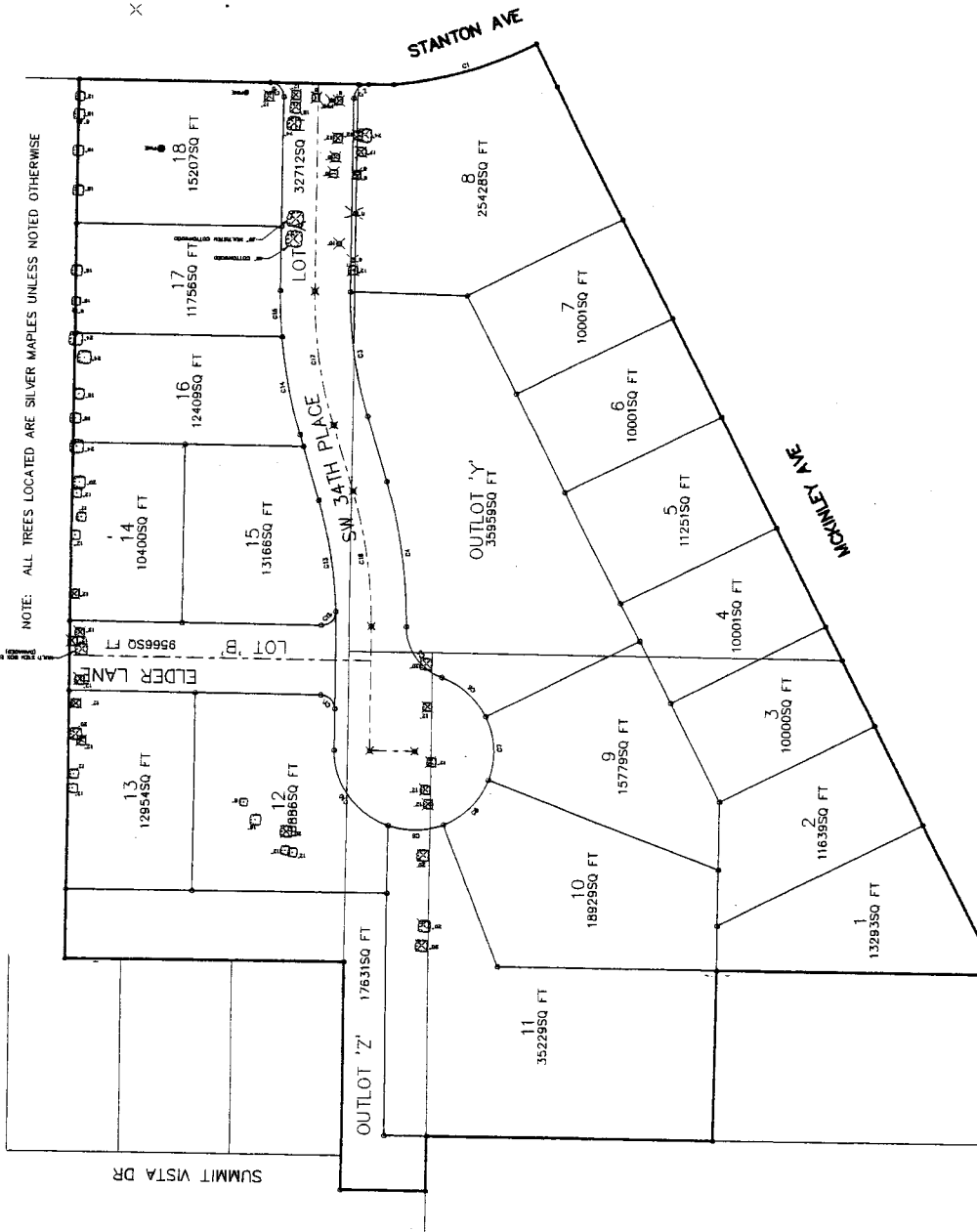
Sincerely,



Phillip Delafield
Permit & Development Administrator

TREE LOCATION SURVEY DEER RIDGE VALLEY

NOTE: ALL TREES LOCATED ARE SILVER MAPLES UNLESS NOTED OTHERWISE



PRELIMINARY PLAT LEGEND

- 1. UNIMPROVED LOT
- 2. IMPROVED LOT
- 3. LOT WITH EXISTING BUILDING
- 4. LOT WITH EXISTING DRIVE
- 5. LOT WITH EXISTING DRIVE AND BUILDING
- 6. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH)
- 7. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE)
- 8. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE)
- 9. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE)
- 10. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE AND DRIVE)
- 11. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE)
- 12. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE)
- 13. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE)
- 14. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE)
- 15. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE)
- 16. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE)
- 17. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE)
- 18. LOT WITH EXISTING DRIVE AND BUILDING (REAR PORCH AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE AND DRIVE)

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