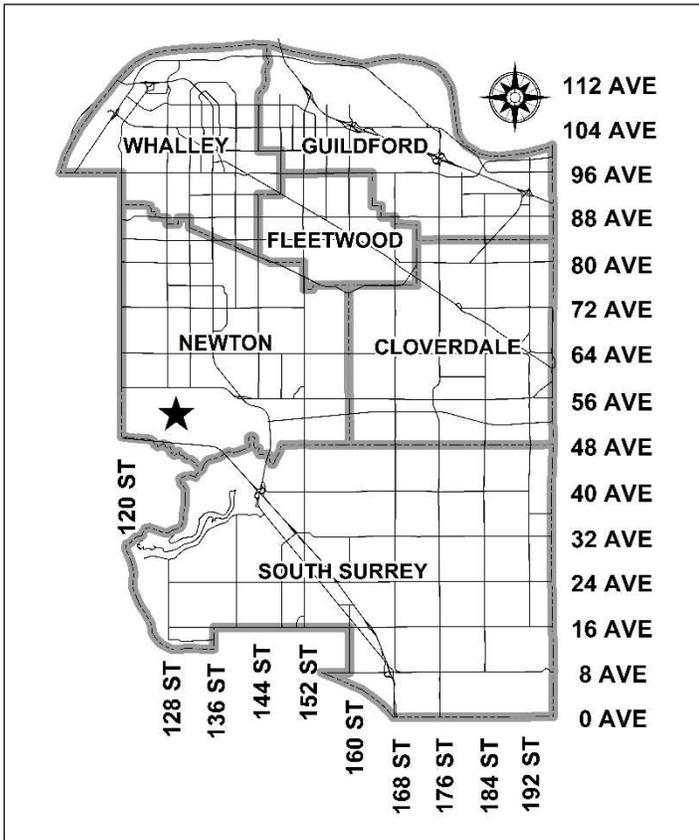


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0029-00

Planning Report Date: April 25, 2022



PROPOSAL:

- **Development Permit** for Hazard Lands (Steep Slopes), Sensitive Ecosystems (Streamside and Green Infrastructure) and Farm Protection
- **Development Variance Permit**

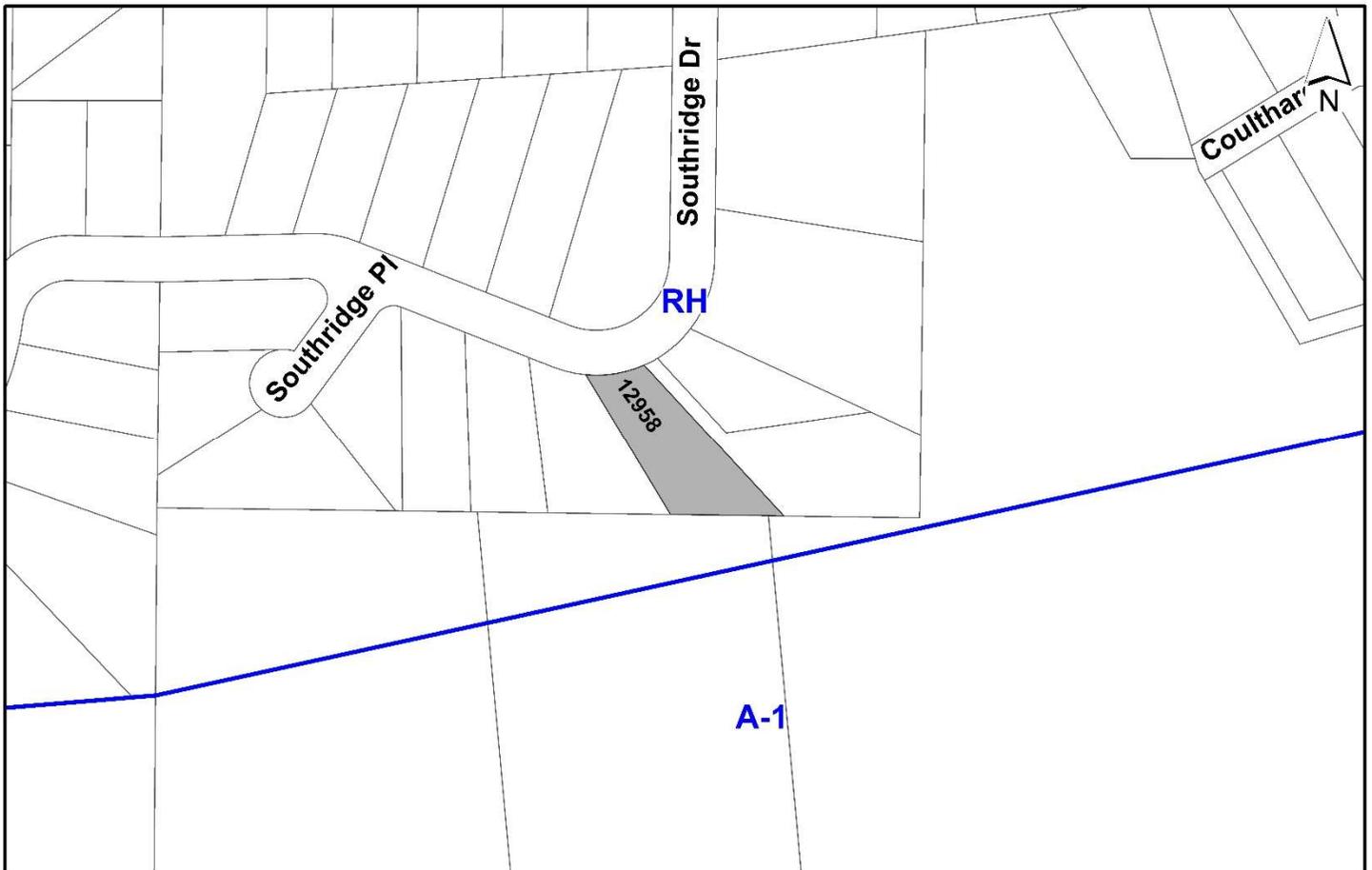
to permit the development of a new single-family dwelling.

LOCATION: 12958 - Southridge Drive

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (1/2 Acre)



RECOMMENDATION SUMMARY

- Approval to draft Development Permits for Farm Protection, Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the setback requirements of the Half Acre Residential (RH) Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit guidelines in the OCP for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas) in proposing a substantial restoration and protection plan for of the on-site Streamside Protection and Enhancement Area (SPEA) and Green Infrastructure Network (GIN) areas.
- The proposal complies with the Development Permit guidelines in the OCP for Hazard Lands (Steep Slopes) by clustering the building on one portion of the property and proposing landscaping to support overall slope stability.
- The proposal complies with the Development Permit guidelines in the OCP for Farm Protection in placing development outside the ALR buffer and proposing a landscape buffer to screen and separate residential uses from adjacent agricultural uses.
- The proposal to reduce the minimum side yard setback of the RH Zone from 4.5 metres to 1.8 metres to the principal building's east side and to reduce the minimum front yard setback of the RH Zone from 7.5 metres to 4.9 metres to the principal building face is reasonable based on the challenges of siting a new home on this property (as much of the land is encumbered by Metro Vancouver utility right-of-ways, the Green Infrastructure Network, and sensitive streamside area).
- The proposed eastern side lot line setback of 1.8 metres for a new single-family dwelling aligns with the approximate side lot line setback of the existing on-site house.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0029-00 Hazard Lands (Steep Slopes), Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) Farm Protection generally in accordance with the attached drawings (Appendix V) and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7921-0029-00 (Appendix II.) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RH Zone from 4.5 metres to 1.8 metres to the principal building's east side;
 - (b) to reduce the minimum front yard setback of the RH Zone from 7.5 metres to 4.9 metres to the principal building face;
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from Metro Vancouver for development located adjacent to their sanitary Right-of-Way;
 - (c) submission of a finalized geotechnical report to the satisfaction of the General Manager, Planning & Development;
 - (d) submission of a finalized arborist report, tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (f) submission of the Ecosystem Development Plan Landscape, Monitoring, and Fencing Security, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant / Right-of-Way over the designated Green Infrastructure Corridor and Streamside Protection Area to ensure safeguarding and maintenance of the Protection Area in perpetuity;
 - (h) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the Ecosystem Development Plan;
 - (i) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the finalized geotechnical report; and

- (j) a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour, and dust.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single-Family House	Suburban / Suburban Residential (1/2 Acre)	RH
North (Across Southridge Dr.):	Single-Family Housing	Suburban / Suburban Residential (1/2 Acre), Open Space	RH
East:	Single-Family Housing	Suburban / Suburban Residential (1/2 Acre)	RH
South:	Single-Family Housing	Agricultural	A-1
West:	Single-Family Housing	Suburban / Suburban Residential (1/2 Acre)	RH

Context & Background

- The subject property is located at 12958 Southridge Drive and 2,582 square metres in area. The lot is zoned “Residential Half-Acre Zone” (RH), designated Suburban in the Official Community Plan, and designated “Suburban Residential” (1/2 Acre) in the West Panorama Ridge Local Area Plan.
- The subject property falls under the Development Permit Areas for Hazard Lands (Steep Slopes), Sensitive Ecosystem (Streamside Areas, Green Infrastructure Areas), and Farm Protection.
- A servicing right-of-way for a Metro Vancouver sanitary corridor runs west/east through the centre of the property. This right-of-way prohibits most building in the property’s rear yard.
- The remainder of the property’s rear yard is undevelopable due to the presence of a Green Infrastructure Network (GIN) corridor, the Streamside Protection and Enhancement Area (SPEA) associated with Class A watercourse adjacent to the south lot line, and the Farm Protection Area from the abutting Agricultural Land Reserve (ALR).

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which has been identified as a wetland. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Marika Green, *P.Ag.*, and Chris Green, *R.P. Bio., of Sartori Environmental Inc.* and dated November 25, 2021, was reviewed by staff and peer reviewed by Afshin Parsamanesh, *R.P. Bio. of ENKON Environmental* and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.
- Christopher Macmilan, *R.P. Bio. of Sartori Environmental Inc.* prepared a Riparian Area Protection Regulations (RAPR) report for the Ministry of Forests, Lands, natural Resource Operations and Rural Development (FLNRD) confirming that the proposal was compliant with the RAPR. FLNRD accepted the findings of this report on October 4, 2021.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) corridor located on-site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site in the Colebrook BCS management area.
- The BCS further identifies the GIN area of the subject site as having a High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters, which represents approximately 35% of the property.

- The development proposal enhances an approximate 1,268 square meters of the subject site through Dedicated Statutory ROW which is approximately 49% of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Marika Green, *P.Ag.*, and Chris Green, *R.P. Bio.*, of Sartori Environmental Inc. and dated November 25, 2021 was reviewed by staff and peer reviewed by Afshin Parsamanesh, *R.P. Bio of ENKON Environmental* and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that portions of the site contain steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- A geotechnical report, prepared by Diljot Brar, *P. Eng.*, and Larry Deng, *P. Eng.*, of Evertex Engineering Ltd. and dated March 14, 2022, was peer reviewed by Sergey Makhov, *EIT*, and Thanh V. Le, *P. Eng.*, of *Fraser Valley Engineering Ltd.* and found to be acceptable with further clarification for the proposed flood construction level, minimum building elevation, and soil conditions required. These issues will be considered prior to Final Approval of the subject application .
- The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including keeping parking of heavy machinery and equipment 3 metres away from the top of slope or within 3 metres of the Metro Vancouver sanitary right-of-way; ensuring that site soils are not stockpiled within 3 metres of top of slope; ensuring routine maintenance of the on-site drainage system to prevent uncontrolled water; and ensuring there is no alteration of the natural slope geometry or vegetation outside the building area without professional advice.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Farm Protection Development Permit Requirement

- The subject property falls within the Farm Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farm Protection Development Permit guidelines for single family uses are outlined below (*with staff comments in italics*):

- The minimum building setback for the ALR boundary is 30 metres.

The applicant's Farm Protection Plan proposes a minimum building setback for the ALR boundary of 37 metres.

- Provide a minimum of 4.5 metres of rear yard space between the landscaped buffer and the rear face of a single family dwelling.

The Farm Protection Plan proposes a minimum rear yard space of 15 metres between the landscaped buffer and rear face of the single family dwelling.

- The minimum vegetated buffer width is 15 metres.

The Farm Protection Plan proposes a minimum vegetated buffer width of 20 metres.

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

The vegetated buffer will be shared with the SPEA landscaping, and includes species that are recommended under the BC Ministry of Agriculture's Guide to Edge Planting and constitute native riparian species suitable to the adjacent watercourse. There are two flowering cherry trees in the vegetated buffer area that will be retained under this application.

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

This report recommends that staff invoke a Section 219 Restrictive Covenant to inform future owners of farm practices in the area as a condition of final approval.

TREES

- Kelly Koome, ISA Certified Arborist of Koome Urban Forestry prepared an Arborist Assessment for the subject property. The table below provides a summary of the protected tree retention and removal by tree species:

Table 1: Summary of Protected Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	6	0	6
Deciduous Trees			
Flowering Cherry	2	0	2
Fruiting Cherry	1	0	1
Siberian Pea Shrub	1	0	1
Total (excluding Alder and Cottonwood Trees)	4	0	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees & including streamside area)		30	
Total Retained and Replacement Trees (including streamside area)		40	

- The Arborist Assessment states that there are a total of 10 protected trees impacted by development on the site. The Fruiting Cherry is a City Tree on the boulevard and the Siberian Pea Shrub is a shared tree with the neighbouring property on the west. These two trees are represented as C1 and OS1 on the arborist's tree management plan (Appendix V.)
- It was determined that all protected trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services and building footprints.
- The new trees on the site that are proposed within the Streamside Protection and Enhancement Area (SPEA) and Farm Protection vegetated buffer will consist of a variety of trees including Western Redcedar, Western Hemlock, Douglas-fir, Bitter Cherry, Vine Maple, and Red Alder. 30 new trees are proposed for planting under the EDP's restoration plan.
- In summary, all 10 protected trees are proposed to be retained with an additional 30 new trees that are to be planted through the restoration plan associated with the Sensitive Ecosystem and Farming Protection Plan Development Permits.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit 7921-0029-00
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Engineering Summary
- Appendix V. Ecosystem Development Plan and Farming Protection Plan Restoration Plan

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JK/cm

PROJECT STATISTICS:

LEGAL DESCRIPTION: PARCEL B PLAN NWP69005 DISTRICT LOT 51 LAND DISTRICT 36
 CIVIC ADDRESS: 12958 SOUTHRIDGE DRIVE, V3X 3E3 SURREY BC
 ZONING: RH
 SITE AREA: 27,797 SQ.FT. (2,582 SQ.M.)
 AVERAGE FINISHED GRADE: $(66.50+68.60+65.00+63.03) / 4 = 65.78$

	PERMITTED	PROPOSED
FLOOR AREA	6949 SQ.FT. (644.97 SQ.M.)	6645 SQ.FT. (617 SQ.M.)
SITE COVERAGE	(25%) 3991 SQ.FT. (370.70 SQ.M.)	(24.6%) 3932 SQ.FT. (365.29 SQ.M.)

PRINCIPLE BUILDING SETBACKS:

FRONT YARD	7.5M	4.9M (VARIANCE)
RIGHT SIDE	4.5M	4.5M (COMPLIES)
LEFT SIDE	4.5M	1.8M (VARIANCE)
REAR YARD	7.5M	29.4M (COMPLIES)

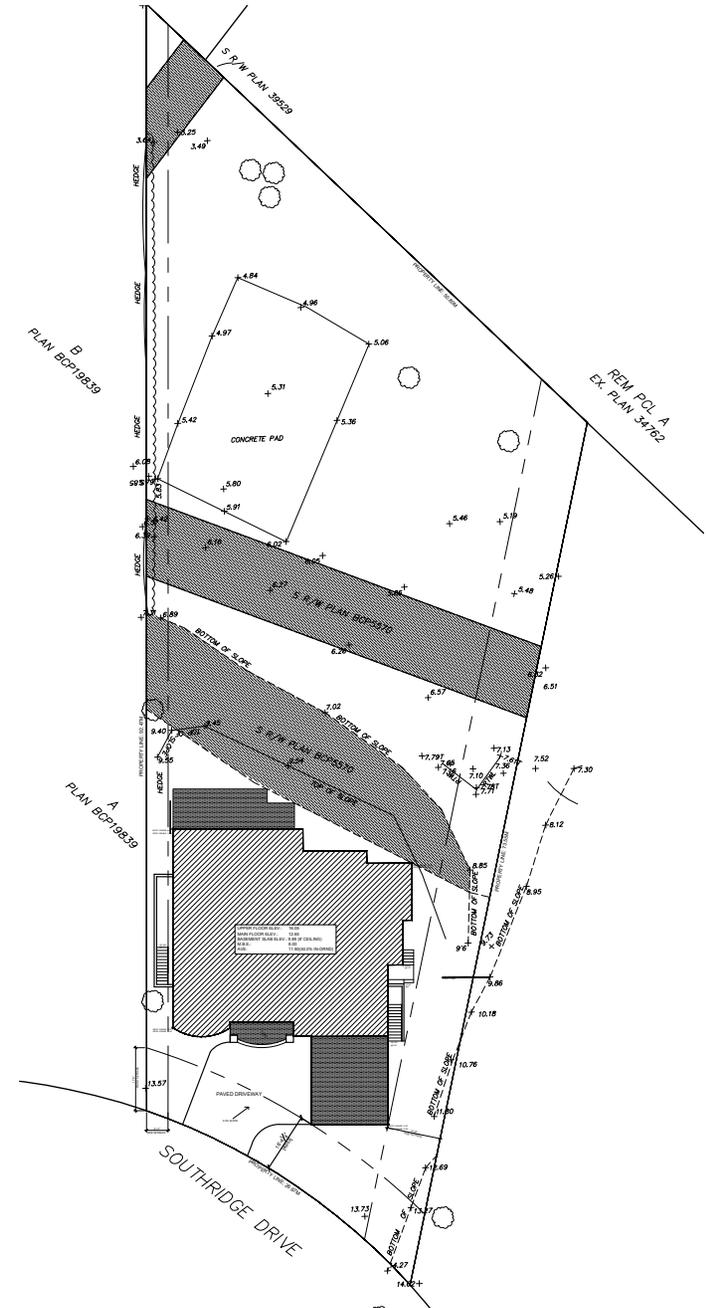
SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM

- 3 (1) Subject to subsection
 (2), 2 conduit runs and an area that
 (a) is not less than 9.3 square metres,
 (b) has no dimension less than 2.7 metres, and
 (c) is designated for future installation of solar collectors for a solar domestic hot water system in compliance with can/csa-f383-87 must be incorporated in construction of new buildings of residential
 (d) one dwelling unit, or
 (e) one dwelling unit and one secondary suite.

- A. (2) Subsection (1) does not apply with respect to new construction referred to in
 B. that subsection if the local government of the jurisdiction to which this regulation
 C. applies and within which the new construction is to occur is satisfied that building site conditions do not permit effective use of solar hot water heating. FT. X 30% =

LEGEND:

- ← SWALE DENOTES LOCATION OF SWALE (WHERE APPLICABLE)
- 09.00 DENOTES PROPOSED FINISHED GRADE ELEVATION IN METERS
- 10.00 DENOTES EXISTING GRADE ELEVATION IN METERS
- 10.00 DENOTES EXISTING GRADE ELEVATION FROM GRADING PLAN
- [Hatched Box] DENOTES UPPER FLOOR PORTION
- [Hatched Box] DENOTES MAIN FLOOR PORTION
- [Hatched Box] DENOTES ACCESSORY BUILDING/ STRUCTURE
- [Hatched Box] DENOTES EASEMENT AND/OR R.O.W



SITE PLAN

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0029-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 001-111-507
Parcel B District Lot 51 Group 2 New Westminster District Plan 69005
12958 - Southridge Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 14 "Half-Acre Residential Zone (RH)" the minimum front yard setback is reduced from 7.5 metres to 4.9 metres and the minimum side yard setback for the eastern lot line for a principal building is reduced from 4.5 metres to 1.8 metres.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

PROJECT STATISTICS:

LEGAL DESCRIPTION: PARCEL B PLAN NWP69005 DISTRICT LOT 51 LAND DISTRICT 36
 CIVIC ADDRESS: 12958 SOUTHRIDGE DRIVE, V3X 3E3 SURREY BC
 ZONING: RH
 SITE AREA: 27,797 SQ.FT. (2,582 SQ.M.)
 AVERAGE FINISHED GRADE: $(66.50+68.60+65.00+63.03) / 4 = 65.78$

FLOOR AREA	PERMITTED 6949 SQ.FT. (646.97 SQ.M.)	PROPOSED 6645 SQ.FT. (617 SQ.M.)
SITE COVERAGE	(25%) 3991 SQ.FT. (370.70 SQ.M.)	(24.6%) 3932 SQ.FT. (365.29 SQ.M.)

PRINCIPLE BUILDING SETBACKS:

FRONT YARD	7.5M	4.9M (VARIANCE)
RIGHT SIDE	4.5M	4.5M (COMPLIES)
LEFT SIDE	4.5M	1.8M (VARIANCE)
REAR YARD	7.5M	29.4M (COMPLIES)

SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM

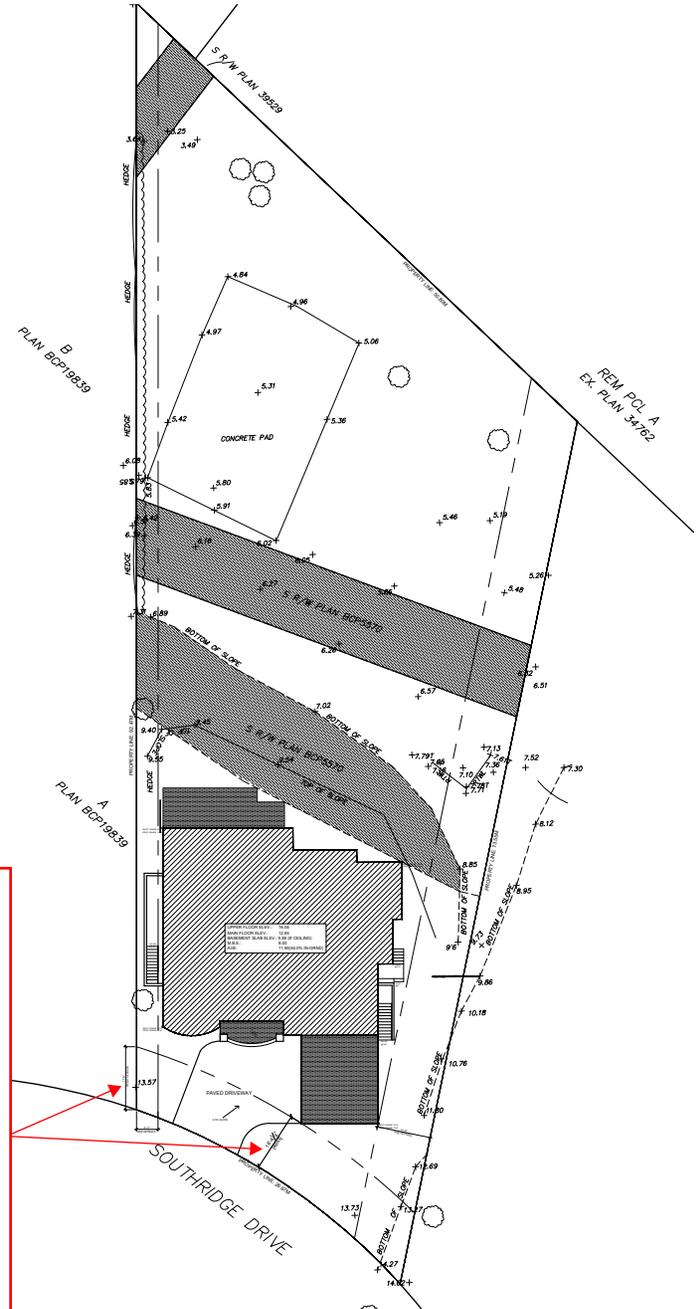
- 3 (1) Subject to subsection
- (2), 2 conduit runs and an area that
 - (a) is not less than 9.3 square metres,
 - (b) has no dimension less than 2.7 metres, and
 - (c) is designated for future installation of solar collectors for a solar domestic hot water system in compliance with can/csa-f383-87 must be incorporated in construction of new buildings of residential
 - (d) one dwelling unit, or
 - (e) one dwelling unit and one secondary suite.

- A. (2) Subsection (1) does not apply with respect to new construction referred to in
- B. that subsection if the local government of the jurisdiction to which this regulation
- C. applies and within which the new construction is to occur is satisfied that building site conditions do not permit effective use of solar hot water heating. FT. X 30% =

LEGEND:

- ← SWALE DENOTES LOCATION OF SWALE (WHERE APPLICABLE)
- 0150 DENOTES PROPOSED FINISHED GRADE ELEVATION IN METERS
- 0100 DENOTES EXISTING GRADE ELEVATION IN METERS
- 0100 DENOTES EXISTING GRADE ELEVATION FROM GRADING PLAN
- ▨ DENOTES UPPER FLOOR PORTION
- ▩ DENOTES MAIN FLOOR PORTION
- ▧ DENOTES ACCESSORY BUILDING/ STRUCTURE
- ▦ DENOTES EASEMENT AND/OR R.O.W

DVP 7921-0029-00: In Section F. Yards and Setbacks of Part 14 "Half-Acre Residential Zone (RH)" the minimum front yard setback is reduced from 7.5 metres to 4.9 metres and the minimum side yard setback for the eastern lot line for a principal building is reduced from 4.5 metres to 1.8 metres



SITE PLAN

TABLE 2 – TREE REPLACEMENT SUMMARY*

Surrey Project No: 21-0029
Address: 12958 Southridge Drive, Surrey, BC
Registered Arborist: Kelly Koome

Tree Preservation Summary

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	2
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one(1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two(2) = 0	0
Replacement Trees Proposed *Planted in SPEA	30
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	8
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one(1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two(2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

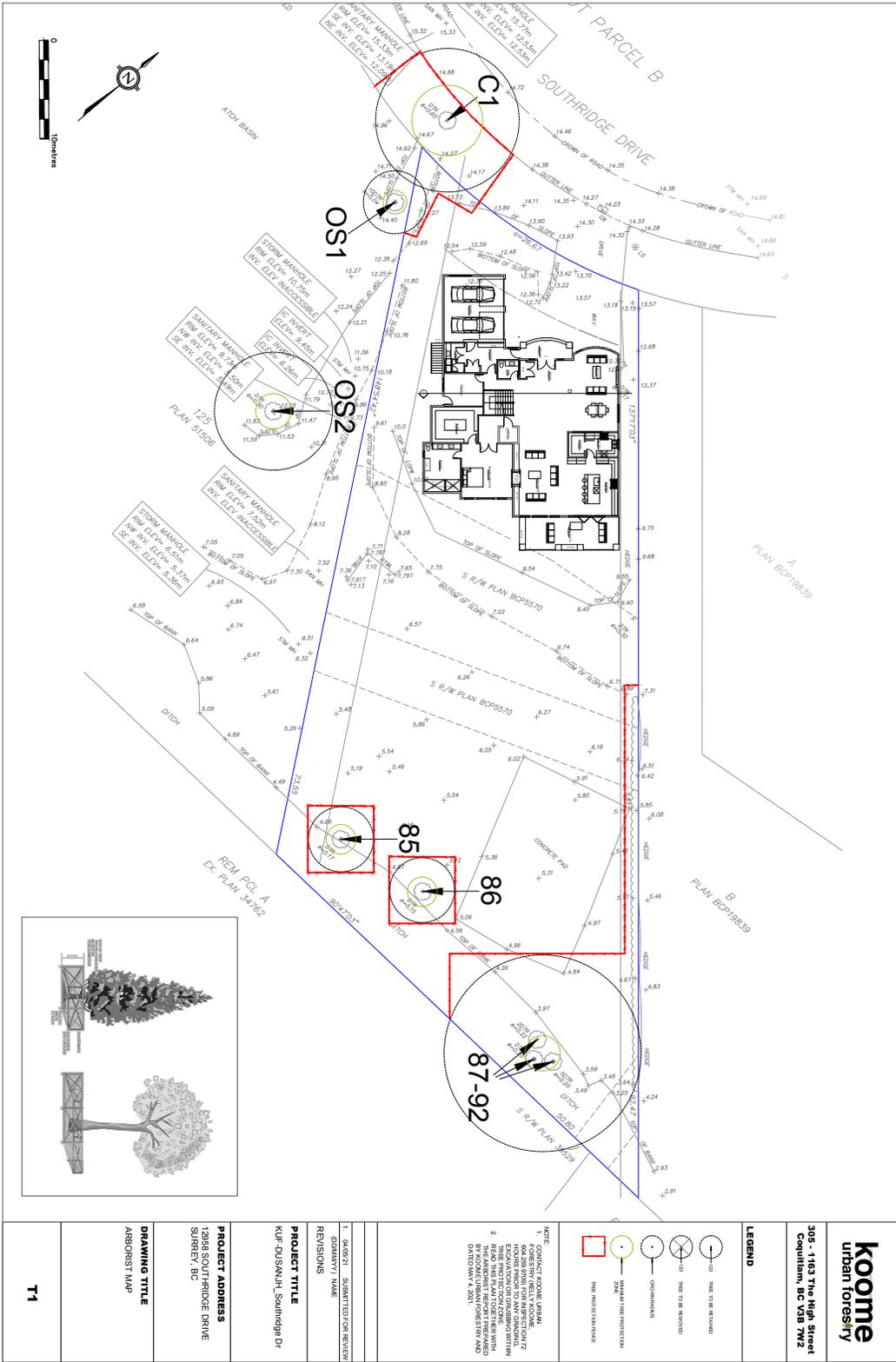
Summary, report and plan prepared and submitted by:



Kelly Koome, Consulting Arborist
ISA Certified Arborist, PN-5962A
ISA Tree Risk Assessment Qualified
Wildlife Danger Tree Assessor, #P2546

Date: April 20, 2022

Appendix G – Tree Management Plan





INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **April 11, 2022** PROJECT FILE: **7821-0029-00**

RE: **Engineering Requirements
Location: 12958 Southridge Dr**

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside) associated with the proposed construction of a new single-family dwelling on the A-1 property:

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for the class "B" watercourse located along the south property line. The SRW/RC is to be registered over the setback from the top of bank.

An Administrative Processing fee is required to administer the legal documents above.

DEVELOPMENT VARIANCE PERMIT

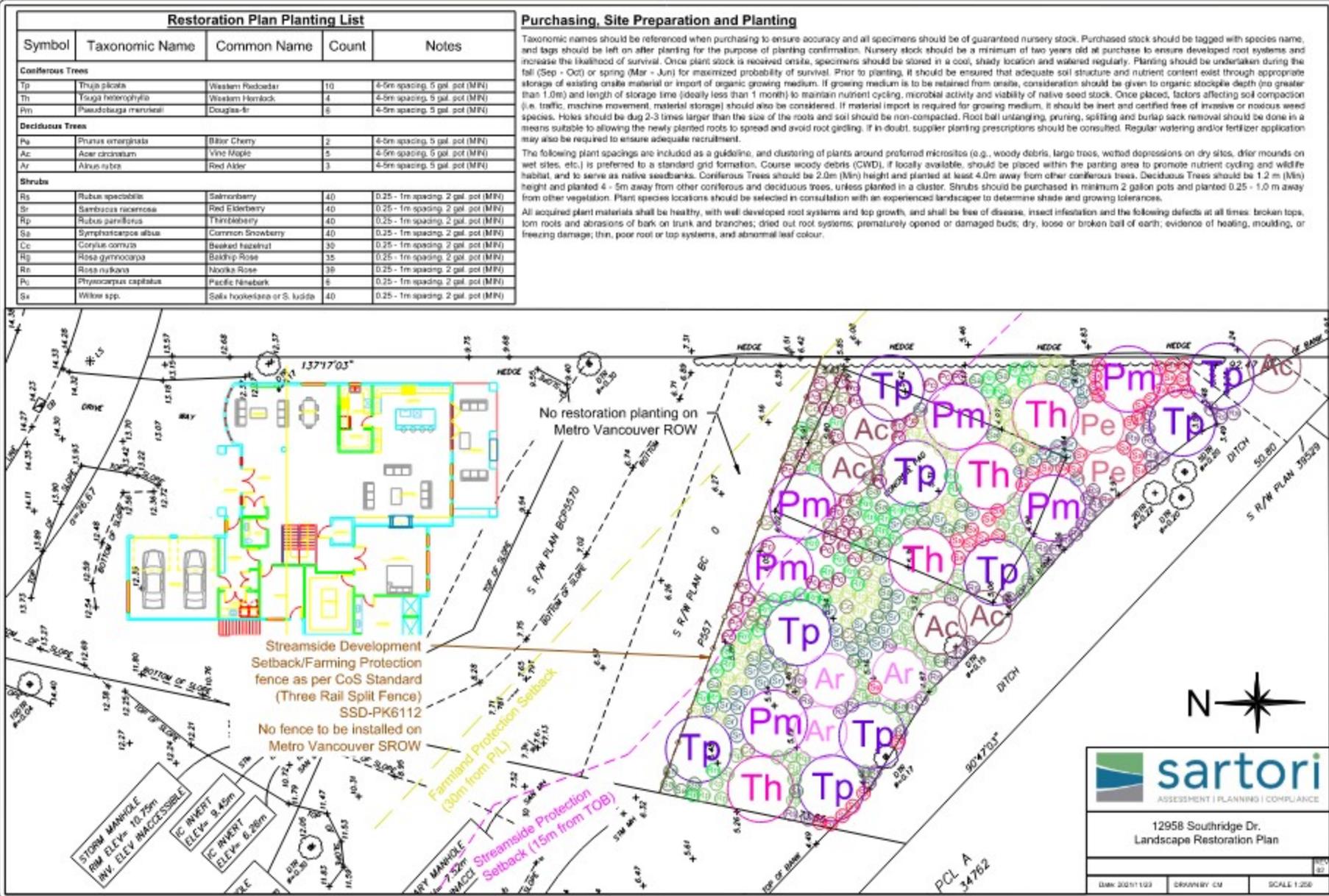
There are no engineering requirements relative to issuance of the Development Variance Permit other than those listed above

BUILDING PERMIT

The following issues are to be addressed as a condition of the subsequent Building Permit:

- Drainage from foundations and roof leaders to be directed to City storm system.
- Provide a pumped sanitary service connection and abandon existing connection.

Jeff Pang, P.Eng.
Development Services Manager
IJ



sartori
ASSESSMENT | PLANNING | COMPLIANCE

12958 Southridge Dr.
Landscape Restoration Plan

DATE: 20211023 DRAWN BY: CM SCALE: 1:250