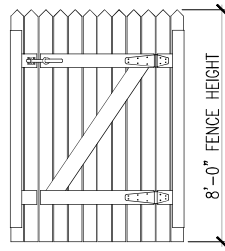
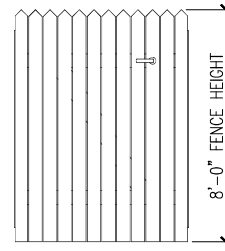


SITE PLAN NOTES:

Category	Information	Value / Entry
Project Address	Project Location	4300 Roseland Ave, Dallas TX 75204
Zoning	Proposed Use	Duplex Residential
Zoning	Maximum Building Height Allowed	36 ft (typical duplex district limit unless PD overrides)
Zoning	Proposed Building Height	34 ft 1"
Site Area	Total Lot Area	7,274SF
Site Area	Building Area	3,730 SF
Site Area	Building Footprint Dimensions	78' - 5" x 53' - 3"

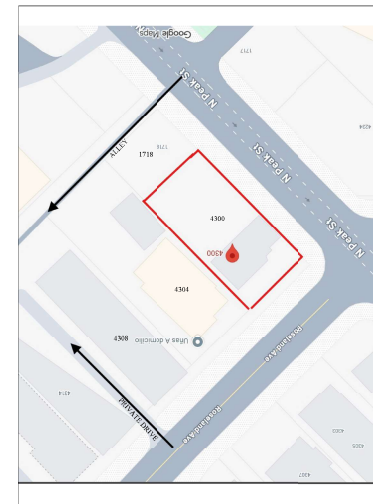


INTERIOR



EXTERIOR

2 FENCE ELEVATION
4300 Roseland Ave



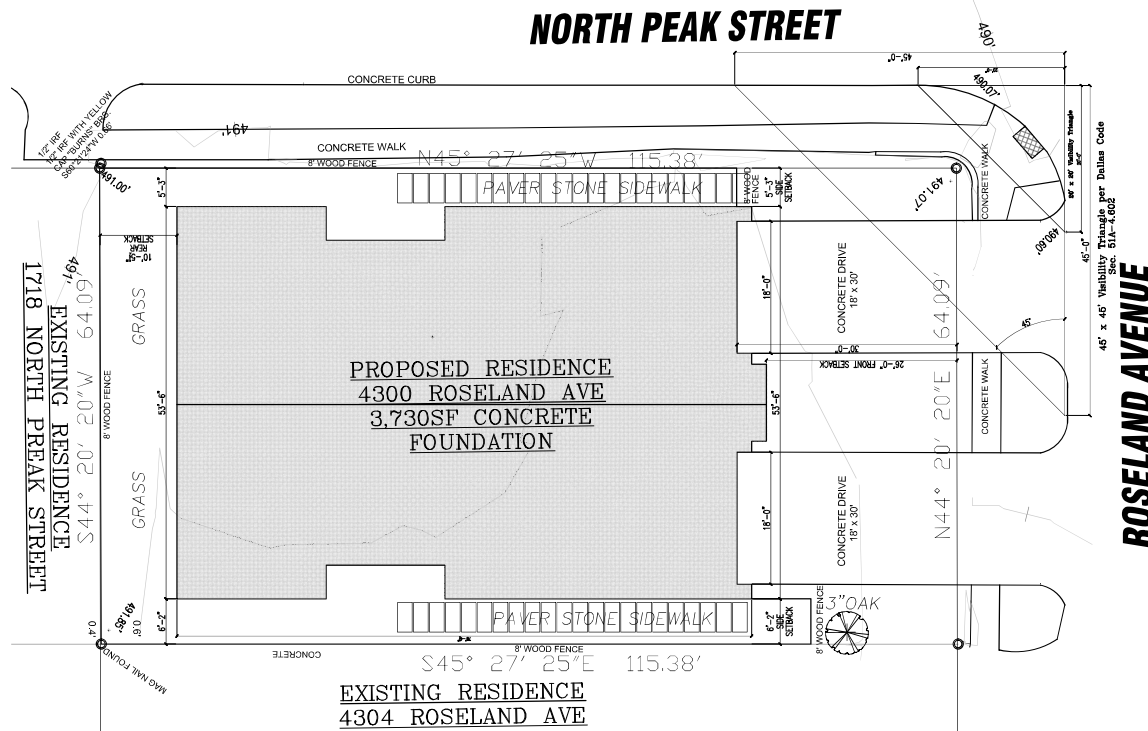
KEY MAP

LEGEND

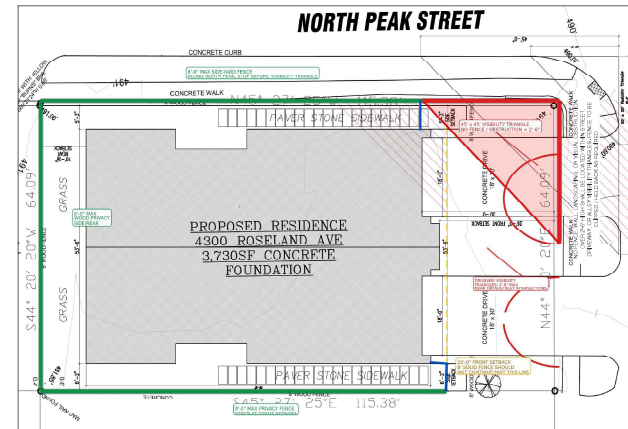
- GREEN: 8'-0" wood privacy fence ok here (side/rear yard: 9'-0" max by code)
- BLUE: 4'-0" max front-yard fence,
- RED: 2'-6" max in visibility triangles. No obstruction from 2'-6" to 8'-0"
- YELLOW DASH: 25'-0" front setback line

PROPOSED 8'-0" HIGH WOOD PRIVACY FENCE, VERTICAL CEDAR PICKETS / BOARD-ON-BOARD, 100% OPAQUE / 0% OPEN.

FENCE TO BE LOCATED WHOLLY ON PRIVATE PROPERTY, OUTSIDE EASEMENTS AND OUTSIDE REQUIRED VISIBILITY TRIANGLES.



1 SITE PLAN
4300 Roseland Ave



CONSULTANTS

PROJECT:

PRIVATE RESIDENCE
4300 ROSELAND AVENUE
DALLAS TEXAS, 75204

THE OWNER REPRESENTS AND WARRANTS THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE CONSULTANT HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND NO APPARENT DISCREPANCIES. THE CONSULTANT HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT OBTAINED ANY RECORDS FROM THE PUBLIC RECORDS. THE CONSULTANT HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE INFORMATION PROVIDED. THE CONSULTANT HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE INFORMATION PROVIDED. THE CONSULTANT HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE INFORMATION PROVIDED.

NO.	REVISION/ISSUE	DATE

PROFESSIONAL SEAL

DESIGN SET - NOT RELEASED FOR CONSTRUCTION

DATE	DRAWN	CHECKED
08/23/2024		

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