

SITE DATA TABLE

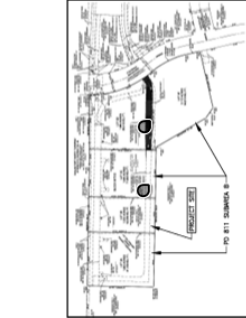
EXISTING ZONING	PLANNED DEVELOPMENT
LAND USE	RESIDENTIAL
LOT AREA	73,239 SF (1.67 AC)
BUILDING AREA	4,488 SF
FLOOR AREA RATIO	0.061
MAXIMUM HEIGHT	27'-4" (1ST FLOOR)
MINIMUM SETBACK	5 FT
PARKING PROVIDED	10 SPACES
BICYCLE PARKING PROVIDED	2

• BICYCLE PARKING LOCATIONS TO BE FINALIZED AT BUILDING FOOTPRINTING

FOR BE SUBAREA B TOTALS

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- NOTES:**
- NO EXISTING UTILITIES LOCATED ON THE PROPERTY.
 - PROPERTY OWNER TO VERIFY ALL UTILITIES WITH UTILITY COMPANIES.
 - REVISIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECT.



FINAL PLAT
CANYON IN OAK CLIFF PHASE 9
NOT TO SCALE

DEVELOPMENT PLAN
PROPOSED LOT 3B BLOCK M7212
PD B11 SUBAREA B
CASE NO. 2-24-000075

OWNER/DEVELOPER:
KOLBRI CIVIL ENGINEERS, LLC
1545 S. D. and Services, LLC
Richardson, TX 75083
CONTACT: Chris Weber, P.E.
cweber@kolbri-civil.com

ENGINEER:
KOLBRI CIVIL ENGINEERS, LLC
1545 S. D. and Services, LLC
Richardson, TX 75083
CONTACT: Eric Elster
erelster@kolbri-civil.com



BENCHMARKS:

• ALL BENCHMARKS ARE TO BE SET BY THE SURVEYOR AT THE TIME OF SURVEY. BENCHMARKS SHALL BE SET AT THE INTERSECTION OF THE PROPOSED LOT 3B AND THE CENTERLINE OF THE EXISTING DRIVEWAY. BENCHMARKS SHALL BE SET AT THE INTERSECTION OF THE PROPOSED LOT 3B AND THE CENTERLINE OF THE EXISTING DRIVEWAY. BENCHMARKS SHALL BE SET AT THE INTERSECTION OF THE PROPOSED LOT 3B AND THE CENTERLINE OF THE EXISTING DRIVEWAY.