



Code Enforcement

285 Uptown Blvd., Cedar Hill, TX 75104
O. 972.291.5100 X 1090
F. 972.291.7250

NOTICE OF MEETING

Board of Adjustments

Tuesday, January 8, 2019

TURK CANNADY CEDAR HILL ROOM

1ST FLOOR

285 UPTOWN BLVD., BUILDING 100

1:00 p.m.

MISSION STATEMENT: *The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.*

VISION STATEMENT: *We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.*

- I. Call meeting to order.
- II. Approve the meeting minutes for November 6, 2018.
- III. Review and consider a request by Arturo Lopez to an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.8.3.B to have a 6.7 foot encroachment of front building line at Shadybrook 1st INST REP Block 5, Lot 33, more commonly known as 611 Brookside Drive.
- IV. Adjourn.

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 28th day of December 2018.

Jeanette Cosme
Jeanette Cosme

Permit Tech/Executive Assistant

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG



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This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800-RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"

"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"

PREMIER STATEMENTS

Cedar Hill is Safe

Cedar Hill is Clean

Cedar Hill has Vibrant Parks and Natural Beauty

Cedar Hill has Excellent, Safe and Efficient Mobility

Cedar Hill has a Strong and Diverse Economy

Cedar Hill has Texas Schools of Choice

MAYOR, ROB FRANKE • MAYOR PRO TEM, STEPHEN MASON • DANIEL C. HAYDIN, JR. • JAMI MCCAIN
CHRIS MCCURDY • CLIFFORD R. SHAW • WALLACE SWAYZE • CITY MANAGER, GREG

**Minutes
Board of Adjustments and Appeals
Meeting of Tuesday, November 6, 2018**

The Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, November 6, 2018 at 1:00 p.m. in the T.W. "Turk" Cannady-Cedar Hill Room on the 1st floor of the Government Center, City of Cedar Hill, Texas.

Present: Michael Craig, Ray Stroh, Douglass Hibbs, Rod Tyler and Charles Lee
Staff Present: Jeanette Cosme, Permit Tech, Stacey Graves, Neighborhood & Code Services Director and Gail Lux, Building Official.

I. Call the meeting to order.

Michael Craig calls meeting to order at 1:00pm. He explained to the audience that the board must have four votes in favor for the variance to be approved.

II. Approve meeting minutes of meeting for Tuesday, October 2, 2018.

Doug Hibbs **made** a motion to approve the minutes from October 2, 2018 and Ray Stroh seconded the motion.

The motion was approved unanimously.

III. Conduct a public hearing and consider a request by Josh Rogers for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.3.3.B Minimum Side Yard (Interior) to allow a side yard of 18 feet, 4 inches, at Lot 1911, 1.002 Acs, Lake Ridge Sec 22, Ph A, more commonly known as 2523 Pikes Peak.

Josh Rogers, the contractor, is present for the meeting. Josh explains that the homeowner would like the addition to go with the flow of the home. It would encroach under 2 feet, closer to 1 ½ feet over the build line. The homeowner has checked with neighbors to see if any of them have a problem with that and nobody is against it.

Gail explains that this is in an HOA area and the HOA has approved it. Currently there is not a home in the lot next to it. It is currently vacant land. Charles asks if there are any other options for the addition. Mr. Rogers explains that this lot has very steep hills which makes it very difficult to do

the addition any other way. Rod Tyler asks Mr. Rogers if there is anything else with the lot that makes it unique. Is there a real hardship caused because of the lot which would make it impossible to build this addition at a different location and there is not one. It can be done elsewhere but does not flow with the current floorplan of the existing home.

Michael Craig asked what the use of the room will be, and Mr. Rogers explains that it will be a sunroom. Mr. Craig asked if the sunroom could be built on the other side and Mr. Rogers explains that it cannot because the other side is a patio. Mr. Rogers explains that the homeowners have maximized the space that they have due to the cliff and escarpment area. Gail explains that the escarpment comes up to $\frac{3}{4}$ of the lot and it has dramatic elevation changes to the left and back. There is currently a retaining wall at the upper crest of the escarpment. If the addition is approved the retaining wall would be relocated. Mr. Craig asks if the retaining wall would have to meet the same set backs and Gail said that it does not.

Mr. Craig asks if any of the members have any questions regarding the request and if they do not, could some motion either for or against. Doug Hibbs motions to approve and Michael Craig seconds the motion. Members vote 3 to 2 and request is denied.

IV. Conduct a public hearing and consider request by Philip Deal for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 5.1.2.B Parking Surfaces to allow decomposed granite to be used for additional parking pad at Lot 3, Shady Brook Farm Sec A, more commonly known as 408 Robin Road.

Phillip Deal is present for the meeting. Phillip explains that the shop on the property currently has composed granite and not concrete. They chose this because concrete would cause an erosion problem. The granite parking pad would allow water to drain better than comes from the roof. Aesthetically the shop is very antique looking, and the granite looks much better with it. The concrete makes it look more industrial which is not the look they are going for.

Charles Lee asks Mr. Deal if he is the original owner of the house. Mr. Deal is not the original owner but has lived there for 9 years. Mr. Lee also asked if the shop was permitted and it was permitted, and all inspections were done and passed.

Rod Tyler asked how visible the shop is from the street and Mr. Deal said that it is not very visible, and the current granite has been there for a little over 2 years. The neighbors have never complained about it and Mr. Deal knows that he may need to add more granite as time passes and he is fine with that. In the drawings submitted there is a small patch of grass in between

the existing granite and where he is wanting to add granite. Rod Tyler would like to see the grass eliminated and the granite extended throughout that area for it to look better. Mr. Deal agrees to cover the entire area in the granite to have it look better.

Mr. Craig asks the members if any of them have any questions or if they are ready to vote. Rod Tyler motions to approve the request and Charles Lee seconds the motion. All members vote in favor of the variance.

- V. Review and approve the meeting dates for 2019.
- VI. Doug Hibbs motions to adjourn the meeting. Charles Lee seconds the motion. Meeting Adjourned.

Jeanette Cosme
Jeanette Cosme/Permit Tech-Executive Assistant



APPL 129-2018
BOARD OF ADJUSTMENTS
APPLICATION FORM

✓ Owner MILTON RODRIGUEZ
Address 7031 N. SERANO
GRAND PRAIRIE TX 75054
Phone (469) 226-2350

Email MILTONR0428@HOTMAIL.COM

✓ Applicant ARTURO LOPEZ
Address 119 HILL RD
FERRIES TX 75125
Phone (469) 337-9165

Email ARTLOPEZ75@GMAIL.COM

Address of property requesting variance: 611 BROOKSIDE DR

Legal Description of Property:

Lot 33 Block 5 of _____ Subdivision

And/or

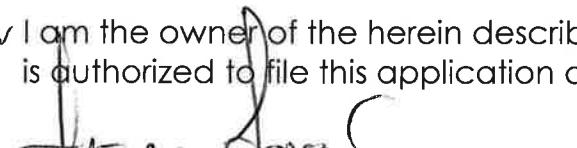
Tract _____ Block _____ Survey

✓ Explain Variance Desired 6.7 ENCROACHMENT OF Front Building Line
IS REQUESTED.

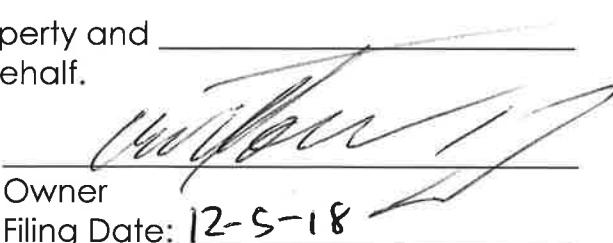
*Zoning Ordinance No. 2001-64 Section 3.8.3(B) Requirement Front yard
Setback minimum 20 feet.

✓ Give reason for hardship and justify need for variance. Hardship cannot be financial. MY CONCRETE GUY TOOK THE MEASUREMENTS OF SIDEWALK INSTEAD OF THE PROPERTY LINE, BUT STILL RECEIVED GREEN TAG. THE CITY OF CEDAR HILL SHOULD HAVE DENIED IT BECAUSE IT FIRST NEEDED THE FORM BOARD SURVEY THAT I DID NOT KNOW THAT I NEEDED SINCE HIS MY FIRST HOUSE BUT THE CITY STILL GAVE ME THE GREEN TAG TO CONTINUE WITH THE CONCRETE
Attachments Required: Survey of property desiring variance, and all supporting documents for variance requested.

✓ I am the owner of the herein described property and _____
is authorized to file this application on my behalf.


✓ Applicant

Existing Zoning: _____


Owner
Filing Date: 12-5-18

Submit application with Plot Plan, supporting documents and filing fee.

Residential Fee: \$125.00

Non-Residential Fee: \$250.00

RECEIVED

DEC 05 2018


[Home](#) | [Find Property](#) | [Contact Us](#)

Residential Account #16039560050330000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#)
[Estimated Taxes](#) [History](#)

Property Location (Current 2019)

Address: 611 N BROOKSIDE DR
Neighborhood: 4ESJ06
Mapsco: 71B-Z (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



[Print Homestead Exemption Form](#)

Owner (Current 2019)

MR INV HOMES LLC
 7031 N SERRANO
 GRAND PRAIRIE, TEXAS 750546766

Multi-Owner (Current 2019)

Owner Name	Ownership %
MR INV HOMES LLC	100%

Legal Desc (Current 2019)

1: SHADBROOK 1ST INST REP
 2: BLK 5 LT 33
 3:
 4: INT201700309245 DD10312017 CO-DC
 5: 0395600503300 4CH03956005
Deed Transfer Date: 11/2/2017

Value

2018 Certified Values	
Improvement:	\$0
Land:	+\$30,000
Market Value:	=\$30,000
Revaluation Year:	2018
Previous Revaluation Year:	2017

Main Improvement (Current 2019)

Building Class	16	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	2018	Foundation	SLAB	# Kitchens	1

Additional Improvements (Current 2019)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
0	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	441

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SFR - VACANT LOTS/TRACTS	SINGLE FAMILY SF-7	60	120	7,196.0000 SQUARE FEET	FLAT PRICE	\$30,000.00	0%	\$30,000	N

* All Exemption information reflects 2018 Certified Values. *

Exemptions (2018 Certified Values)

No Exemptions

Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.697028	\$1.376	\$0.2531	\$0.124	\$0.2794	N/A
Taxable Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0
Estimated Taxes	\$209.11	\$412.80	\$75.93	\$37.20	\$83.82	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:					\$818.86	

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official tax bill**. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

[History](#)

[History](#)

**INVOICE (INV-00002869)
FOR CEDAR HILL**

BILLING CONTACT

Milton Rodriguez
MR INV HOMES LLC
7031 N Serrano
Grand Prairie, Tx 75054



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00002869	12/05/2018	12/05/2018	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
APPL-000129-2018	Filing Fee (Residential)	\$125.00
33 Brookside Dr Cedar Hill, TX 75104	SUB TOTAL	\$125.00

REMITTANCE INFORMATION	TOTAL	\$125.00
City of Cedar Hill 285 Uptown Blvd Cedar Hill, TX 75104		

SECTION 3.8 SF-7 – SINGLE-FAMILY RESIDENTIAL DISTRICT—7,000**3.8.1 Purpose:**

The “SF – 7”, Single family residential district is intended to provide for development of medium density detached single family housing with lot sizes not less than 7,000 square feet. Its purpose is to provide for development of quality medium density housing, for starter homes, move downs, empty nesters and singles in an area protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living. This district can also act as a transition between medium and high-density detached housing for small families and singles in the city.

3.8.2 Authorized Uses:

- A. Those uses listed for the SF-7 – Single-Family Residential—7,000 district in Section 4.1.2 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.20.

3.8.3 District Development Standards:**A. Lot Dimension Requirements —**

Minimum Lot Area	—7,000 square feet
Minimum Lot Width	—60 feet
Minimum Lot Depth	—100 feet

B. Yard Requirements —

Minimum Front Yard	—20 feet
Minimum Side Yard (interior)	—5 feet
Minimum Side Yard (street side)	—15 feet
Minimum Rear Yard	—20 feet

C. Structure Standards —

Maximum Lot Coverage	—50% main and accessory buildings
Maximum Height	—35 feet
Minimum Living Area	—1,500 square feet.
Minimum Exterior Building Materials	—100% of the front wall surface area and 80% of each additional wall surface area shall be finished with a primary building material, concrete panel construction or stucco; for additional standards see Section 5.7. (Ord. No. 01-71; Ord. No. 2018-655)

D. Minimum Off-Street Parking

—2 enclosed parking spaces; for additional standards see Section 5.1
(Ord. No. 09-377, § 2, 01-13-09)

E. Landscaping Requirements

—See Section 5.2
(Ord. No. 09-377; Ord. No. 2018-655)

F. Screening Requirements

—See Section 5.3

(Ord. No. 09-377, § 2, 01-13-09)

G. Supplemental Requirements

—See Section 5.4 through 5.7

(Ord. No. 09-377, § 2, 01-13-09)

H. Site Plan Requirements

—None, except for non-residential uses allowed within residential districts; see Section 2.6 (Ord. No. 09-377, § 2, 01-13-09)

I. Special Requirements

—None

(Ord. No. 09-377, § 2, 01-13-09)



RECEIVED
MAR 7 2010
CITY OF CEDAR HILL CODE ENF & BLDNG INSPECTION

SCANNED

PLMR 1383-2018
MECR 1382-2018
ELER 1381-2018
BLDR 1374-2018

Zoning: SF7
Type of Const: VB
Occupancy: R3
Use: SF
Flood Plain: NO

APR - 9 2018
M

BUILDING PERMIT APPLICATION

DATE: 3-7-18

ADDRESS: 614 33 N Brookside Drive, cedar Hill, TX 75104

SUBDIVISION: _____ LOT: 33 BLOCK: 5

AREAS (SQ.FT.): LIVING AREA: 1645 GARAGE: 425 PORCH: 120 TOTAL AREA: 2,190 SF

MASONRY PERCENTAGE (%): FRONT: _____ REAR: _____ LEFT SIDE: _____ RIGHT SIDE: _____

DESCRIPTION OF WORK: New construction VALUE OF WORK: \$ 110,000

PROPERTY OWNERS INFORMATION

PROPERTY OWNERS NAME: MR INV HOMES LLC

ADDRESS: 7031 N Serrano CITY: Grand Prairie

STATE: TX ZIP: 75054 PHONE: (469) 2262350

CONTRACTORS

ADDRESS (PHYSICAL/MAILING INCLUDE CITY, STATE & ZIP)

PHONE#

GENERAL: Milton Rodriguez, 7031 N Serrano, Grand Prairie TX 75054. (469)2262350

ECO Volt Electric

ELECTRICAL: Jose Israel Villalobos, 1921 Wurzburg DR Fort Worth, 76134 (817)903-6194

Integrity Texas Construction LTD

MECHANICAL: Jesus Rene Gonzalez, 4712 McNutt St, Halton city, TX 76117 (817)222-1182

Proficient Plumbing

PLUMBING: Alejandro Areinibar, 2925 James Ave, Fort Worth, TX 76110 (817)739142

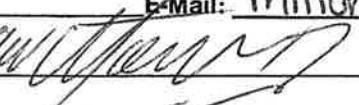
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local regulating construction or the performance of construction.

APPLICANT'S PRINTED NAME: Milton Rodriguez

ADDRESS: 7031 N Serrano CITY: Grand Prairie STATE: TX

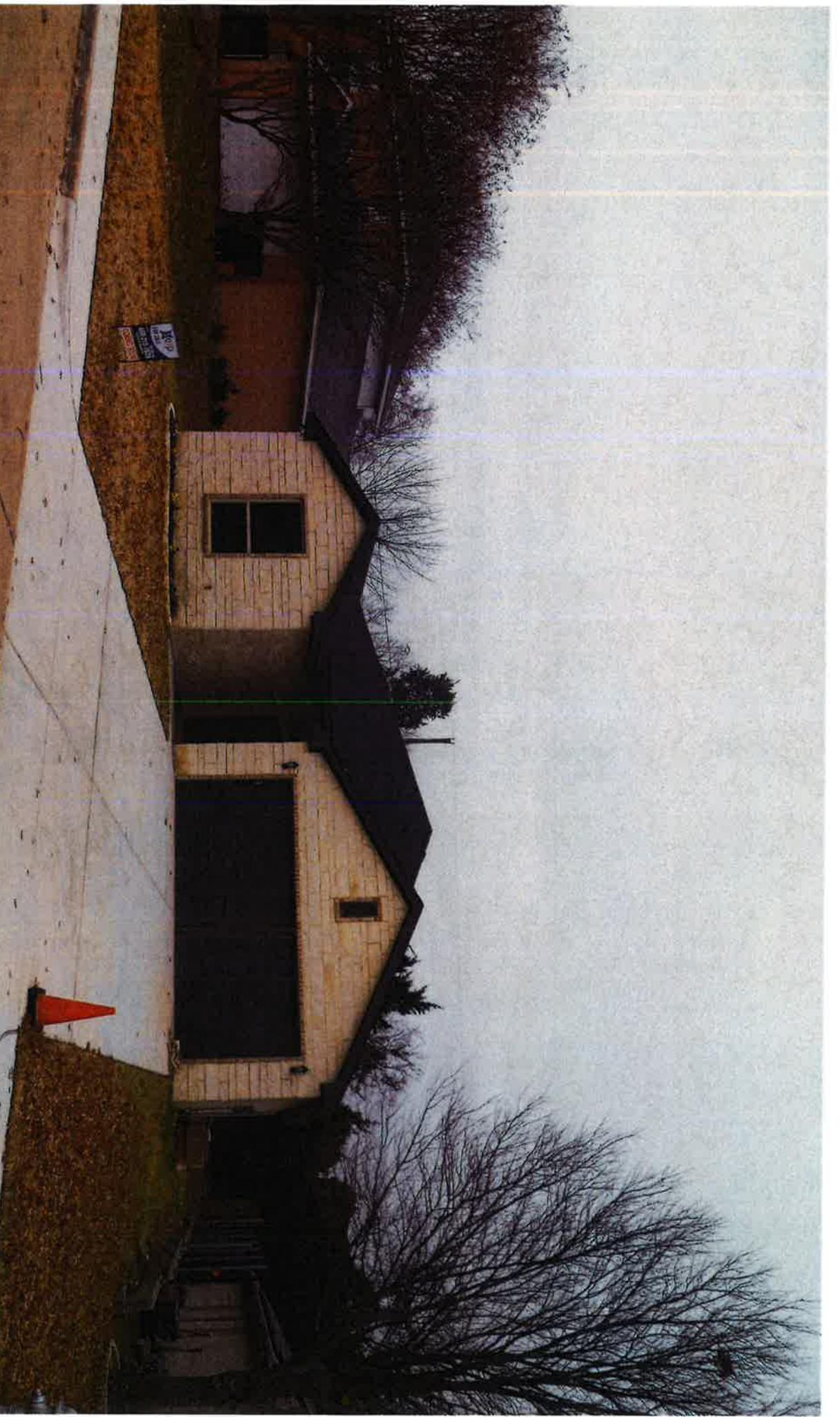
ZIP: 75054 PHONE: (469) 2262350 CELL: ()

FAX: () E-Mail: miltonrv0428@hotmail.com

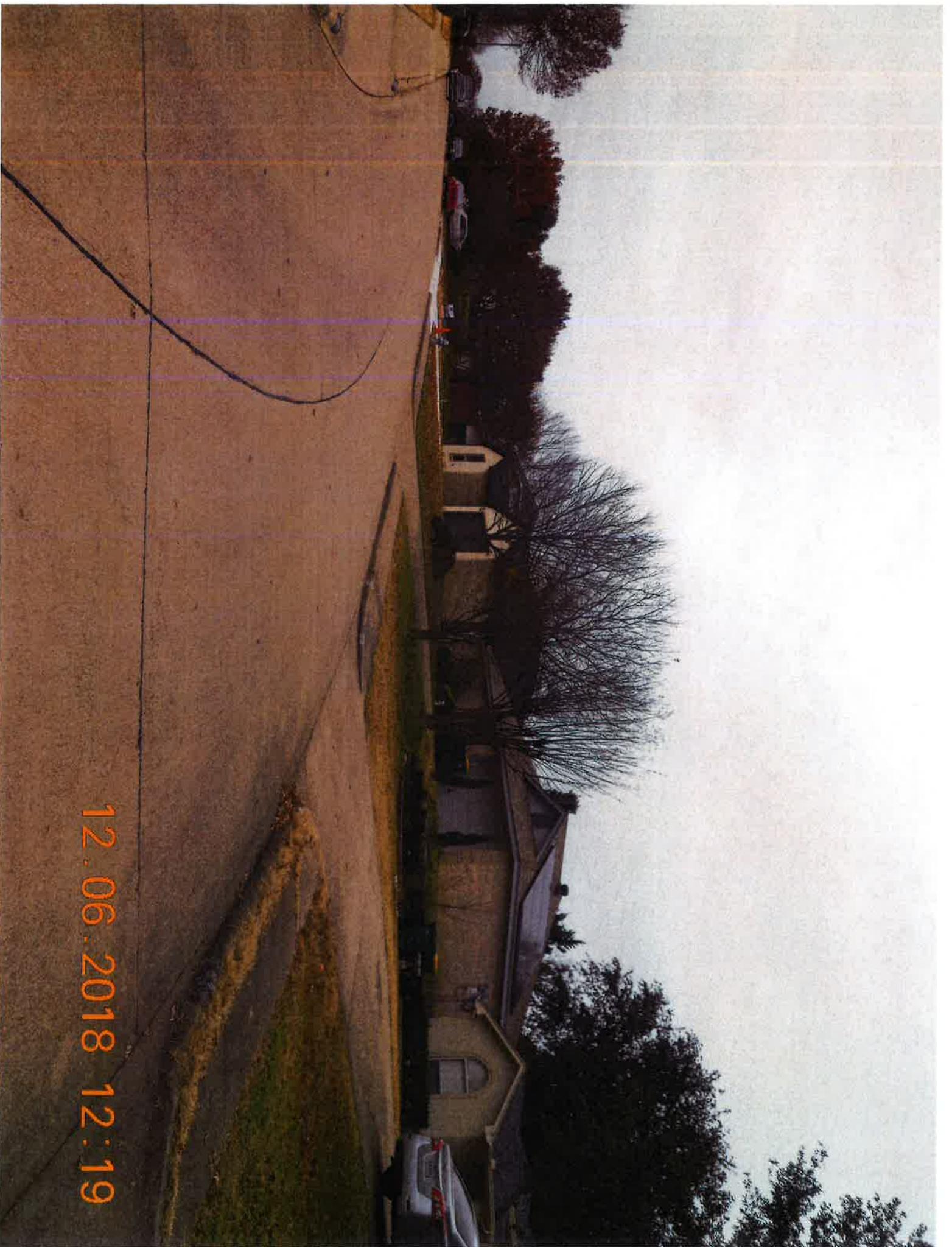
APPLICANT'S SIGNATURE:  DATE: 3-7-18



12.06.2018 12:22



12.06.2018 12:22



12.06.2018 12:19

12.06.2018 12:19





12 06 2018 12:22



12.06.2018 12:21

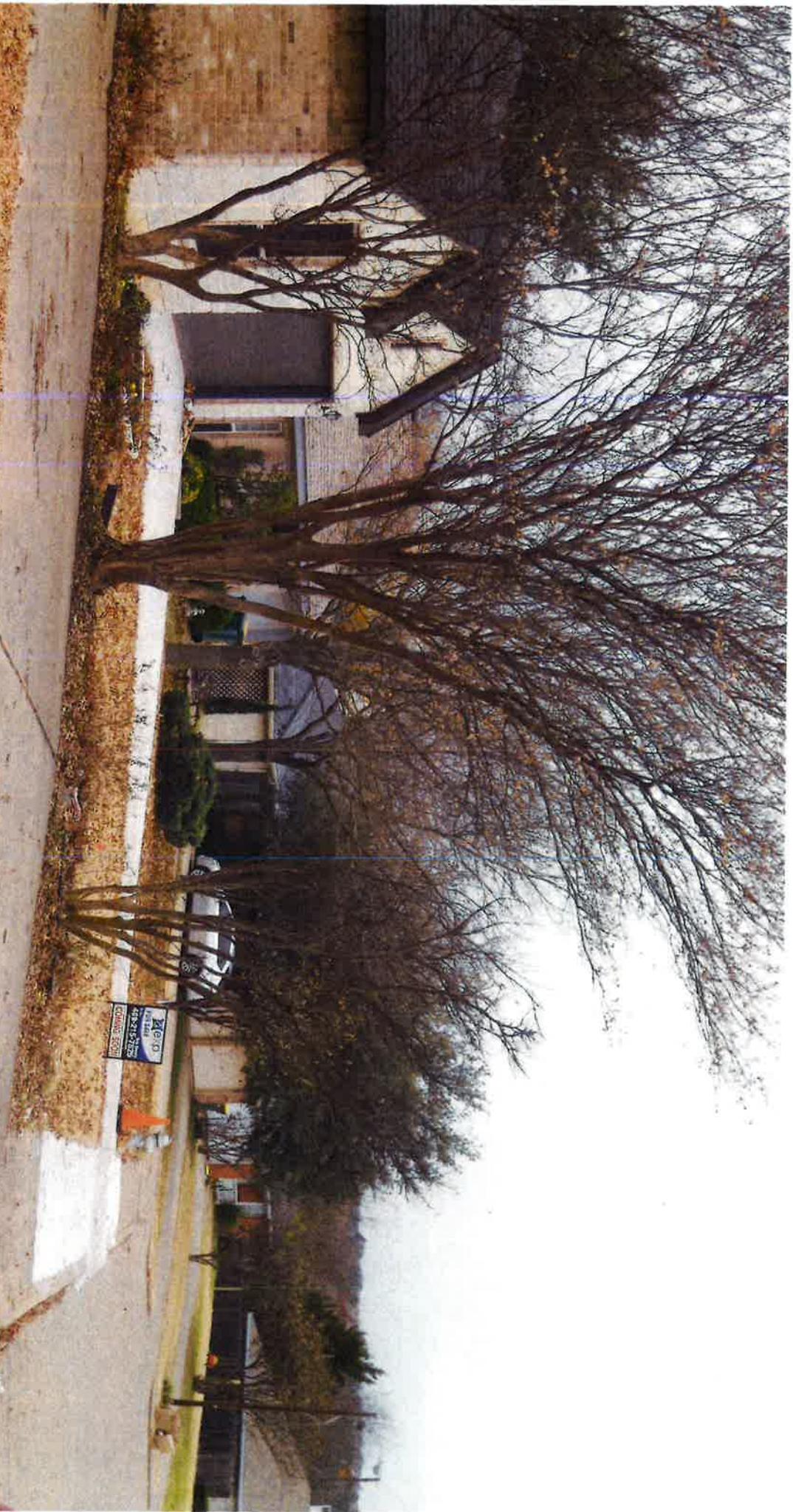


12.06.2018 12:21



12.06.2018 12:20

12.06.2018 12:21



LEGAL DESCRIPTION			Texas Registered Engineering Firm # F-833 and Surveying Firm # 1004800																									
<p>Lot 33, Block 5, The Shadybrook First Installment, an addition to the City of Cedar Hill, Dallas County, Texas, according to the plat recorded in Volume 84200, Page 2342, Map Records of Dallas County, Texas.</p> <p>According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48113C0610 K, dated July 07, 2014, this property does not lie within a 100-Year Flood Hazard Area.</p>																												
Scale: 1" = 20'	Techn. Job No.	JD	Job No.	Texas Registered Engineering Firm # F-833 and Surveying Firm # 1004800																								
Field: NB	18110266																											
ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/Covenants MAY AFFECT SUBJECT PROPERTY																												
BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED																												
BROOKSIDE DRIVE (50' R.O.W.)																												
<p>RESIDENCE</p> <p>LOT 32 E 00° 41' 09" N 19.73'</p> <p>LOT 34 W 00° 41' 09" S 120.12'</p> <p>LOT 33 BLOCK 5 0.165 AC. 7146 SQ. FT.</p> <p>15' U.E. 99.5'</p> <p>100.8' 101.4' 1/2" IRF</p> <p>wood-fence post bears N 88° 56' 36" W 60.00' 1/2" IRF N 84° 06' 20" E 0.62'</p> <p>PLEASANT RUN FARMS</p>																												
<p>Address: 611 BROOKSIDE DRIVE</p> <p>Date: 11/13/2018</p> <p>I hereby certify that this plat is true and correct to the best of my knowledge and belief as surveyed by me or under my direct supervision. This survey was done without a title search and shows only easements on the recorded subdivision plat and does not include other easements of record which may affect this property.</p> <p>Purchaser _____</p> <p>DATE: _____ ACCEPTED BY: _____</p> <p>FULLER ENGINEERING & LAND SURVEYING, INC.</p>																												
<p>LEGEND OF ABBREVIATIONS AND SYMBOLS</p> <table border="0"> <tbody> <tr> <td>B.L. = Building Line</td> <td>I.P.F. = Iron Pipe Found</td> <td>P. Pole = Power Pole</td> <td>W.F. = Wood Fence</td> </tr> <tr> <td>C.M. = Control Monument</td> <td>I.R.F. = Iron Rod Found</td> <td>P.O.S.E. = Public Open Space Easement</td> <td>—/— = Chain Link Fence</td> </tr> <tr> <td>D.E. = Drainage & Utility Easement</td> <td>I.R.S. = Capped Iron Rod Set</td> <td>R.O.W. = Right of Way</td> <td>—□— = Iron Fence</td> </tr> <tr> <td>M.E. = Maintenance Easement ()</td> <td>O.H.E. = Overhead Electric</td> <td>○ = Water Meter</td> <td>—X— = Wire Fence</td> </tr> <tr> <td>ET = Electric Transformer ()</td> <td>— = Record Data</td> <td>U.E. = Utility Easement</td> <td>□ = Gas Meter</td> </tr> <tr> <td></td> <td>□ = Bearing Basis</td> <td>— = Electric Meter</td> <td></td> </tr> </tbody> </table>					B.L. = Building Line	I.P.F. = Iron Pipe Found	P. Pole = Power Pole	W.F. = Wood Fence	C.M. = Control Monument	I.R.F. = Iron Rod Found	P.O.S.E. = Public Open Space Easement	—/— = Chain Link Fence	D.E. = Drainage & Utility Easement	I.R.S. = Capped Iron Rod Set	R.O.W. = Right of Way	—□— = Iron Fence	M.E. = Maintenance Easement ()	O.H.E. = Overhead Electric	○ = Water Meter	—X— = Wire Fence	ET = Electric Transformer ()	— = Record Data	U.E. = Utility Easement	□ = Gas Meter		□ = Bearing Basis	— = Electric Meter	
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SCANNED

APR - 2018

60.00'

15' Utility Easement

20' B.L.

5' B.L.

10'-0"

10'-9"

3'-2"

12.5'

14'-1"

5'-10"

10'-0"

10'-0"

57'-1"

NEW
ONE STORY
RESIDENCE

53'-7"

10'-0"

13.5'

12'-4" 10'-5"

8.0'

20'-8"

10'-0"

30' B.L.

30'-0"

New
Concrete
Driveway

60.01'

N. BROOKSIDE DRIVE

(50' R.O.W.)

SITE PLAN

SCALF: $1^{\circ}\text{-}0'' \equiv 20^{\circ}\text{-}0''$

GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
7. CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

SITE PLAN INFORMATION

LOT SIZE	7,195 S.F.
BUILDING AREA	2,190 S.F.
PERCENT LOT COVERED	30.4%

Date

Sheet Title

SITTE DI ANI

Scale

Sheet No.

1