



# LAWRENCEVILLE

## GEORGIA

### BOARD OF APPEALS AGENDA

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Monday, July 17, 2023  
6:00 PM

Council Assembly Room  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Prior Meeting Minutes**

#### **New Business**

Discussion on variance requests will be limited to 10 minutes per side. Questions from Board of Appeals members and the resulting answers will not infringe on time limit.

- [1.](#) VAR2023-00107; Maria Mejia; 432 New Hope Road
- [2.](#) VAR2023-00108; Seyling Reyes; 155 Paper Mill Road

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: BOARD OF APPEALS  
AGENDA CATEGORY: NEW BUSINESS

**Item:** VAR2023-00107; Maria Mejia; 432 New Hope Road  
**Department:** Planning and Development  
**Date of Meeting:** Tuesday, June 20, 2023  
**Applicant Request:** Relief from Article 1, Lot Development Standards  
**Presented By:** Todd Hargrave

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**Summary:** Applicant requests relief from Article 1, Section 102.2 RS-180 Single-Family Residential District, Subsection B. Lot Development Standards – Minimum Front Setback. The applicants request a Variance to allow an eleven and six-tenths (11.6) foot encroachment of the primary structure into the required fifty (50) foot front yard setback along Lake Run.

**Attachments/Exhibits:**

- VAR2023-00107\_Report
- VAR2023-00107\_Application
- VAR2023-00107\_Site plan
- VAR2023-00107\_Construction plan
- VAR2023-00107\_Pictures



# LAWRENCEVILLE

## GEORGIA

### VARIANCE

**CASE NUMBER: VAR2023-00107**

- Appeal Description:** Allow an 11.6-foot encroachment into the required 50-foot front yard setback along Lake Run.
- Applicant Name:** Maria Mejia
- Development Type:** RS-180 (Single-Family Residential District)
- Ordinance:** Zoning Ordinance
- Code Section:** Article 1, Section 102.2  
RS-180 Single-Family Residential District, Subsection B. Lot Development Standards
- Subdivision:** Bay Lake
- Property Address:** 432 New Hope Road
- Parcel #:** R5173 025

### Zoning Ordinance:

Zoning Ordinance, Article 1, Section 102.2 RS-180 Single Family Residential District, Subsection B. Lot Development Standards reads as follows:

Use	Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	18,000 sq. ft.	100 ft.	50 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft. Two story- 2,400 sq. ft.	25%	35 ft.
Accessory* One/lot max.	-	-	-	5 ft.	5 ft.	*	-	18 ft.

\* Maximum of 400 square feet. Accessory structures are prohibited in the front yards. Utilities shall be underground.



# LAWRENCEVILLE

## GEORGIA

### **Variance Request:**

The applicant requests a Variance to allow an eleven and a six-tenths (11.6) foot encroachment of the primary structure into the required fifty (50) foot front yard setback along Lake Run.

### **Code Enforcement History:**

On October 26, 2022, Code Enforcement visited the site and observed that a structure was built in the front yard without a permit. The property owners were notified of their noncompliance and issued a Notice of Violation, given instructions on how to apply for Variance and obtain a permit.

The applicant submitted a Building Permit Application on December 07, 2022, to obtain a building permit to construct a roof over an existing deck. After the application was reviewed on December 14, 2022, the building permit was put on hold until the applicant addressed the nonconforming structure with a variance.

Since there are no preexisting variances on record for the subject property, these encroachments must be addressed before a permit will be issued for the current structure.





# LAWRENCEVILLE

GEORGIA

### *Reading and Adoption*

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Rory Johnson</i>	<i>Chairman</i>		
<i>Richard Hall</i>	<i>Vice Chairman</i>		
<i>Cory Acuff</i>	<i>Board Member</i>		
<i>Joseph Wise</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<b><i>Date of Action:</i></b>	
<b><i>Motion:</i></b>	
<b><i>Mover:</i></b>	
<b><i>Secunder:</i></b>	
<b><i>Vote Carried:</i></b>	
<b><i>Action Taken:</i></b>	
<b><i>Action Certified By:</i></b>	
<b><i>Title:</i></b>	
<b><i>Date:</i></b>	

# VARIANCE APPLICATION

## City of Lawrenceville

### Planning and Development Department

70 S. Clayton Street

Lawrenceville, Georgia 30046

678.407.6583

ONLY COMPLETE APPLICATIONS ACCEPTED



# LAWRENCEVILLE

Planning & Development

### VARIANCE APPLICATION

ADMINISTRATIVE     
  BOARD OF APPEALS     
  CITY COUNCIL

### GENERAL INFORMATION

Unless otherwise provided for in the Code of the City of Lawrenceville, Development Regulations, Subdivision Regulations and Zoning Ordinance, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Code of the City of Lawrenceville, Development Regulations, Subdivision Regulations and Zoning Ordinance, in accordance with the standards and procedures as set forth in the Code of the City of Lawrenceville, Chapter 10 – Building and Building Regulations, Section 10-242, Means of Appeals, Chapter 20 Environment, Article III – Noise Control, Section 20.48. Generally, Subsection (8) Construction Noise, Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance, Subdivision Regulations, Article XII General Administration, Section 6. Appeals and the Zoning Ordinance, Article 9 Administration and Enforcement,

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

### APPLICANT INFORMATION

APPLICANT NAME: Maria Mejia

EMAIL: maria.mejia@westdale.com

PHONE: 956-373-2773

STREET ADDRESS: 432 New Hope Rd

SUITE:

CITY: Lawrenceville

STATE: Ga

ZIP CODE: 30046

SIGNATURE OF APPLICANT:

DATE: 2/6/2023

### PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: MARIA MEJIA

EMAIL: MARIA.MEJIA@WESTDALE.COM

PHONE: 956-373-2773

STREET ADDRESS: 432 NEW HOPE RD

SUITE:

CITY: LAWRENCEVILLE

STATE: GA

ZIP CODE: 30046

SIGNATURE OF PROPERTY OWNER:

DATE:

### SITE INFORMATION

VARIANCE DESCRIPTION: ALLOW 11.5 FT. ENCREACHMENT INTO THE REQUIRED 50 FT. FRONT BUILDING SETBACK.

STREET ADDRESS: 432 NEW HOPE RD

SUITE/UNIT #:

CITY: LAWRENCEVILLE

STATE: GA

ZIP CODE: 30046

PIN: 5173 025

LOT NO.: 2

BLOCK NO.: A,



# LAWRENCEVILLE

Planning & Development

ZONING INFORMATION	
The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).	
ZONING CLASSIFICATION: <b>RS-180</b>	ZONING CASE:
PRINCIPAL USE: <b>SINGLE FAMILY RESIDENCE</b>	SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE	
<i>A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:</i>	
a. <i>Arises from a condition that is unique and peculiar to the building, land, and structures involved.</i>	Yes
b. <i>Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Code of the City of Lawrenceville, Development Regulations, Subdivision Regulations or Zoning Ordinance literally enforced.</i>	Yes
c. <i>The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.</i>	Yes
d. <i>The condition is created by the regulations of the Code of the City of Lawrenceville, Development Regulations, Subdivision Regulations, or Zoning Ordinance and not by action or actions of the property owner or the applicant.</i>	
e. <i>The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.</i>	Yes
f. <i>The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.</i>	Yes
g. <i>Does the variance desired meet the general spirit and intent of the Code of the City of Lawrenceville, Development Regulations, Subdivision Regulations, Zoning Ordinance and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?</i>	Yes



# LAWRENCEVILLE

Planning & Development

### ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: **RS-180**

ZONING USE:

### APPLICANT CERTIFICATION

Notice: No changes shall be made from which is stated in this application, or in attached plans and specifications, except by submitting a revised application, plans and/or specifications and receiving approval of the Planning and Development Department for such change. Granting of a permit shall not be construed as a permit for or an approval of any violation of the Building Code or any other state or local law regulating construction or the performance of construction. I hereby certify that I have read and examined this application and the information provided herein is true and correct. I further certify that all construction will comply with the building codes in effect at the time of permit issuance. I understand that this application will expire after six months if no activity takes place.

Signature of Applicant

Date

**11-3-22**

### STAFF COMMENTS

COMMENT NO. 1:

COMMENT NO. 2:

COMMENT NO. 3:

COMMENT NO. 4:

COMMENT NO. 5:

COMMENT NO. 6:

COMMENT NO. 7:

COMMENT NO. 8:

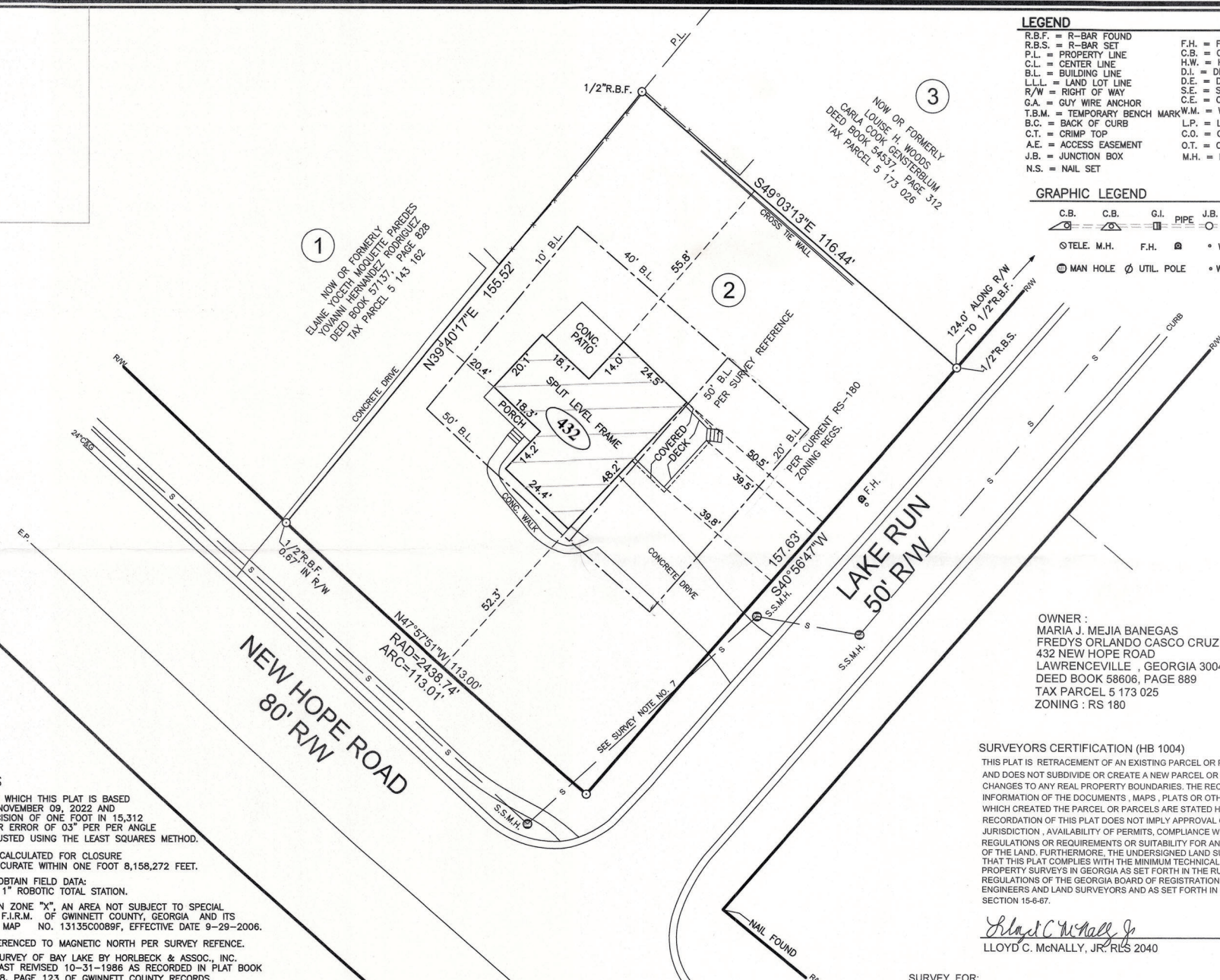


**LEGEND**

R.B.F. = R-BAR FOUND	F.H. = FIRE HYDRANT
R.B.S. = R-BAR SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DROP INLET
B.L. = BUILDING LINE	D.E. = DRAINAGE ESMT.
L.L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.E. = CONSTRUCTION ESMT.
G.A. = GUY WIRE ANCHOR	W.M. = WATER METER
T.B.M. = TEMPORARY BENCH MARK	L.P. = LIGHT POLE
B.C. = BACK OF CURB	C.O. = CLEAN OUT
C.T. = CRIMP TOP	O.T. = OPEN TOP
A.E. = ACCESS EASEMENT	M.H. = MANHOLE
J.B. = JUNCTION BOX	N.S. = NAIL SET

**GRAPHIC LEGEND**

C.B.	C.B.	G.I.	J.B.	H.W.
⊙ TELE.	M.H.	F.H.	⊙	• WATER METER
⊙ MAN HOLE	⊙ UTIL. POLE	• WATER VALVE		



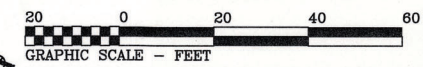
OWNER :  
 MARIA J. MEJIA BANEGAS  
 FREDYS ORLANDO CASCO CRUZ  
 432 NEW HOPE ROAD  
 LAWRENCEVILLE, GEORGIA 30046  
 DEED BOOK 58606, PAGE 889  
 TAX PARCEL 5 173 025  
 ZONING : RS 180

**SURVEYORS CERTIFICATION (HB 1004)**  
 THIS PLAT IS RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY REAL CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Lloyd C. McNally, Jr.*  
 LLOYD C. McNALLY, JR. RLS 2040

**MARIA J. MEJIA BANEGAS  
 FREDYS ORLANDO CASCO CRUZ**  
 LOT 2, BLOCK "A", BAY LAKE

- SURVEY NOTES**
1. THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON NOVEMBER 09, 2022 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 15,312 FEET AND AN ANGULAR ERROR OF 03" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
  2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT 8,158,272 FEET.
  3. EQUIPMENT USED TO OBTAIN FIELD DATA:  
 TRIMBLE VX DR PLUS 1" ROBOTIC TOTAL STATION.
  4. THIS PROPERTY LIES IN ZONE "X", AN AREA NOT SUBJECT TO SPECIAL FLOOD HAZARDS PER F.I.R.M. OF GWINNETT COUNTY, GEORGIA AND ITS INCORPORATED AREAS MAP NO. 13135C0089F, EFFECTIVE DATE 9-29-2006.
  5. BEARINGS SHOWN REFERENCED TO MAGNETIC NORTH PER SURVEY REFERENCE.
  6. SURVEY REFERENCE: SURVEY OF BAY LAKE BY HORLBECK & ASSOC., INC. LAST REVISED 10-31-1986 AS RECORDED IN PLAT BOOK 38, PAGE 123 OF GWINNETT COUNTY RECORDS.
  7. NO RECORDED SANITARY SEWER EASEMENT DOCUMENTATION FOUND.



**McNally & Patrick**  
 1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044  
 PHONE: (770) 963-8520

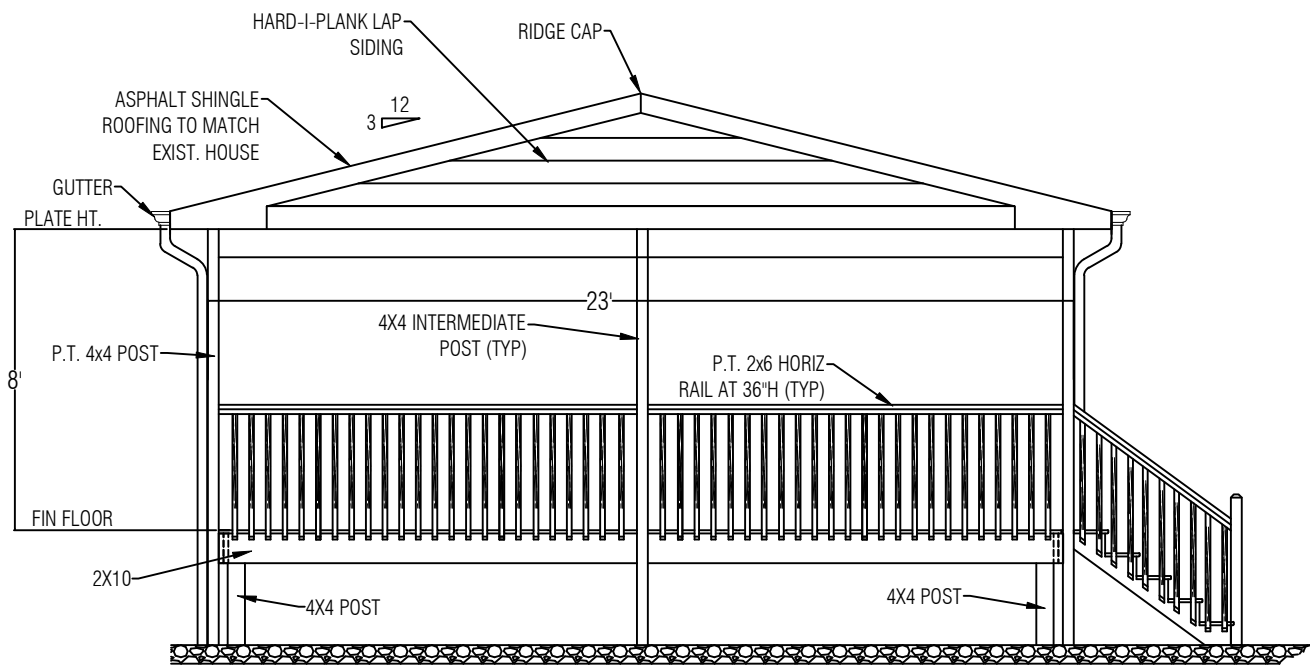
LAND SURVEYORS  
 LANDSCAPE ARCHITECTS

REVISIONS	DATE
1. REVISED TO SHOW ADDITIONAL BUILDING SETBACK INFORMATION.	05/09/23
2. REVISED TO INDICATE "COVERED" DECK	05/16/23

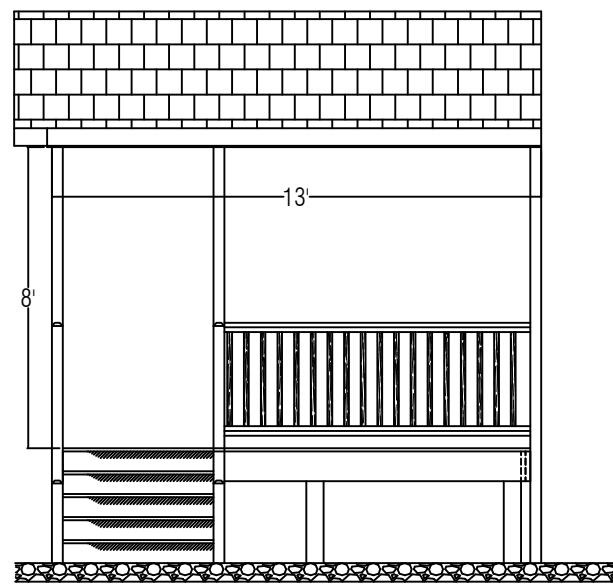
0.4134 ACRES (18,005 S.F.)  
 CITY OF LAWRENCEVILLE  
 LAND LOT 173 OF THE 6th DISTRICT  
 GWINNETT COUNTY, GEORGIA

TAX PARCEL 5 173 025  
 SCALE: 1" = 20'  
 DATE: NOVEMBER 30, 2022





C SIDE VIEW  
1 SCALE: NTS



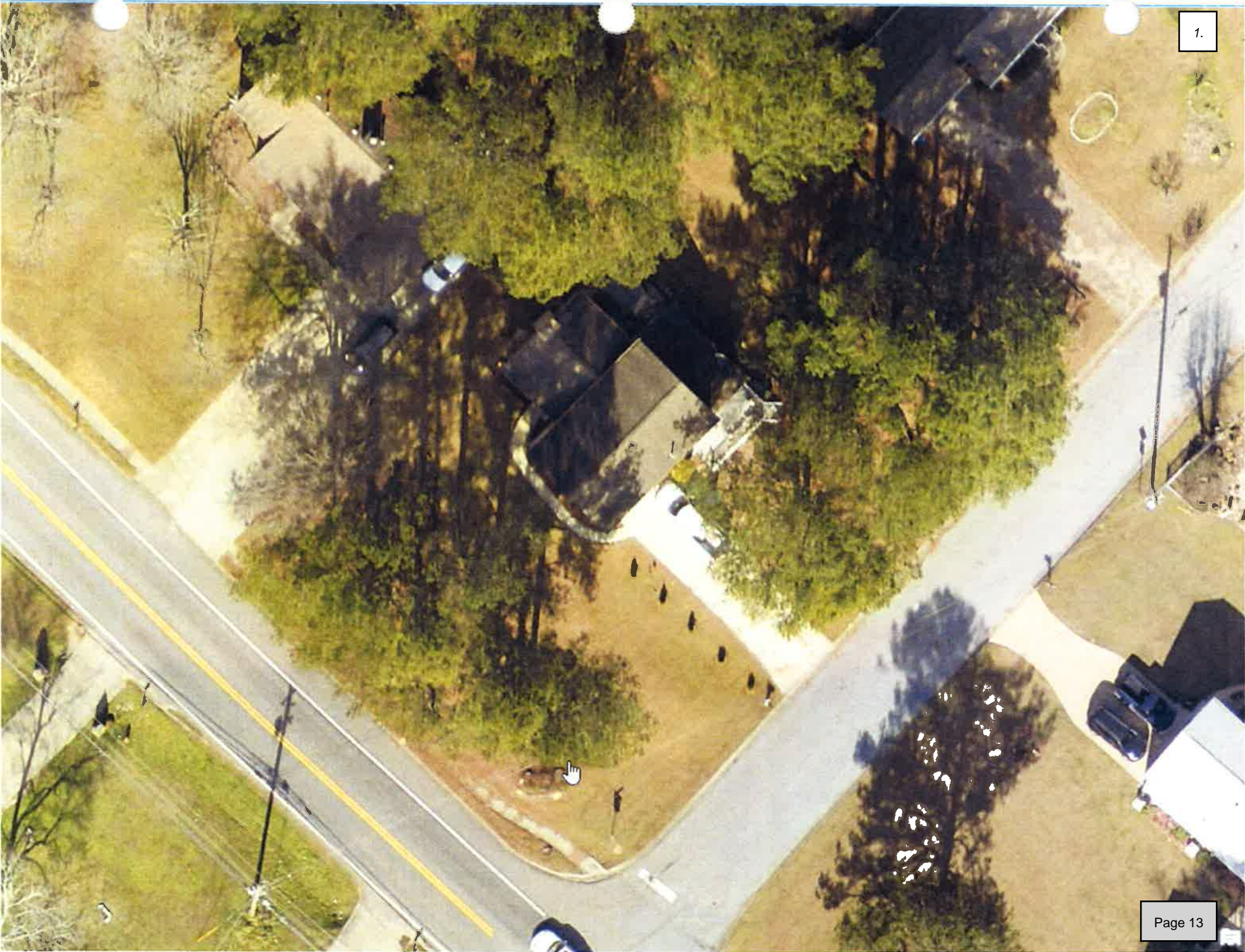
B FRONT VIEW  
1 SCALE: NTS





CEU2022-06441\_432 NEW HOPE RD\_5173 025\_RIGHT SIDE OF HOME ADDITION\_10262022







114 Lake Run

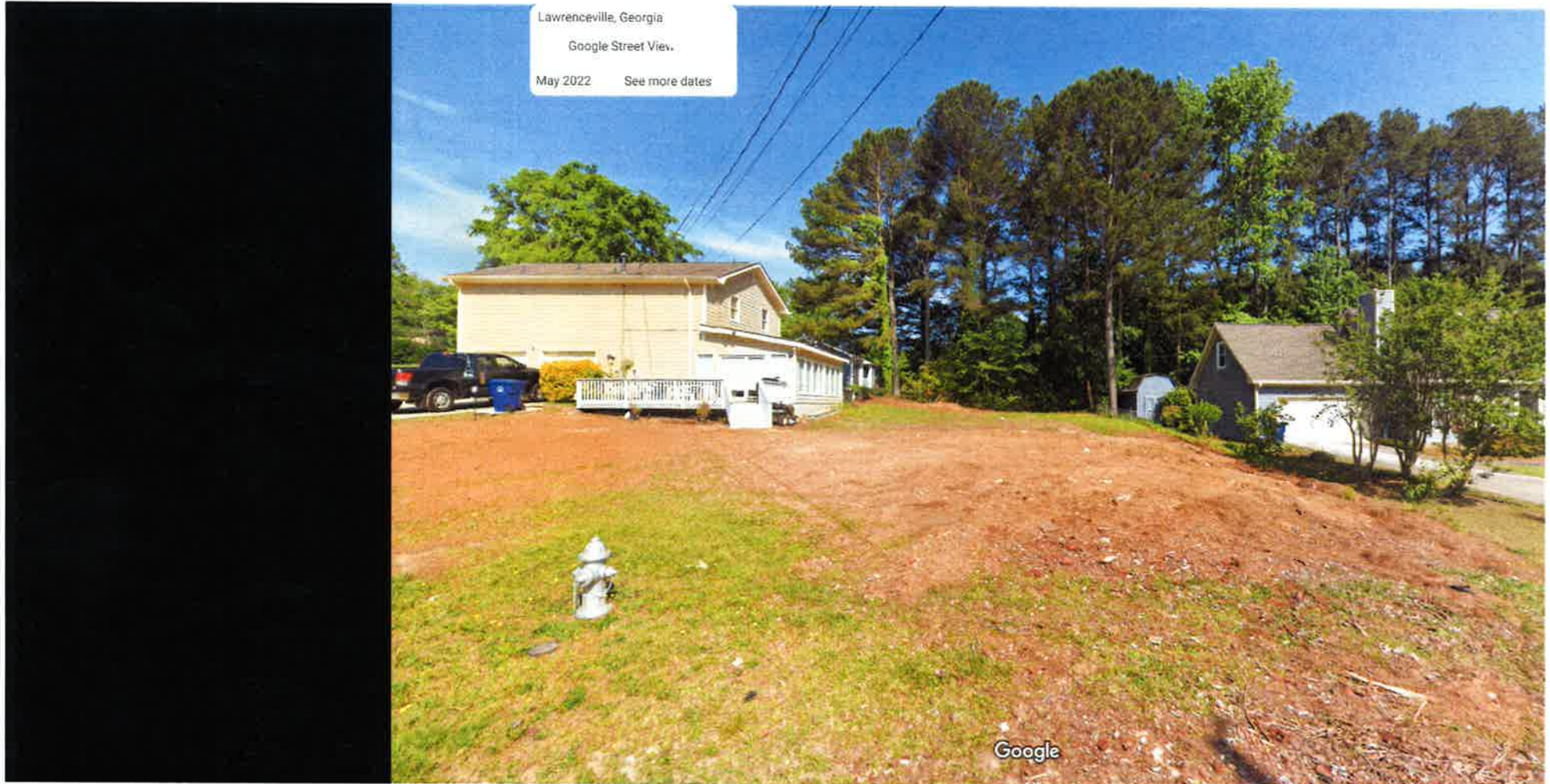


Image capture: May 2022 © 2023 Google

← 432 New Hope Rd

All

Street View & 360°





07-28-2021 09





05-31-2021 09





# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: BOARD OF APPEALS  
AGENDA CATEGORY: NEW BUSINESS

**Item:** VAR2023-00108; Seyling Reyes; 155 Paper Mill Road  
**Department:** Planning and Development  
**Date of Meeting:** Monday, July 17, 2023  
**Applicant Request:** Relief from Article 2, Height of Fencing or Walls  
**Presented By:** Todd Hargrave

**Summary:** Applicant requests relief from Article 2 Supplementary Regulations, Section 200.3.33 Fences and Walls, Subsection 200.3.33.1. Height of Fencing or Walls. The applicant requests a Variance to allow for a five (5) foot tall fence within the front yard setback.

**Attachments/Exhibits:**

- VAR2023-00108\_Report
- VAR2023-00108\_Application
- VAR2023-00108\_Site plan
- VAR2023-00108\_Pictures



# LAWRENCEVILLE

GEORGIA

## VARIANCE

**CASE NUMBER: VAR2023-00108**

- Appeal Description:** Allow a five (5) foot tall fence within the front yard setback.
- Applicant Name:** Seyling Reyes
- Development Type:** RS-60 (Single-Family Residential District)
- Ordinance:** Zoning Ordinance
- Code Section:** Article 2 Supplementary Regulations, Section 200.3.33 Fences and Walls, Subsection 200.3.33.1. Height of Fencing or Walls
- Subdivision:** None
- Property Address:** 155 Paper Mill Road
- Parcel #:** R5174 111

### Zoning Ordinance:

**Zoning Ordinance, Article 2 Supplementary Regulations, Section 200.3.33 Fences and Walls, Subsection 200.3.33.1. Height of Fencing or Walls** reads as follows:

#### **200.3.33.1 Height of Fencing or Walls**

Except as provided in Section 200.3.33.2, no wall or fence in a residential zoning district shall exceed 4 feet in height within a required front building setback line or 6 feet in height in the balance of the yard.



# LAWRENCEVILLE

## GEORGIA

### **Variance Request:**

The applicant requests a Variance to allow for a five (5) foot tall fence within the front yard setback.

### **Code Enforcement History:**

On May 30, 2023, Code Enforcement visited the site and observed that a fence was built in the front yard without a permit. The property owners were notified of their noncompliance and issued a Notice of Violation, given instructions on how to apply for Variance and obtain a permit.

The applicant submitted a Building Permit Application on June 9, 2023, to obtain a permit to finish construction of the fence. After the application was reviewed, the building permit was put on hold until the applicant addressed the nonconforming structure with a variance.

Since there are no preexisting variances on record for the subject property, the fence's nonconforming height must be addressed before a permit will be issued for the current structure.



# LAWRENCEVILLE

GEORGIA

### *Reading and Adoption*

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Rory Johnson</i>	<i>Chairman</i>		
<i>Richard Hall</i>	<i>Vice Chairman</i>		
<i>Cory Acuff</i>	<i>Board Member</i>		
<i>Joseph Wise</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<b><i>Date of Action:</i></b>	
<b><i>Motion:</i></b>	
<b><i>Mover:</i></b>	
<b><i>Secunder:</i></b>	
<b><i>Vote Carried:</i></b>	
<b><i>Action Taken:</i></b>	
<b><i>Action Certified By:</i></b>	
<b><i>Title:</i></b>	
<b><i>Date:</i></b>	





# LAWRENCEVILLE

*Planning & Development*

## **VARIANCE APPLICATION**



# LAWRENCEVILLE

Planning & Development

### VARIANCE APPLICATION

ADMINISTRATIVE

BOARD OF APPEALS

CITY COUNCIL

### GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

### APPLICANT INFORMATION

APPLICANT NAME: Seyling Cano Reyes  
EMAIL: americanroofing@yahoo.com PHONE: 678 200 0108  
STREET ADDRESS: 155 Paper Mill rd SUITE: Lville GA  
CITY: GA Lville STATE: GA ZIP CODE: 30046

SIGNATURE OF APPLICANT: DATE: 06-09-2023

### PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: Same is above  
EMAIL: PHONE:  
STREET ADDRESS: SUITE:  
CITY: STATE: ZIP CODE:

SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

### SITE INFORMATION

VARIANCE DESCRIPTION: To allow 5' fence at front yard  
STREET ADDRESS: 155 Paper Mill rd SUITE/UNIT #:  
CITY: Lville STATE: GA ZIP CODE: 30046  
PIN: LOT NO.: BLOCK NO.:



# LAWRENCEVILLE

Planning & Development

### ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: *RS-60*

ZONING CASE: *RZ-16-05*

PRINCIPAL USE: *Single-Family Residential*

SECONDARY USE (AS APPLICABLE):

### STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

a. Arises from a condition that is unique and peculiar to the building, land, and structures involved.

*I Agree*

b. Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.

*I Agree*

c. The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.

*I Agree*

d. The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.

*I Agree*

e. The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

*I Agree*

f. The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.

*I Agree*

g. Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?

*I Agree*



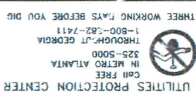
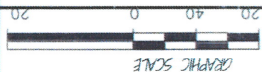


# SAWHNEY & ASSOCIATES

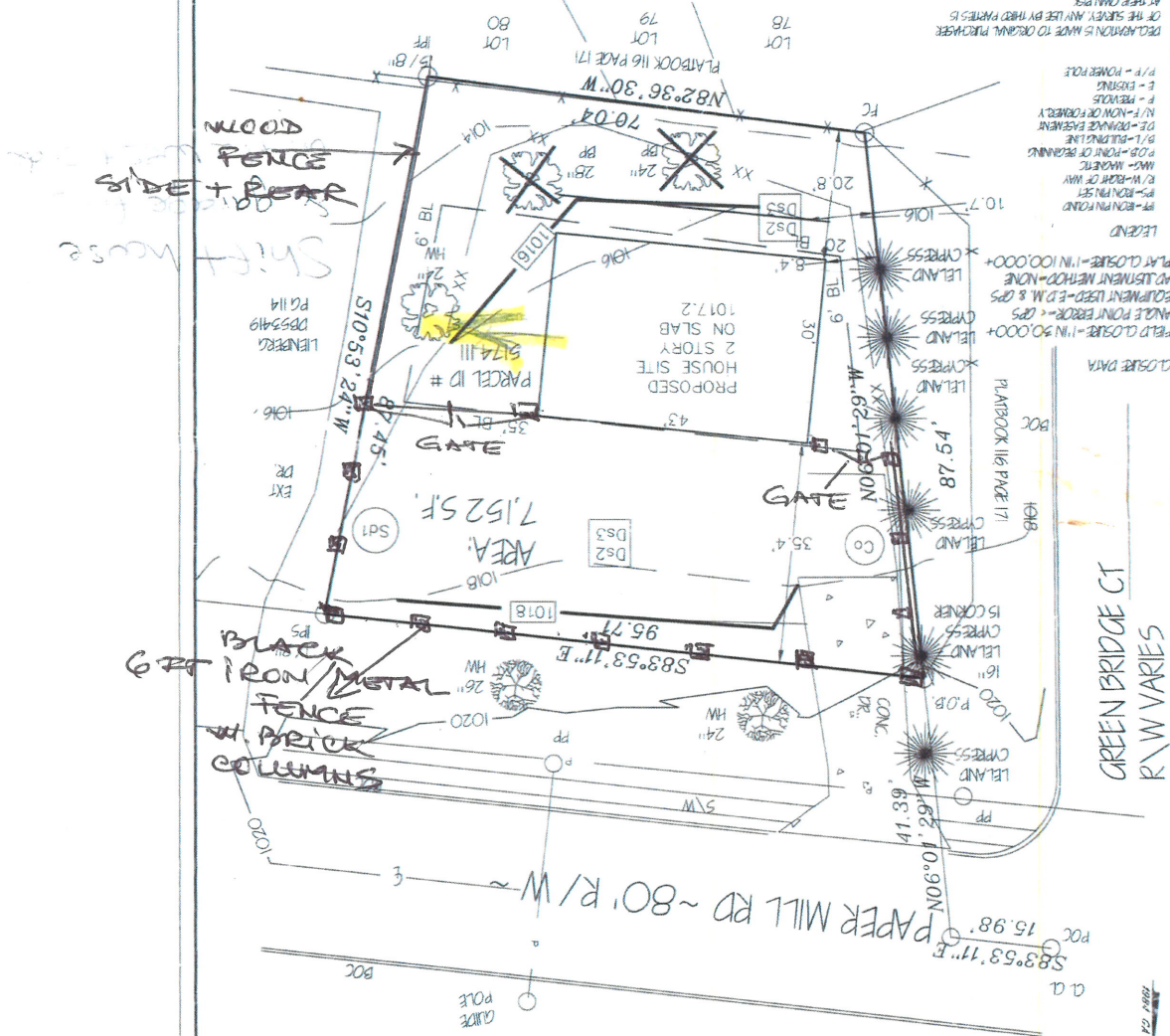
525 HASTINGS WAY  
JONESBORO GA 30228  
PH # (678)-500-4356

SCALE	1" = 20'
DATE	08/08/18 BLS
PROJECT	514
DATE	09/01/2018
DATE	09/01/2018
DATE	09/01/2018
DATE	09/01/2018

## Y C CONSTRUCTION, L.L.C.



DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND USE BY THIRD PARTIES IS AT THEIR OWN RISK. SURVEY IS VALID ONLY IF PRINTED ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR. THIS PROPERTY DOES NOT FALL WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE MAP.



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.



















