City of Bellevue
Department of Planning & Community Development
Land Use Division Staff Report

Proposal Name:	Nygaard Short Plat
Proposal Address:	4702 130th Ave SE
Proposal Description:	Subdivide one 17,328 square foot parcel in the R-5 zoning district into two single family lots.
File Number:	07-105196-LN
Applicant:	Jay Nygaard
Decisions Included:	Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200

State Environmental Policy Act Exempt (WAC 197-11-800(6)(a))

Department Decision: **Approval with Conditions**

Drew Folsom, Assistant Planner
Dept. of Planning and Community Development

Application Date:	February 9, 2007
Notice of Application:	March 29, 2007
Decision Publication Date	July 26, 2007
Appeal Deadline:	August 9, 2007

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. Description of Proposal

The applicant proposes to short plat an existing 17,328 square foot (.040) parcel into two single-family residential lots in the R-5 zoning district which has a minimum lot size of 7,200 square feet. Lot 1 of the short plat will be 9,620 square feet and Lot 2 is proposed to be 7,708 square feet. The site contains moderate slopes (15% - 25% in grade), but does not contain any critical areas. The existing house on Lot 1 will be removed as part of the proposal. Primary access to the lots will be provided via joint use driveway connecting to SE 47th Street.

II. Site Description and Context

Site Characteristics

The site is located in a community of single-family residential homes in the Factoria Subarea. The site is accessed via SE 47th Street. The site also has access to 130th Ave SE via an existing 25 foot access easement. The site slopes moderately to the Northeast. The site has several significant trees predominantly of the douglas fir and maple variety.

The existing lot has a moderate upward slope (15-25%) in the eastern third of the property, the remaining westward portion of property has a gradual upward slope (0-15%). The site contains 3 significant trees. The site is located in the Coal Creek Drainage Basin. The applicant is proposing all lots be served by sewer.

Site Design

The Nygaard Short Plat proposes to subdivide an existing parcel into 2 single family lots. Primary access to both lots of the Nygaard Short Plat will be provided by a proposed joint use driveway connecting to SE 47th Street. (All lots within the Nygaard Short Plat will be addressed off of SE 47th Street). Located along the southern edge of proposed lot 2 has 5 feet of an existing 25 foot wide ingress/egress and utility easement located along southern edge of proposed lot 2. This access easement is not developed to the City of Bellevue Fire and Transportation department required standards. The proposal does not seek to gain primary access via this easement for either lot. The proposal will retain 30 diameter inches of significant trees. The minimum lot size of the zoning district is 7,200 square feet. The proposed lot size for lot 1 is 9,620 square and for lot 2 is 7,708 square feet. The average lot size for the short plat is 8,664 square feet.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Special District Requirements (Sensitive Area Overlay District LUC. 20.25H)

Critical Areas – There are no critical areas on this site.

B. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R 5	
Gross Site Area	17,328 square feet	
Critical Area	None	
ITEM	**REQ'D/ALLOWED**	**PROPOSED**
Dwelling Units/Acre	5	5
Minimum Lot Area	7,200 square feet	9,620, and 7,708 square feet
Minimum Lot Width	60-feet	70-feet or greater
Minimum Lot Depth	80-feet	80-feet or greater
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yard	 20-feet 20-feet 5-feet 15-feet	 20-feet 20-feet 5-feet 15-feet
Tree Retention	15 % of significant trees, 21.4"	15 % of significant trees, 30"

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas are exempt form SEPA review pursuant to WAC 197-11-800(6)(a).

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The preliminary short plat application has been reviewed and no further utility revisions are needed at this time.

<u>See Section VIII of this report for Utility Department related Conditions of Approval</u>

B. Fire Department Review

The Fire Department has no concerns regarding this proposal. Any new homes may require sprinklers depending on the gross square footage of the homes, access and water supply available. This will be determined during the building permit stage.

<u>See Section VIII of this report for Fire Department related Conditions of Approval.</u>

C. Transportation Review:

The Transportation Department has reviewed the plans submitted for the Nygaard preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all

transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the city council. Builders will pay the fee in effect at the time of building permit issuance.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. This permit is issued directly by the Transportation Department.

Street Frontage Improvements

The Nygaard Short Plat will not be required to install street frontage improvements per Transportation Code Section 14.60.110.E.1 which states that frontage improvement requirements may be waived if adjacent frontage improvements will not be installed in the foreseeable future. Such is the case for the Nygaard Short Plat. The applicant shall be responsible for all damage to city right-of-way caused by construction of this short plat.

Site Access

Access to Lots 1 and 2 will be from a joint use driveway off of SE 47th Street located to the north of the property. All lots within the Nygaard Short Plat will be addressed off of SE 47th Street. The joint-use driveway width will be a minimum of 16 feet, set within a 16 foot access easement, and will be built per the City's Transportation Department Design Manual Standard Drawing DEV-7.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it.

Adjacent to the development site, SE 47th Street is classified as a "Standard Trench Restoration" street. The applicant shall coordinate with the City's Right-of-Way group to obtain specific pavement restoration requirements via application for the right-of-way permit.

Transportation Impacts and Mitigation

This project will generate 1 new p.m. peak hour trips and therefore, will not require concurrency testing (threshold amount of new p.m. peak trips to trigger concurrency testing is 30).

Traffic analysis was performed by transportation staff to determine potential safety concerns caused by the new access road.

Analysis shows that due to the low trip generation, the location of the project (near the dead end cul-del-sac of SE 47th Street), and adequate sight distance at the site, no safety issues are anticipated at the access location. Sight distance shall be verified during the review of construction drawings.

VI. PUBLIC NOTICE AND COMMUNITY INPUT

Application Date: February 9, 2007
Public Notice (500 feet): March 29, 2007 (Includes sign installation at the site)
Minimum Comment Period: April 12, 2007

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *Seattle Times* on February 9, 2007. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day.

Public comments were received concerning the existing 25 foot ingress/egress and utility easement, 5 feet of which are located on the Southern edge of the property. Concerns were raised regarding an increase in use and possible widening of the easement.

City's Response: Access to all lots of the Nygaard Short Plat will be provided by an joint use driveway connecting to SE 47th Street to the north of the property. All lots within the Nygaard Short Plat will be addressed off of SE 47th Street. The proposed joint use driveway shall be improved to provide a 16 foot paved width, extending to proposed lot 2. Since primary access for all lots will be gained via SE 47th Street, the short plat is not required and does not propose any change or development related to ingress and egress of the existing easement accessing 130th avenue to the west of the property.

See Section VIII of this report for related Conditions of Approval.

VII. Decision Criteria:.

20.45B.130B Decision Criteria for a Preliminary Short Plat.

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. The Preliminary Short Plat makes appropriate provisions for, but not limited

to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.

Finding: City codes ensure public health, safety and general welfare through development code requirements. The site is accessed via a proposed joint-use driveway connecting to SE 47th Street. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

2. **The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by retaining 30 diameter inches of significant trees.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Development Standards

Finding: The proposal complies with the Land Use Code requirements for R-5 zoning, the Utility Code and the City of Bellevue Development Standards.

Land Use Code Requirements

A. **Dimensional Requirements**: The site is currently zoned single-family R-5 which has a minimum lot size requirement of 7,200 square feet. The dimensional requirements for the R-5 zoning district include:

20'	Front Yard Setback
20'	Rear Yard Setback
5'	Side Yard Setback
15'	Two Side Yard Setback
30'	Maximum Building Height
40%	Maximum Lot Coverage by Structure
60'	Minimum Lot Width
80'	Minimum Lot Depth

Finding: All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-5 dimensional requirements.

B. **Significant Tree Preservation**: The tree preservation requirements under LUC Section 20.20.520 to save 15 percent of the diameter inches of significant trees on the site apply to this proposal. The applicant has identified 8 significant trees on the site with a total of 142 diameter inches. In order to meet the 15% minimum retention requirement, the project must retain 21.4 diameter inches of significant trees.

Finding: The applicant proposes to preserve 2 tree that comprise a total of 30 diameter inches, or 18% of significant trees. This satisfies minimum tree retention requirements.

See Section VIII for a related condition of approval.

5. **The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

Finding: The site is located within the Factoria Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family low development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-4). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan polices to maintain good surface water quality (EN-33).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-17), and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features by providing the preservation of healthy significant existing trees on-site.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

Finding: Each lot can reasonably be developed to current R-5 zoning standards without requiring a variance. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-5 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance.

See related condition of approval in Section VIII.

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, ingress / egress, necessary easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

VII. Conclusion and Decision:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve** the Nygaard Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

VIII. Conditions of Approval:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards and Ordinances	Contact Person	
Clearing & Grading Code – BCC 23.76	Savina Uzunow,	425-452-7860
Construction Codes – BCC Title 23	Build. Division,	425-452-6864
Fire Code – BCC 23.11	Adrian Jones,	425-452-6032
Land Use Code – BCC Title 20	Drew Folsom,	425-452-4441
Noise Control – BCC 9.18	Drew Folsom,	425-452-4441
Sign Code – BCC Title 22	Drew Folsom,	425-452-4441
Transportation Development Code – BCC 14.60	Ray Godinez,	425-452-7915
Right of Way Use Code – BCC 14.30	Jon Regalia,	425-452-4599
Transportation Department Design Manual	Ray Godinez,	425-452-7915
Traffic Standards Code 14.10	Ray Godinez,	425-452-7915
Utility Code – BCC Title 24	Brad Ayers,	425-452-6054

A. GENERAL CONDITIONS

1. UTILITIES DEPARTMENT APPROVAL

The Utilities Department approval of the Preliminary Short Plat Application is based on the preliminary utility design that reflects the creation of less than 5,000 sq. ft. of new impervious area. Final civil engineering of utility infrastructure may require changes to the site layout to accommodate the Utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities design review and plan approval of the water, sewer and storm drainage infrastructure will be performed through the Utilities permit processing desk at City Hall upon application for those permits. All water, sewer and storm easements will be recorded on the face of the final short plat document.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Brad Ayers, (425) 452-6054

2. NOISE - CONSTRUCTION HOURS

The proposal will be subject to normal construction hours of 7am to 6 pm Monday through Friday and 9:00 am and 6:00 p.m. on Saturdays except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met and appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Drew Folsom, Planning and Community Development Department

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT

1. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a right of way use permit from the City of Bellevue Transportation Department before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the city right of way, including but not limited to the following:

a) Designated truck hauling routes.
b) Truck loading and unloading activities.
c) Hours of construction and hauling.
d) Continuity of pedestrian facilities.
e) Temporary traffic control and pedestrian detour routing for construction activities.
f) Street sweeping and maintenance during excavation and construction.
g) Location of construction fences.
h) Parking for construction workers.

i) Construction vehicles, equipment, and materials in the right of way.
j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Jon Regalia, Transportation Department

2. OFF-STREET PARKING

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Jon Regalia, Transportation (425) 452-4599

3. ENGINEERING PLANS

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all transportation infrastructure must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the joint use driveway, the connection to SE 47th Street, pavement restoration in SE 47th Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual
REVIEWER: Ray Godinez

4. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on SE 47th Street must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ray Godinez

5. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of SE 47th Street will require standard trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21
REVIEWER: Jon Regalia, 425-452-4599

6. TREE PROTECTION

To mitigate adverse impacts to trees to be retained during construction:

a. Clearing limits shall be established at the limit of nondisturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.

b. No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Drew Folsom, Planning and Community Development Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. VARIANCE RESTRICTION

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

"Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance."

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Drew Folsom, Planning and Community Development Department

2. TREE PRESERVATION PLAN

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final plat mylar. The Tree Preservation Plan must contain the following note:

"Tree Preservation Plan:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant."

AUTHORITY: Land Use Code 20.20.900D.E
REVIEWER: Drew Folsom, Planning and Community Development Department

3. INFRASTRUCTURE IMPROVEMENTS

All transportation infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) <u>Site Specific Items:</u>
- 16 foot wide joint use driveway (paved full length, full width with 3 inches asphalt, 3 inches crushed rock).
- Driveway apron connection to SE 47th Street per DEV 7C.
- Required pavement restoration on SE 47th Street per accompanying right-of-way permit.

b) <u>Miscellaneous:</u>

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20

feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

- The maximum longitudinal and cross-sectional grades shall not exceed 8%.

REVIEWER: Ray Godinez
AUTHORITY: Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

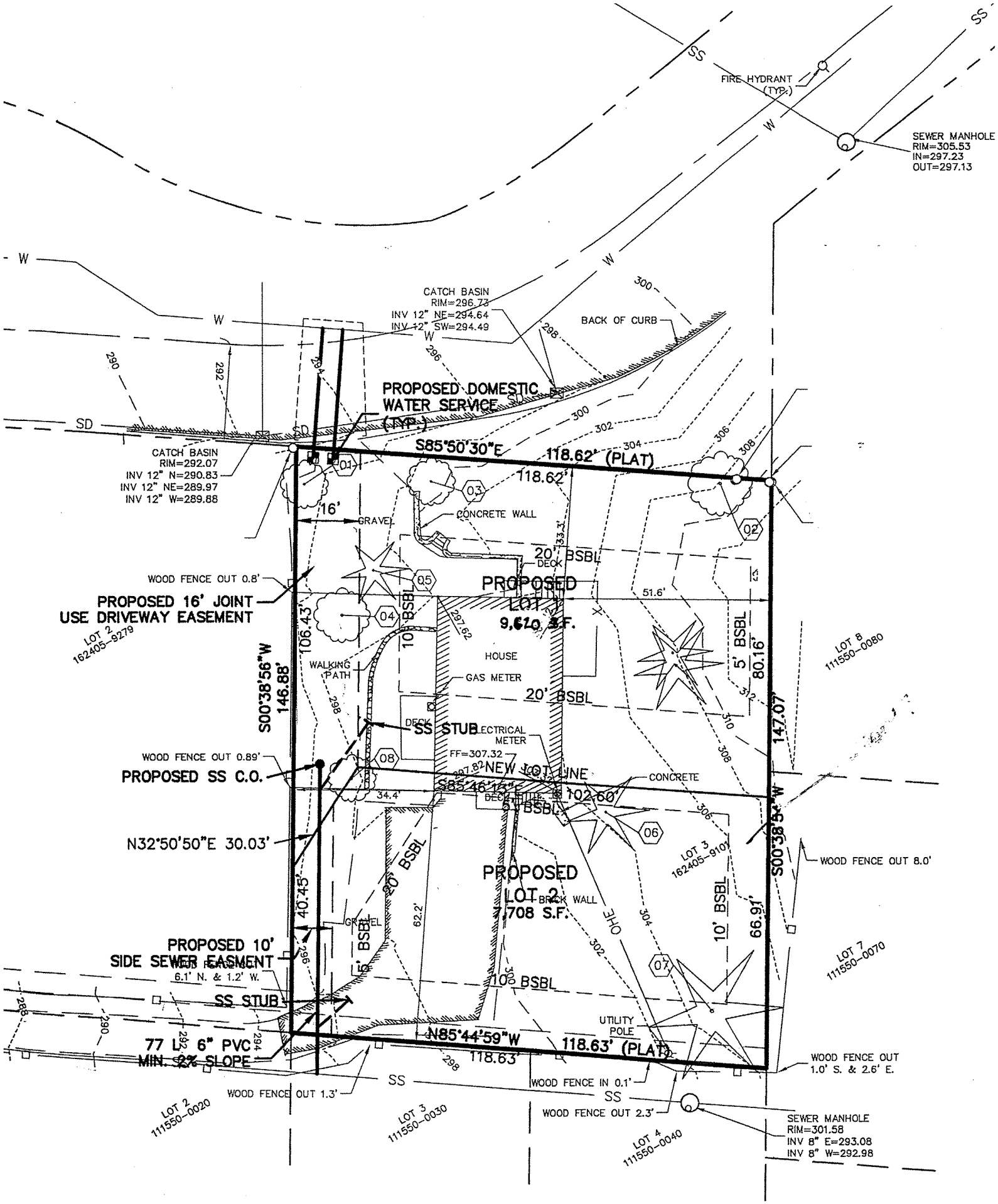
4. COVENANT FOR MAINTENANCE AND REPAIR

The final short plat must include a covenant that permanently binds the property owners to provide for maintenance and repair of the private road, including a condition that the private road will remain open at all items for emergency and public service vehicles.

REVIEWER: Ray Godinez
AUTHORITY: BCC 14.60.130

LIST ATTACHMENTS

A. Plans and Drawings


FIRE HYDRANT (TYP.)
SEWER MANHOLE
RIM=305.53
IN=297.23
OUT=297.13
CATCH BASIN
RIM=296.73
INV 12" NE=294.64
INV 12" SW=294.49
BACK OF CURB
PROPOSED DOMESTIC WATER SERVICE (TYP.)
CATCH BASIN
RIM=292.07
INV 12" N=290.83
INV 12" NE=289.97
INV 12" W=289.88
S85°50'30"E 118.62' (PLAT)
118.62'
16'
GRAVEL
CONCRETE WALL
20' BSBL
DECK
WOOD FENCE OUT 0.8'
PROPOSED 16' JOINT USE DRIVEWAY EASEMENT
LOT 2 162405-9279
PROPOSED LOT 1 9,610 S.F.
51.6'
106.43'
S00°38'56"W 146.88'
10' BSBL
WALKING PATH
HOUSE
GAS METER
5' BSBL
80.16'
LOT 8 111550-0080
20' BSBL
DECK
SS STUB
ELECTRICAL METER
FF=307.32
147.07'
WOOD FENCE OUT 0.89'
PROPOSED SS C.O.
NEW LOT LINE
CONCRETE
S85°46'15"E 102.60'
34.4'
5' BSBL
N32°50'50"E 30.03'
S00°38'54"W
WOOD FENCE OUT 8.0'
LOT 3 162405-9101
20' BSBL
PROPOSED LOT 2 7,708 S.F.
BRICK WALL
OHE
10' BSBL
66.91'
40.45'
GRAVEL
62.2'
PROPOSED 10' SIDE SEWER EASEMENT
6.1' N. & 1.2' W.
10' BSBL
LOT 7 111550-0070
SS STUB
UTILITY POLE
77 L 6" PVC
MIN. 2% SLOPE
N85°44'59"W 118.63' (PLAT)
118.63'
WOOD FENCE OUT 1.0' S. & 2.6' E.
WOOD FENCE IN 0.1'
WOOD FENCE OUT 1.3'
WOOD FENCE OUT 2.3'
SEWER MANHOLE
RIM=301.58
INV 8" E=293.08
INV 8" W=292.98
LOT 2 111550-0020
LOT 3 111550-0030
LOT 4 111550-0040