

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

- 1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
- 2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
- 3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

#### Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission

- c/o Development Services, City Hall
- 100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

Case Number:								
Applicant:	Site Address:	Council District:						
Current Zoning:	Proposed Zoning:	Proposed Use:						

#### Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose S	Support
Signature of Representative:	Printed Name of Represen	itative:

PU	BLIC HEARING DATES
Zoning Commission	
City Council	
Location: 200 Te	exas St Council Chambers, Second Floor
	LOCATION MAP

# FORT WORTH®

# ZC-25-018

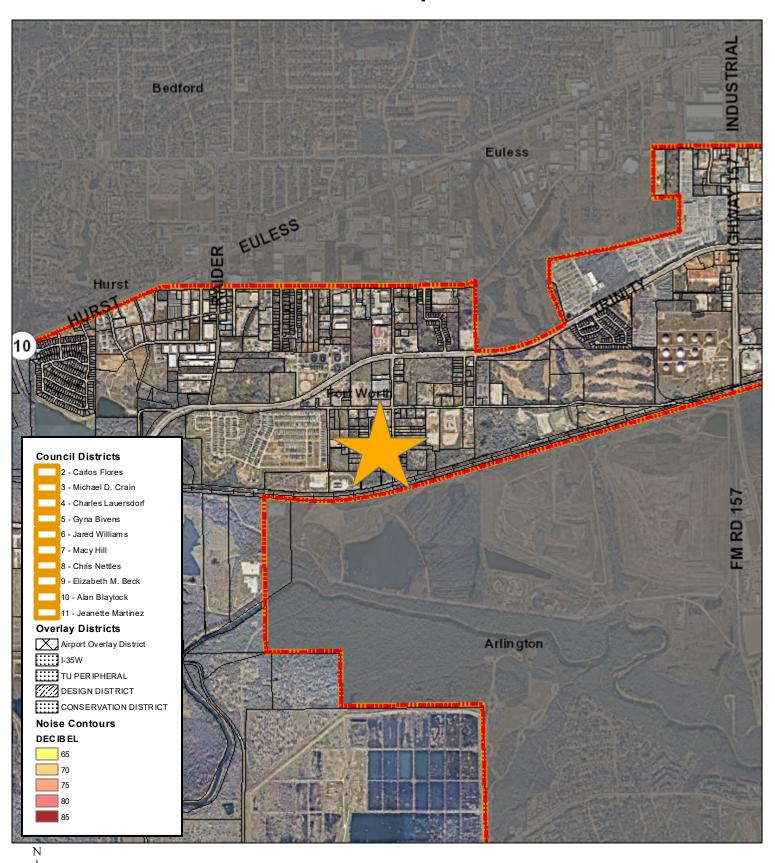
# **Aerial Photo Map**



N ≬



ZC-25-018



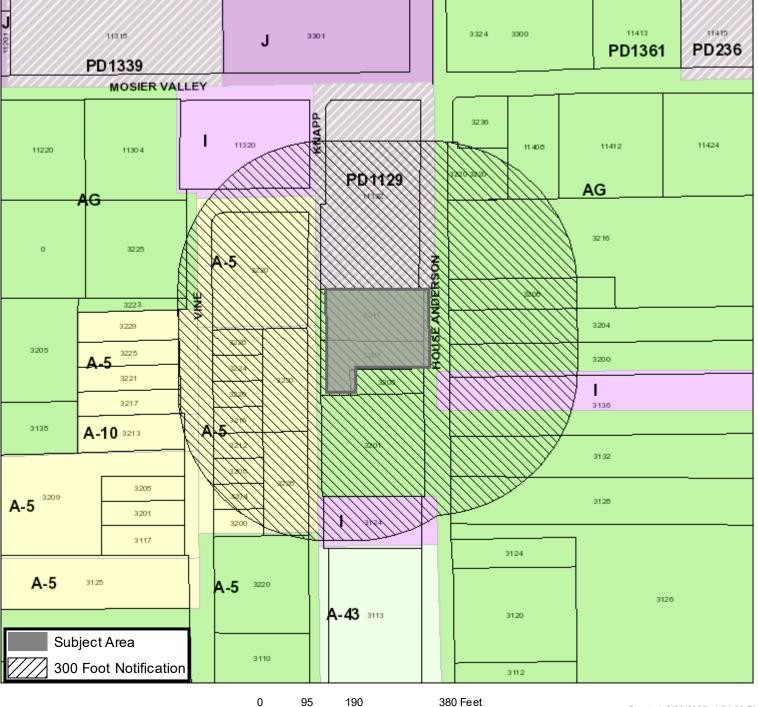
0 1,000 2,000 4,000 Feet



# **ZC-25-018**

# Area Zoning Map

Applicant:	Miguel Valdez by Jonathan Saldana
Address:	3207 & 3211 House Anderson Road
Zoning From:	AG
Zoning To:	A-21
Acres:	0.828
Mapsco:	Text
Sector/District:	Eastside
Commission Date:	3/12/2025
Contact:	817-392-2495

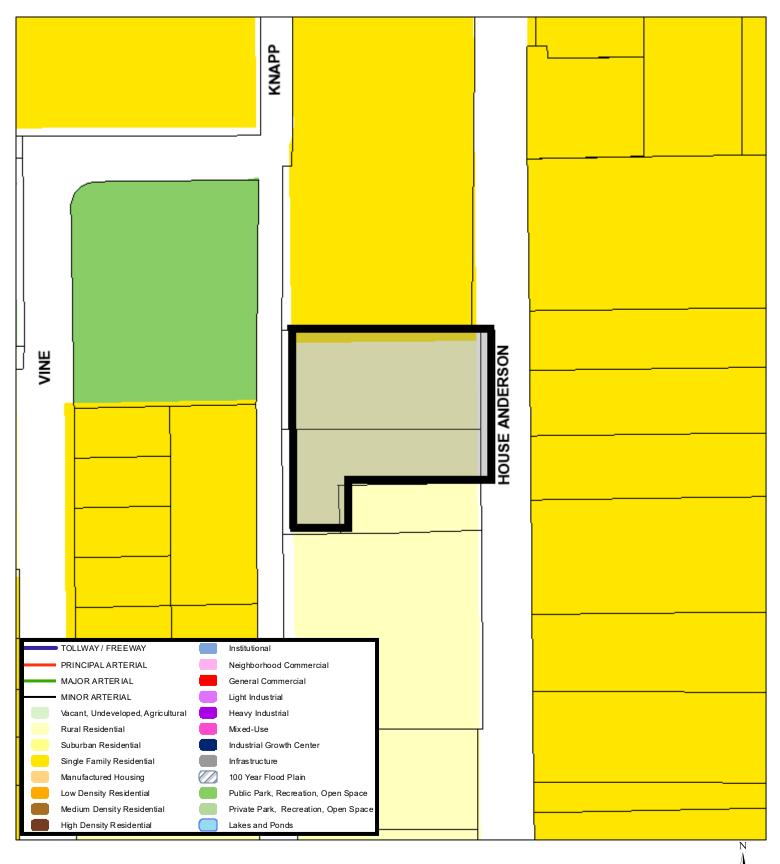


4



ZC-25-018

## **Future Land Use**



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.

FORT WORTH. ZONING CHANGE / SITE PLAN APPLICATION
CONTACT INFORMATION
PROPERTY OWNER
Mailing Address 3120 Harston Woods Dr Euless Tx City, State, Zip76040
Phone 817-807-8129 Email Jvsroofingdfw@gmail.com
Jonathan Saldana
Phone       817-807-8129       Email Jvsroofingdfw@gmail.com         APPLICANT       Jonathan Saldana         Mailing Address       123 W. Main St. Suite 120       City, State, Zip         Phone       214-966-0550       Email         Phone       Email       alejandra@ddsg.us
214-966-0550 alejandra@ddsg.us PhoneEmail
AGENT / OTHER CONTACT
Mailing Address City, State, Zip
Phone Email
Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.
PROPERTY DESCRIPTION
Site Location (Address or Block Range):
. 83 Total Rezoning Acreage: □ I certify that an exhibit map showing the entire area to be rezoned is attached.
If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below. LOVING, WILLIAM R SURVEY Abstract 944 Tract 6H LOVING, WILLIAM R SURVEY Abstract 944 Tract 6H02 <u>YES - PLATTED</u> Subdivision, Block, and Lot (list all): Lot 2, block 1 &Lot 1, Block 1
Is rezoning proposed for the entire platted area? X Yes I No Total Platted Area:acres
Any partial or non-platted tract will require a certified metes and bounds description as described below.
$\Box$ NO – NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: \_\_\_\_\_\_acres

## **APPLICATION TYPE**

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Site Plan Amendment
$\Box$ Submitting a required site plan for an existing PD
(no change to development standards or waivers)
$\Box$ Amending a previously approved PD or CUP site plan
Existing PD or CUP Number: Previous Zoning Case Number:

## **DEVELOPMENT INFORMATION**

Current Zoning District(s):	AG-	- AGRICULTURAL		FAMILY
Current Use of Property:	AG-	AGRICULTURAL		
Proposed Use of Property:	A-21	ONE - FAMILY		

#### For Planned Development (PD) Requests Only

First, reference Ordinance Section 4.300 to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: \_\_\_\_\_

Land Uses Being Added or Removed:

Are Development Standards or Waivers being requested? 
Yes 
No If yes, please list below:

□ Site Plan Included (completed site plan is attached to this application)

□ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

□ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

### For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP:

Are Development Standards or Waivers being requested?  $\Box$  Yes  $\Box$  No If yes, please list below:

□ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

## **DETAILED PROJECT DESCRIPTION**

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The zoning type of the lot is agricultural, we are planning to build a residential house, that is why we want to change the zoning to residential.

## **ADDITIONAL QUESTIONS**

1. Is this property part of a current Code Compliance case? 
Yes 🔀 No If yes, please explain:

#### 2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? $\Box$ Yes $\Box$ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. (*Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.*)

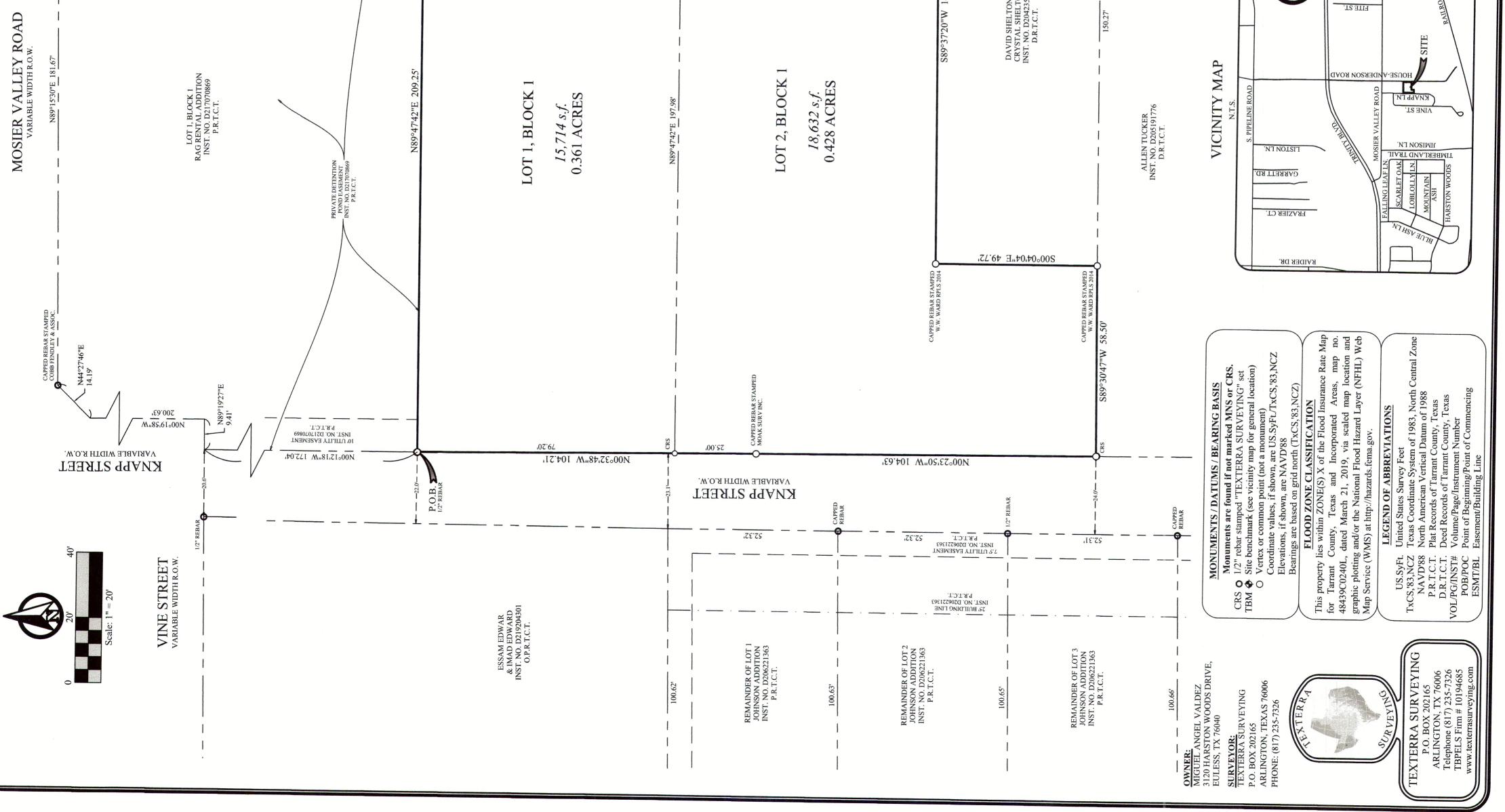
- 3. Have you contacted the relevant Council Member to discuss your proposal?  $\Box$  Yes  $\Box$  No <u>Click to find your Council District</u>.
- 4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?  $\Box$  Yes  $\Box$  No

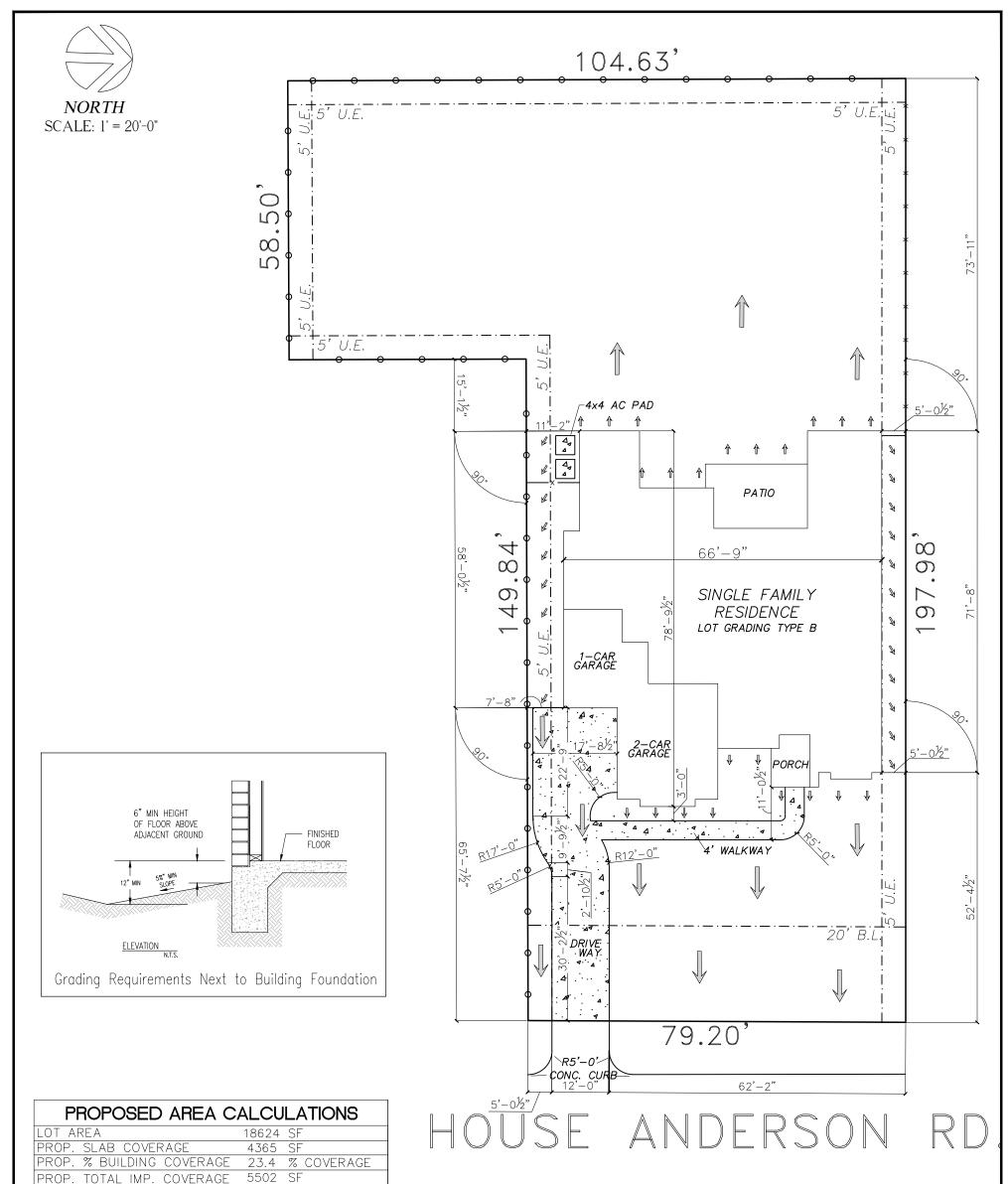
The <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u>. All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

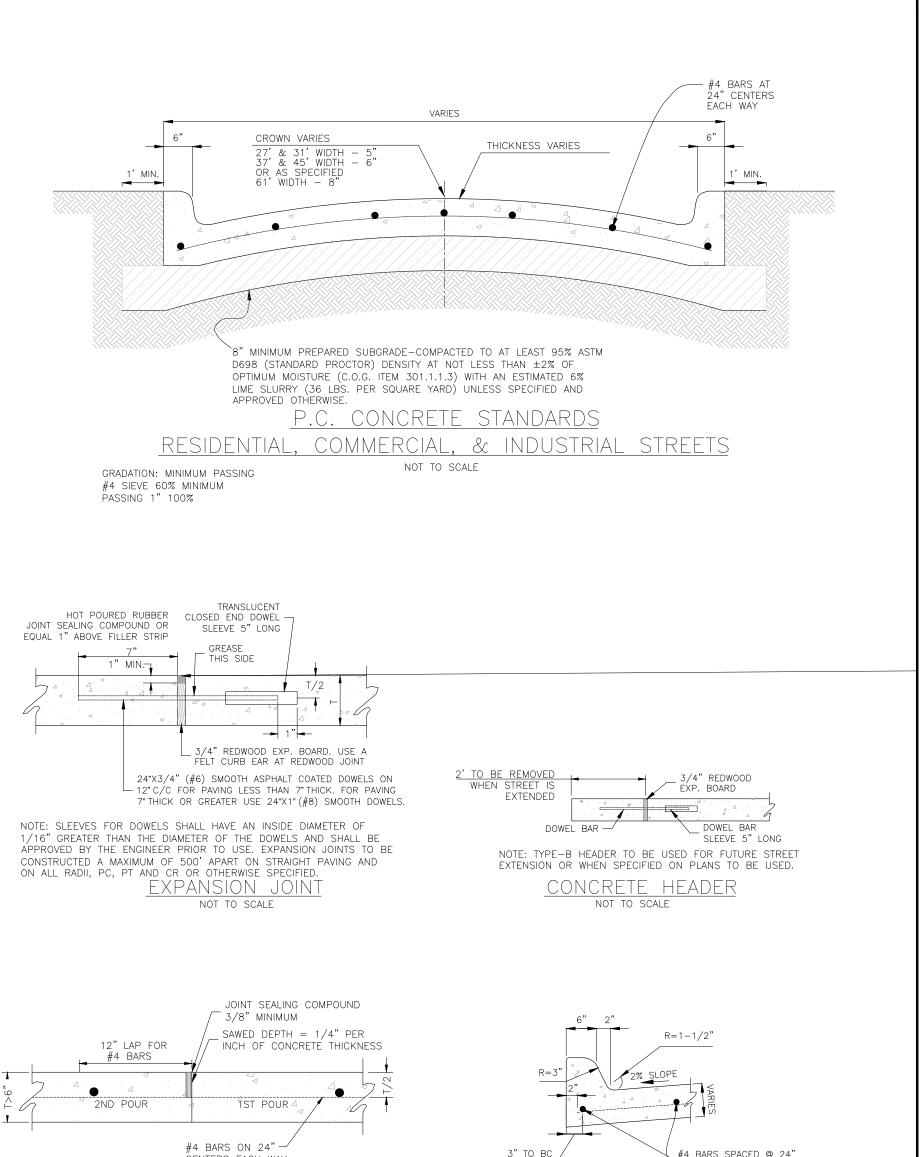
- 6. The following items are required with your application. Please confirm submittal by checking each item below.
  - □ Completed copy of Zoning Change Application with original signatures (pages 2-6)
  - □ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
  - □ A copy of the recorded plat or certified metes and bounds description (page 2)
  - □ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
  - □ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
    - □ Site Plan meeting requirements of attached checklist (pages 7-8)
    - $\hfill\square$  A list of all waiver requests with specific ordinance references

									260-42-65	BER FS	E NUME	SAD TA.	Id					
STATE OF TEXAS & STATE OF TEXAS & 8	<ul> <li>COUNTY OF TARRANT §</li> <li>WHEREAS, <i>Miguel Angel Valdez</i>, is the owner of that certain tract situated in the William R. Abstract No. 944, City of Fort Worth, Tarrant County, Texas; said tract being described in the deed t <i>Valdez</i>, recorded under Instrument Number D222289801, Official Public Records, Tarrant County, Texat is more particularly described as follows:</li> <li>BEGINNING at 1/2 inch rebar found at the northwest property corner of the said <i>Valdez</i> tract, and the said <i>Valdez</i> tract, and the morthwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the northwest property corner of the said <i>Valdez</i> tract, and the tract tract the tract the tract the tract tract the tract tract the tract the tract tract tract the tract the tract tract the tract tract</li></ul>	<ul> <li>southwest corner of Lot 1, Block 1, of Rag Rental Addition, an addition in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument Number D217070869, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said Point of Beginning being on the east right-of-way line of Knapp Street, being a variable width right-of-way;</li> <li>THENCE NORTH 89° 47' 42" EAST, departing the said right-of-way line, with the north property line of the said <i>Valdez</i> tract and with the south lot line of said Lot 1, a distance of 209.25 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast property corner of the <i>Valdez</i> tract, same being the west right-of-way line of House-Anderson Street, being a variable width of the source of the <i>Valdez</i> tract.</li> </ul>	THENCE SOUTH 00° 16' 18" EAST, with the east property line of the <i>Valdez</i> tract and wi right-of-way line, a distance of 158.37 feet to a 1/2 inch rebar found at the southeast prop of the <i>Valdez</i> tract, same being the northeast property corner of the tract being described to <i>David Shelton &amp; Crystal Shelton</i> , recorded under Instrument Number D204235285, De Tarrant County, Texas;	THENCESOUTH 89° 37' 20Valdez tract and wiinch capped rebar sinch capped rebar sof the Valdez tract, sTHENCESOUTH 00° 04' 04'faat to a 1/2 inch cond	<ul> <li>THENCE SOUTH 89° 30' 47" WEST, with the southernmost property line of the <i>Valdez</i> tracts.</li> </ul>	north property line of the said Tucker tract, a distance of 58.50 feet to a 1/2 inch capped rebar found at the southwest property corner of the Valdez tract same being the northwest property corner of the Tucker tract, same being a point on the aforementioned east right-of-way line of Knapp Street;THENCEwith the west property lines of the Valdez tract and with the said right-of-way line, the following bearings and distances:	NORTH 00° 23' 50" WEST, a distance of 104.63 feet to a found 1/2 inch capped rebar stamped "MOAK SURV INC."; "MOAK SURV INC."; NORTH 00° 32' 48" WEST, a distance of 104.21 feet to the <b>POINT OF BEGINNING</b> and enclosing 0.828 acres (±36,067 square feet).	DEDICATION STATEMENT:	NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Miguel Angel Valdez does hereby designate the foregoing property as Lots 1 & 2, Block 1, VALDEZ ADDITION, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon. IN WITNESS THEREFORE, I have hereunto set my hand this the 12 day of 100 E 2004		MIGUEL ANGEL VALDEZ	STATE OF TEXAS <b>§</b> COUNTY OF TARRANT <b>§</b> Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared <u>MIGUEL ANGEL VALDEZ</u> , the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.	AND SEAL OF OFFICE this	ENAT	VALDEZ ADDITION LOTS 1 & 2, BLOCK 1	AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A 0.828 ACRE PLAT OF A TRACT OF LAND SITUATED IN THE WILLIAM R. LOVING SURVEY, ABSTRACT NO. 944, TARRANT COUNTY, TEXAS.	rveyor $DATE : JUNE, 2024$ Scale : 1" = 20' for or	
<b>WATER / WASTEWATER IMPACT FEES:</b> The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.	<b>UTILITY EASEMENTS:</b> Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.	<b>TRANSPORTATION IMPACT FEES:</b> The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.	A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.	olic and pri	<b>BUILDING PERMITS:</b> No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.	<u>CONSTRUCTION PROHIBITED OVER EASEMENTS</u> . No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.	<b>TENANCE</b> annel traversing along or across portio by the individual lot owners whose lot will not be responsible for the maint ers shall keep the adjacent drainage-	clean and free of debris, silt or other substances which would result in unsanitary condition, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.	<b>PRIVATE MAINTENANCE NOTE:</b> The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.	Private P.R.V's will be required; Water pressure exceeds 80 P.S.I.	STATE OF TEXAS § COUNTY OF DALLAS §	THIS is to certify that I, <u>Jose B. Najarro III</u> , a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.	Jose P. Najarro III Bose P. Najarro III Registered Professional Land Surveyor No. 6736 texterrasurveying@gmail.com DATE:	STATE OF TEXAS <b>§</b> COUNTY OF <u>OALLAS</u> <b>§</b> Before me, the undersigned, a Notary public in and for said County and State, on this day personally appeared Jose B. Najarro III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and in the canacity there in expressed	EAL OF OFFICE this 12 day of JUNE 2024.	Notary Public in and for the State of Texas	<ol> <li>NOTES:         <ol> <li>This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Survhas done no additional research for possible easements, restrictions or covenants which may affect this property.</li> <li>Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision re-subdivision by the local city could be a violation of City Ordinance and State Law.</li> </ol> </li> </ol>	urb and ance vi
CAPED REBAR STAMPED COBB FENDLEY & ASSOC.	LAND USE TABLE         LAND USE TABLE         TOTAL GROSS ACREAGE:         TOTAL GROSS ACREAGE:         NUMBER OF RESIDENTIAL LOTS:         NUMBER OF NON-RESIDENTIAL LOTS:       0.828 ACRES         NUMBER OF NON-RESIDENTIAL LOTS:       N/A         NON-RESIDENTIAL ACREAGE:       0.788 ACRES         PUBLIC PARK ACREAGE:       N/A         N/A       N/A         STREET AND ALLEY ACREAGE:       0.040 ACRES	0 <u>.000</u> S	80002170 '0N' ISNI     	CAPPED REBAR STAMPED COBB FENDLEY & ASSOC. COBB FENDLEY & ASSOC. C		79.2 CP-200-WAY DEDIC PER THIS PLAT 1,724 SQ. FT.	18"E 158.37" N. ROBERTO LEDEZMA INST. NO. D220294347 O.P.R.T.C.T.	.9I.000S	0 & J COATINGS, INC INST. NO. D21609550 O.P.R.T.C.T.	9	OKS - 11.35'	./28.64	PICE REBAR 12" REBAR 12" REBAR 15 O.B. J. COATINGS, INC INST. NO. D215238580 O.P.R.T.C.T. D.P.R.T.C.T.		TY OF FORT WORTH, TEXAS	THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL PLAT APPROVAL DATE:	By: Chairman By: Secretary	
EY ROAD <sup>HR.O.W.</sup> 181.67 – – – – – – – – –	2			25'				-	-		S89°37'20''W 149.84'	DAVID SHELTON & CRYSTAL SHELTON INST. NO. D204235285 D.R.T.C.T.		AP		ANDERSON ROAD FITE ST.	SITE	

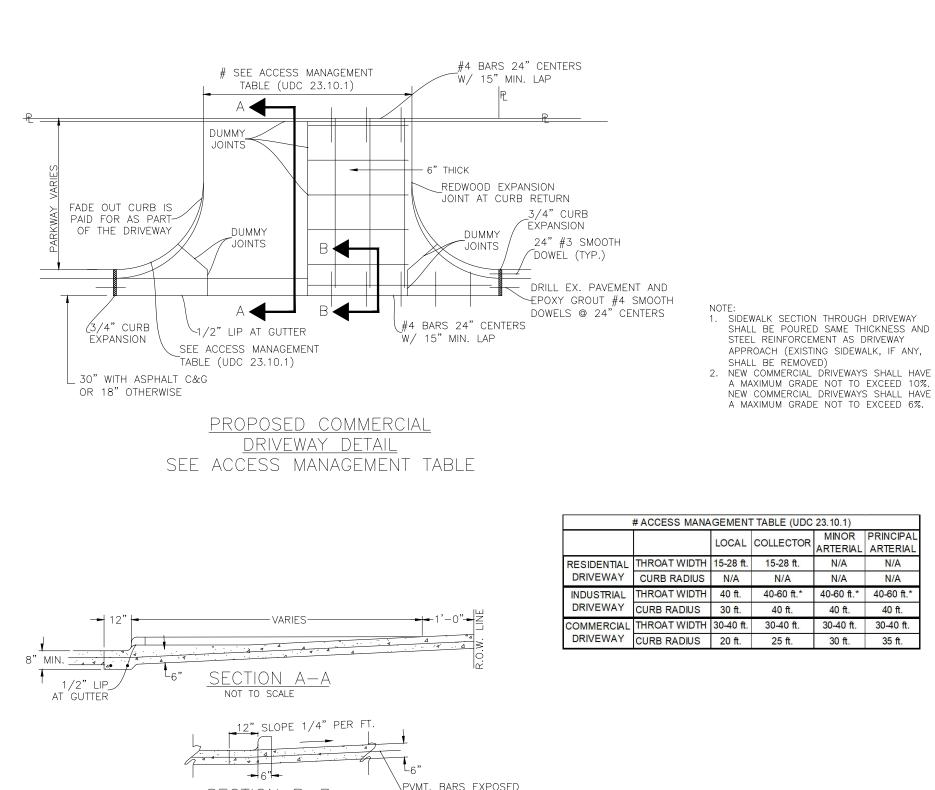




PROP. TOTAL IMP. COVERAGE 5502 SF P. % TOTAL IMP. COVERAGE 29.5 % COVERAGE	CUSTOMER SIGNATU	DE.
P. % TOTAL IMP. COVERAGE 29.5 % COVERAGE PROP. DRIVEWAY COVERAGE 907 SF		JKE.
PROP. % DRIVEWAY COVERAGE 4.9 % COVERAGE	DATE:	
PROP. WALKWAY COVERAGE 198 SF	NOTES:	
PROP. % WALKWAY COVERAGE 1.1 % COVERAGE	- 	
4'X4' A.C. PAD COVERAGE 32 SF	DRAINAGE FLOW	B.L BUILDING LINE
% 4'X4' A.C. PAD COVERAGE 0.17 % COVERAGE	—×—×- PROPOSED FENCE	G.B.L GARAGE BUILDING LINE
FLAT WORK 0 SF	$\square$ ——- EXISTING FENCE	D.E DRAINAGE EASEMENT
SOD GRASS 1540 SQ. YARD	- EXISTING FENCE	P.A.E PEDESTRIAN ACCESS EASEMENT S.S.E SANITARY SEWER EASEMENT
SIDEWALK COVERAGE 0 SF		T.E TRANSFORMER EASEMENT
PROP. APPROACH COVERAGE 146 SF	- RETAINING WALL	U.E UTILITY EASEMENT
LOT FRONTAGE 880 SF		W.M.E WALL MAINT. EASEMENT
FENCE TO BE ADDED 111 LINEAR SF * THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF	- REQUIRED TREE PLANTING	V.E VISIBILITY EASEMENT
THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.		M.E MAINTENANCE EASEMENT
	₽ - REQUIRED BUSH	-EXPOSED AGGREGATE CONCRETE
BUILDER: MIGUEL VALDEZ	DATE: 09-24-2024	
ADDITION: VALDEZ ADDITION	DRAWN BY: DDSG-H.R.	DDS GROUP
ADDRESS: 3207 HOUSE ANDERSON RD.	CITY: FORT WORTH	
LOT: 2 BLOCK: 1	PLAN: N/A ELEVATION: N/A	
PHASE: N/A	SWING: LEFT	SITE PLAN SP1
OPTION: N/A	NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL D ARCHITECTRUAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY, BUILDER C.	
	IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND AL LBUILDING LINES OR EASEMENTS OF	FRECORD OR THAT MAY NOT BO NOTED ON THE RECORDED
	PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF U OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLA	
	- · · · · · · · · · · · · · · · · · · ·	



#4 BARS ON 24" CENTERS EACH W	3" TO BC	#4 BARS SPACED @ 24" ON CENTER EACH WAY	
TYPE B for pavement thickness greater than 6" <u>CONSTRUCTION J</u> not to scale	WITH	MONOLITHIC PAVING o scale	
BUILDER: ROD SERVICES ADDITION: JAIME ADDITION	DATE: 09-24-2024 DRAWN BY: DDSG-2	H.R.	
ADDRESS:1203 W. SIMONDS RD. LOT: 2 BLOCK: 1	CITY: SEAGOVILI		
PHASE: N/A OPTION: N/A	ARCHITECTRUAL DEPARTMENT. PLOT PLA IS FULLY RESPONSIBLE FOR ADHERING TO PLAT. BUILDER TO CONFIRM THAT THIS LA	N IS APPROPRIATE PLACEMENT ONLY ANY AND AL LBUILDING LINES OR EA AYOUT HAS NO CONFLICTS WITH THE	DRIVE WAY DET. D1 ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDSG 7. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER ASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT UILDER, FLATWORK IS ONLY A REPRESENTATION.



<u>SECTION B-B</u> NOT TO SCALE

VPVMT. BARS EXPOSED 30" DIAMETERS

ARTERIAL

N/A

N/A

40-60 ft.\*

40 ft.

30-40 ft.

35 ft.

NOTE: CURB, GUTTER, PAVEMENT AND VALLEY TO BE POURED MONOLITHIC THE REINFORCED CONCRETE VALLEY SHALL REPLACE THE CONCRETE PAVING WITH THE SUBGRADE AND BASE TREATMENT REMAINING THE SAME IN ACCORDANCE WITH THE TYPICAL PAVING SECTION. DO NOT DOWEL IN NEW CONCRETE DRIVES INTO EXISTING ASPHALT ROADS. UTILIZE MODIFIED TYPE-A CONCRETE HEADER.

BUILDER: RO	OD SERVICES	DATE: 09-24-2024					
ADDITION: J	AIME ADDITION	DRAWN BY: DDSG-H.R.	272 GROUP				
ADDRESS:12	03 W. SIMONDS RD.	CITY: SEAGOVILLE					
LOT: 2	BLOCK: 1	PLAN: N/A ELEVATION: N/A					
PHASE: N/A		SWING:	DRIVE WAY DET.	D2			
OPTION: N/A	A	NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL I ARCHITECTRUAL DEPARTMENT, PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER C	AN VARY DUE TO ACTUAL BUILDING COND	ITIONS. BUILDER			
IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND AL LBUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECO PLAT, BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SWORD WILL SHOW PLACEMI OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.							