

Sims Street
ASPHALT
60' R.O.W. PER PLAT

POB

1/2 SQUARE
TUBE

RELOCATE
EXISTING FENCE

NEW 126s.f. CONCRETE
DRIVE APPROACH
PER CITY CODE

N 03°09'55" E 75.00'

NEW 470s.f.
CONCRETE DRIVE

NEW 85s.f.
CONCRETE WALK

21'-0"

25'-0"

W

8.0' S.Y.

25.0' B.L.
(ZONING)

8'-5 3/4"

25.0' R.Y.
(ZONING)

8'-4 1/2"

14'-5 5/8"

N 87°06'36" W 75.00'

S 87°06'36" E 75.00'

20' Alley

8.0' S.Y.

8'-0"

8'-1 3/8"

18'-0"

S 03°09'55" W 75.00'

NEW 16s.f.
CONCRETE PAD

CAP/IRS

CAP/IRS

C.U.

18'-0"

SITE PLAN

1" = 10'

PROPERTY ID: 60106
ZONING: SF-10
LOT: 5,625 s.f.
MAIN BUILDING: 1,828 s.f.
CONCRETE FLATWORK: 697 s.f.
MAIN BUILDING LOT COVERAGE: 32.5%
TOTAL LOT COVERAGE: 45%

#102

SP

SHEET NO.:

SITE PLAN

SHEET NAME:

DRAWN BY:

CH

SCALE:

04.03.23

DATE:



102 SIMS ST.
SANGER, TX 76266

