

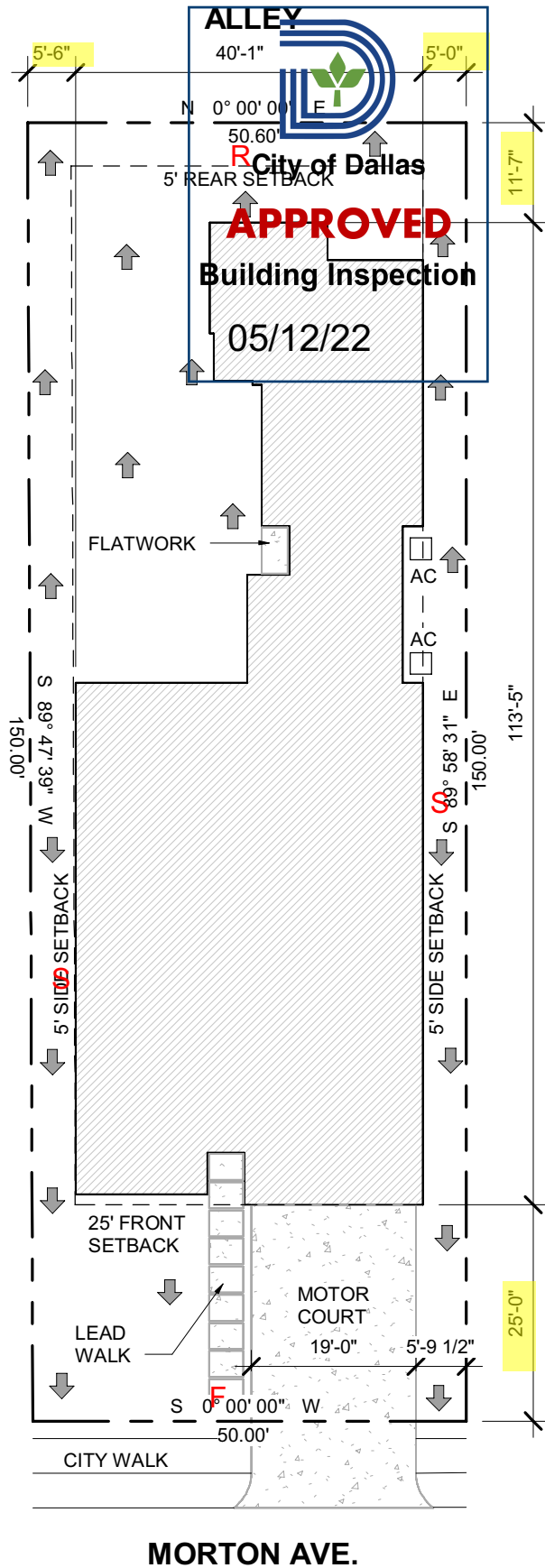
THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

ZO DATE: 4/27/2022
BY: Maria Nava

THIS APPROVAL DOES NOT PERMIT THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW

R-7.5(A)

F- 25'
S- 5'
R- 5'
HT- 30'
LOT COV- 45%
P- 1



NOTICE
CHECK FOR PRIVATE DEED RESTRICTIONS FILE AT COUNTY OFFICE

SMOKE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL SLEEPING AREAS AND AT ALL FLOOR LEVELS

UTILITY EASEMENT MUST REMAIN OPEN AND UNOBSTRUCTED. NO ENCROACHMENTS PERMITTED

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY

A PERMIT IS BEING ISSUED FOR WATER/WASTEWATER UTILITIES. YOU ARE RESPONSIBLE TO VERIFY THAT UTILITIES ARE AVAILABLE FOR THIS PROPERTY. IF UTILITIES ARE NOT AVAILABLE FOR THIS SITE, THE CITY OF DALLAS IS NOT RESPONSIBLE.

KEEP 20 FT X 20 FT VISIBILITY TRIANGLES CLEAR

SUBJECT TO FIELD INSPECTOR'S APPROVAL

SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE PERMIT

WATER METER BOX MAY NOT BE PLACED ON DRIVEWAY NOR DRIVE APPROACH

SILT FENCE REQUIRED FOR EROSION CONTROL

**Lots 7,500 square feet or greater in area require a minimum of three (3) large or medium nursery stock trees.
Must have a minimum of two (2) trees in the front yard.**

GENERAL NOTES:

****EDIT PER NEIGHBORHOOD REQUIREMENTS****

1. ALL EQUIPMENT VISIBLE FROM STREET OR COMMON PROPERTIES TO BE SHELDIED BY LANDSCAPING.
2. ALL SIDE AND REAR FENCING SHALL BE CONSTRUCTED PER ARC EXHIBIT E.
3. DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER ARC EXHIBIT G.
4. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED PER ARC EXHIBIT F.

LOT COVERAGE		7500
LOT AREA		7545 SF
SLAB AREA		3381 SF

**LOT COVERAGE = ~~71.6%~~
45%**

SCALE: 1" = 20'-0"



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FINAL RELEASE

04/13/2022

SUBDIVISION LOVERS LANE HEIGHTS		GENERAL NOTES: <small>JOHN LIVELY & ASSOCIATES expressly reserves for copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete the structure. This means these plans must be verified and checked completely by the person in authority for the job. Any discrepancy, error, or omission, if found, is to be brought immediately to the attention of the builder before any construction, work, or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agencies, rules and/or regulations and be adhered to before and during all construction.</small>
PLAN NAME 7807 MORTON SPEC		
LOT 5	BLOCK 2/4833	
ADDRESS 7807 MORTON STREET / DALLAS, TX / 75209		
CITY/COUNTY/STATE DALLAS COUNTY		
CLIENT NAME HAYES SIGNATURE HOMES		
JOB #: 7030		