



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16579

**Date Submitted:** 12/02/2025

**Status:** Issued

**Date Issued:** 12/10/2025

**Address:** 609 BROWN BUCK AVE

**Parcel:** 1578895

**Zoning:**

**Subdivision:**

**Lot/Block:** 24/UUU

**Description of Work:** New Single Family Residence w/3rd Party Review and Inspections

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Adriana Perez

**Owner:** TOLL SOUTHWEST LLC

100 E 15th St 630

1140 VIRGINIA DR

Fort Worth, TX 76102

FORT WASHINGTON,, PA 19034

9722446925

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	3395		Living Space
U	VB	890		Utilities

**Sprinkler Sys Req:**

**Comment:** Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

**Required Corrections:**

Planning Development Department



## Residential New Building Permit Plan Review Comments

### ***Building***

**Reviewer:** Adriana Perez

**Email:** Adriana.A.Perez@BureauVeritas.com

**Phone:** 682-227-7436

#### 1. Bureau Veritas Zoning Notes:

Address: 609 Brown Buck Ave

Lot coverage: 45.60%(not over 50%)

Height: 30'-5"

Lot width at build line over 50': 60'

Verified driveway does not exceed more than 50% of front yard: 30%

(Measured from front wall of house to front property line)

Provided front yard setback: 20'-3"

Provided side yard setback L: 5'-0 1/2" R: 5'-0 1/2"

Provided rear yard setback: 33'-2"

Number of bedrooms: 4

Parking spaces (9' x18') provided: 3 in Garage, 2 Driveway

(Requirements: 3 bdrms=2; 4 bdrms=3; 5 bdrms= 4; 6 bdrms=5)

Houses on either side: Left: 20.25' Right: 20.13'

Masonry Requirements:

(Masonry is considered brick, stone, cementitious fiber concrete products or stucco)

Over 50% on all sides? yes

Trees shown on plot plan: 2

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/03/2025	Joseph Sigmon
Water Development Review	Approved	12/10/2025	Ibeth Heatley
Transportation Impact Review	Not Required	12/05/2025	Lamonica Smith
Urban Forestry Review	Approved	12/04/2025	Minden Ritz
Zoning Review	Approved	12/04/2025	Minden Ritz
PARD Review	Not Required	12/03/2025	Germaine Joseph
Building Plan Review	Approved	12/04/2025	3PTY BUREAU VERITAS
Issue Permit	Issued	12/10/2025	Patricia Martinez
Inspections			
Mechanical Plan Review	Approved	12/03/2025	Joseph Sigmon
Plumbing Plan Review	Approved	12/03/2025	Joseph Sigmon

Planning Development Department

Electrical Plan Review	Approved	12/03/2025	Joseph Sigmon
Plan Distribution	Routed for Electronic Review	12/08/2025	Minden Ritz
Plans Coordination	Approved	12/10/2025	Minden Ritz

#### General Comments and Additional Permit Information:

**Reviewer: Ibeth Heatley**  
**Email: Ibeth.Heatley@fortworthtexas.gov**  
**Phone:**

#### 1 WATER APPLICATIONS

**\*\*\* IMPORTANT\*\*\* PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS \*\*\***

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Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.

To prevent delays for a meter set, ensure the following criteria is met:

- Address must be clearly posted, i.e., visible and big enough to see
  - No debris or material over the meter box
  - Meter box must be in the ground to grade per city specification
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