

City of Hilshire Village Variance Request

To the Board,

I am seeking approval for a variance request to keep an existing circular driveway (Corner lot at Ridgeley and Archley) at 1201 Archley Houston TX 77055. This circular driveway has been here since the home was originally built in 1981. My new construction home will have the same circular driveway, same size and same shape. I feel this an important driveway to keep as it will provide more parking for guest and more importantly for deliveries (Amazon, UPS, FedEx). This circular driveway will keep all guest and delivery vehicles out of the street that would normally cause disruption of flow.

Thank you for your time.

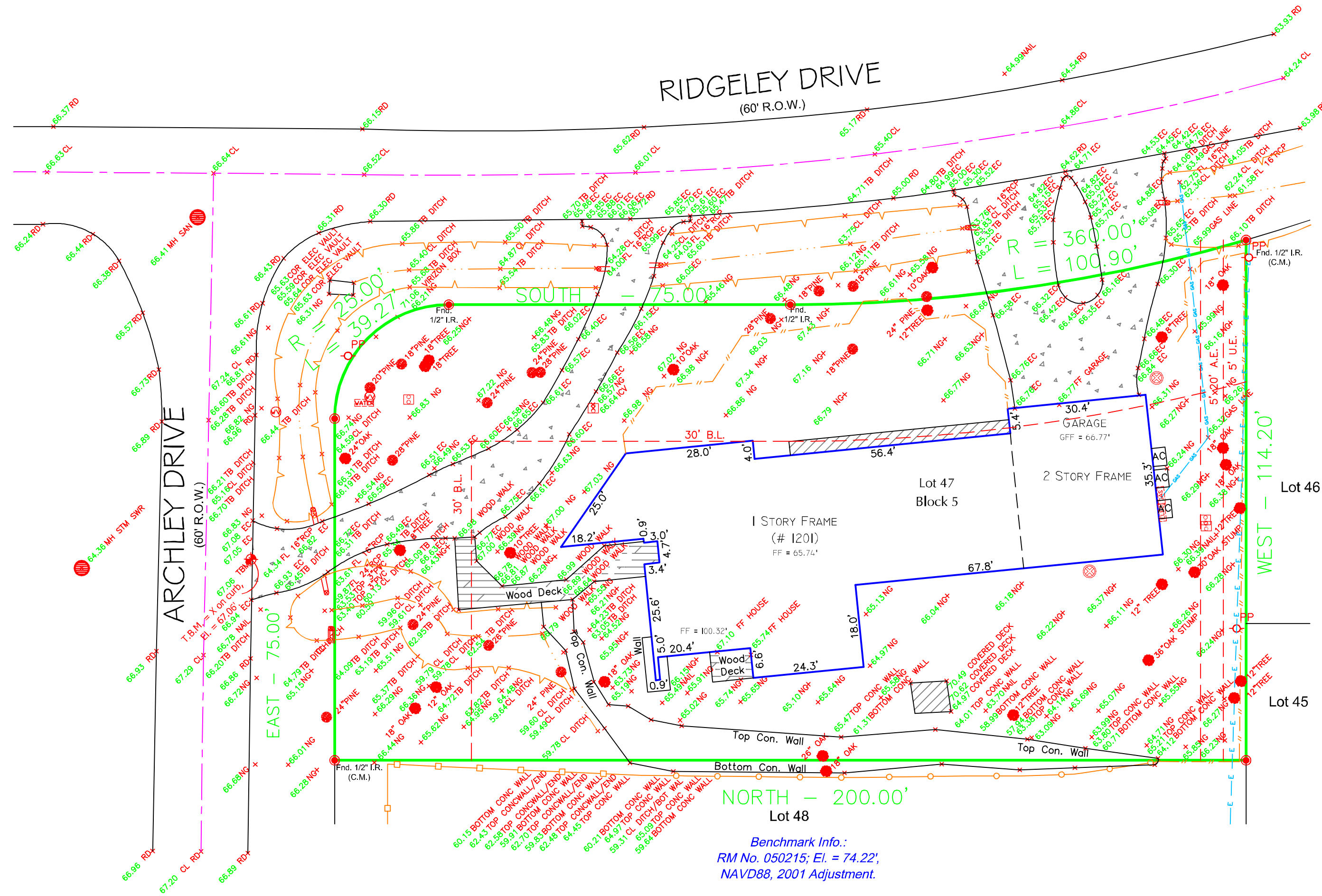
Stephen H Shorter

This property appears to be OUT of the 100 year flood plain (Zone X); as per insurance rate map 48201C0665 M, dated 06/09/2014.

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may flood.



SCALE: 1" = 20'



Barry D. Adkins
04/05/2023

For DaRam Engineers, Inc.
Barry D. Adkins, R.P.L.S. No. 6137

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original D.U.E. seal it is invalid and should not be relied upon for any purpose.

Notes:
- Basis for Bearings: Record plat.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- Dimension lines from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

LOT: 47	BLOCK: 5	SUBDIVISION: RIDGELEY PLACE	COUNTY: HARRIS
RECORDATION: VOLUME 34, PAGE 21 OF THE MAP/PLAT RECORDS		ADDRESS: 1201 ARCHLEY DRIVE	
CITY: HOUSTON	STATE: TEXAS	ZIP CODE: 77055	

This survey was prepared without the benefit of a title commitment and may not show all building lines, easements or other matters of record.

Survey firm #: 1019462
Engineering firm #: F-9503

DaRam Engineers, Inc.
11000 Richmond Avenue, Suite 300
Houston, Texas, 77042
(713) 528-1552 * Email: info@draram.com

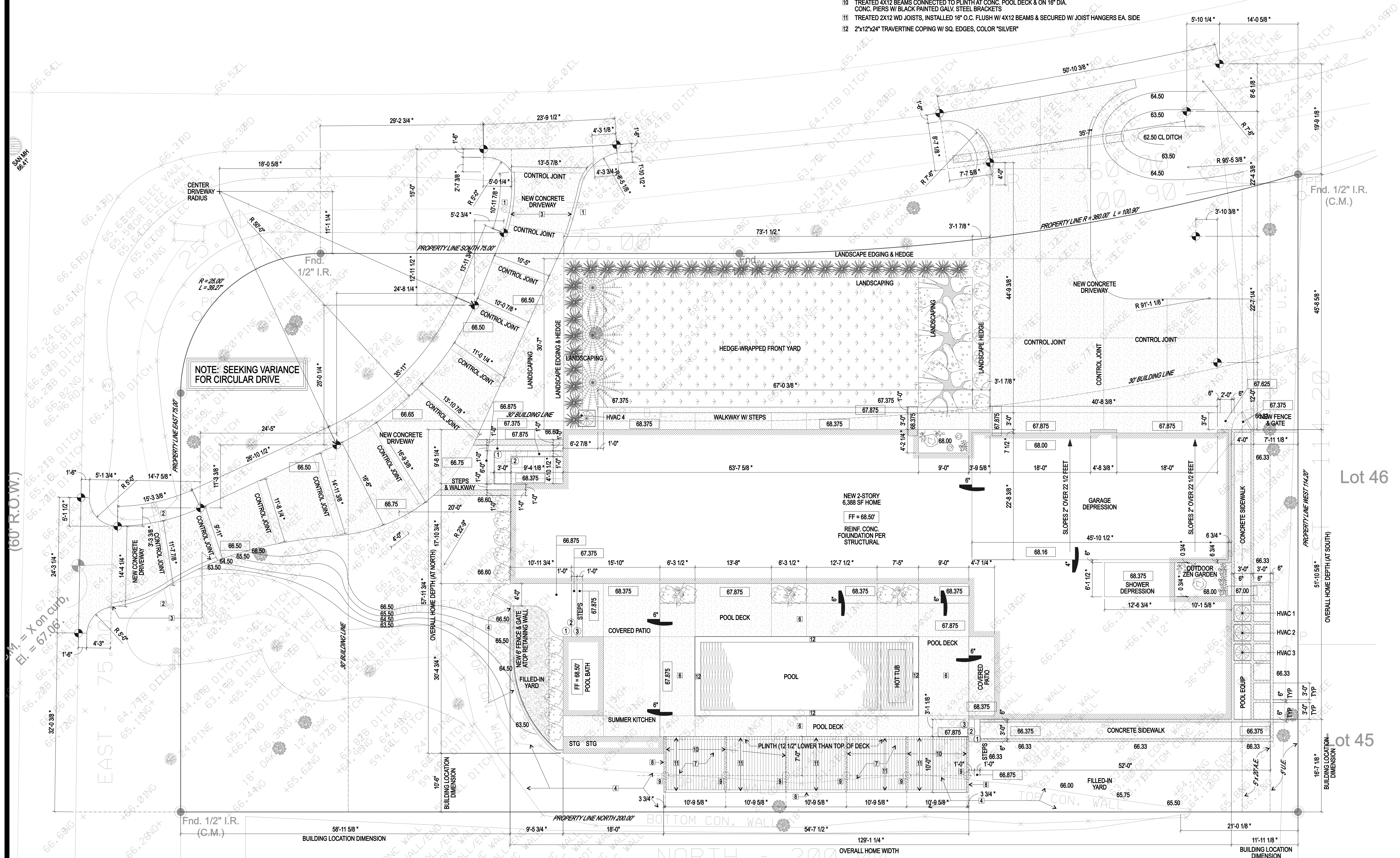
Field Crew: NS
Dates: 1/11
Project #: S20237055-Archley1201

SHEET KEY NOTES

- 1 EXISTING 16" RCP TO REMAIN - REPLACE ONLY IF DAMAGED DURING DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES
- 2 EXISTING 24" RCP TO REMAIN - REPLACE ONLY IF CONDITIONS IN 1 ABOVE ARE MET
- 3 6" CURB ALONG EDGE OF DROP-OFF WHERE PAVEMENT EDGE STOPS ALONG DITCH
- 4 EXIST. CONC. STABILIZED BANK TO REMAIN
- 5 REINF. 4" THK CONC. EQUIP. PAD
- 6 REINF. CONC. POOL PATIO W/ KOOL DECK, COLOR TBD
- 7 1 x 6" FIBURON PARAMOUNT SYNTHETIC WOOD DECKING, GAPPED PER MFR INSTRUCTIONS
- 8 1 1/4" SS BRAIDED CABLE RAILING BETWEEN STEEL RAILING FRAME SPACED EVERY 4" O.C. HORIZ. W/ 1X4 TEAK WD TOP RAIL AT 42" ABOVE DECK, W/ EASED SQ. EDGES
- 9 16" DIA. SONOTUB FORMED PIER TO SUPPORT WOOD DECK
- 10 TREATED 4X12 BEAMS CONNECTED TO PLINTH AT CONC. POOL DECK & ON 16" DIA. CONC. PIERS W/ BLACK PAINTED GALV. STEEL BRACKETS
- 11 TREATED 2X12 WD JOISTS, INSTALLED 16" O.C. FLUSH W/ 4X12 BEAMS & SECURED W/ JOIST HANGERS EA. SIDE
- 12 2"x12"x24" TRAVERTINE COPING W/ SQ. EDGES, COLOR "SILVER"

SHEET GENERAL NOTES

- 1 REFER TO CIVIL DRAWINGS FOR DRAINAGE, DRAINAGE CALCULATIONS, & DEVICES
- 2 REFER TO CIVIL DRAWINGS FOR NON-ELECTRICAL UTILITY TIE-INS
- 3 REFER TO CIVIL DRAWINGS FOR CITY OF HILLSHIRE VILLAGE STANDARD DETAILS & SWPPP REQUIREMENTS
- 4 CONTRACTOR TO COORDINATE WITH CENTERPOINT AND TELECOM COMPANIES TO DETERMINE WHERE NEW TIE-INS AND SITE DROPS TO OCCUR



NOTE: SEEKING VARIANCE FOR CIRCULAR DRIVE

NEW 2-STORY 6,388 SF HOME
FF = 68.50'
REINF. CONC. FOUNDATION PER STRUCTURAL

01 DIMENSIONAL SITE PLAN
SCALE: 1/8" = 1'-0"

Lot 48

ISSUES AND REVISIONS

DATE	DESCRIPTION
03.20.2023	CONCEPTUAL DESIGN REVIEW
04.20.2023	DESIGN DEVELOPMENT REVIEW
05.14.2023	PRE-PERMIT CONSULTANT COORDINATION
05.14.2023	ISSUE FOR PRELIMINARY PERMIT REVIEW
10.05.2023	ISSUE FOR PERMIT & PRICING



PROJECT NAME: SHORTER RESIDENCE
PROJECT ADDRESS: 1201 Archley Houston, Texas 77055
MERGE PROJECT NUMBER: 23003

SHEET ARCHITECTURAL SITE PLAN

A101