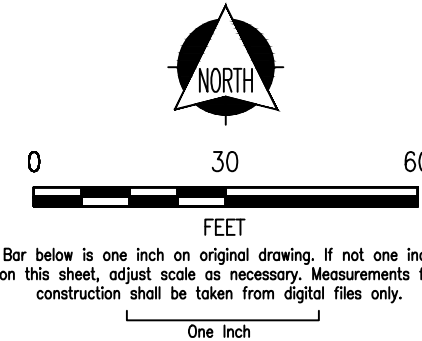
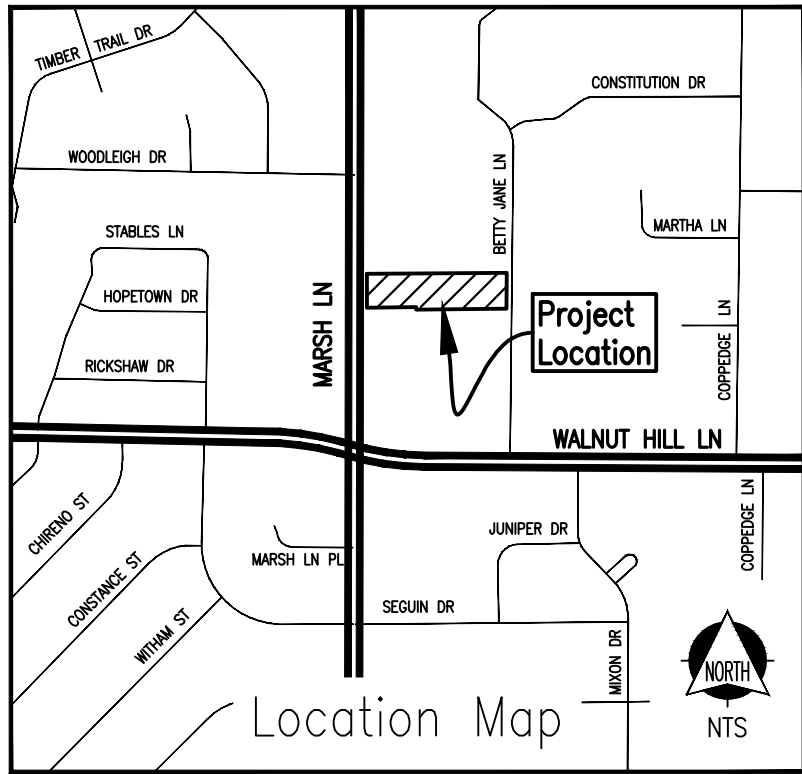
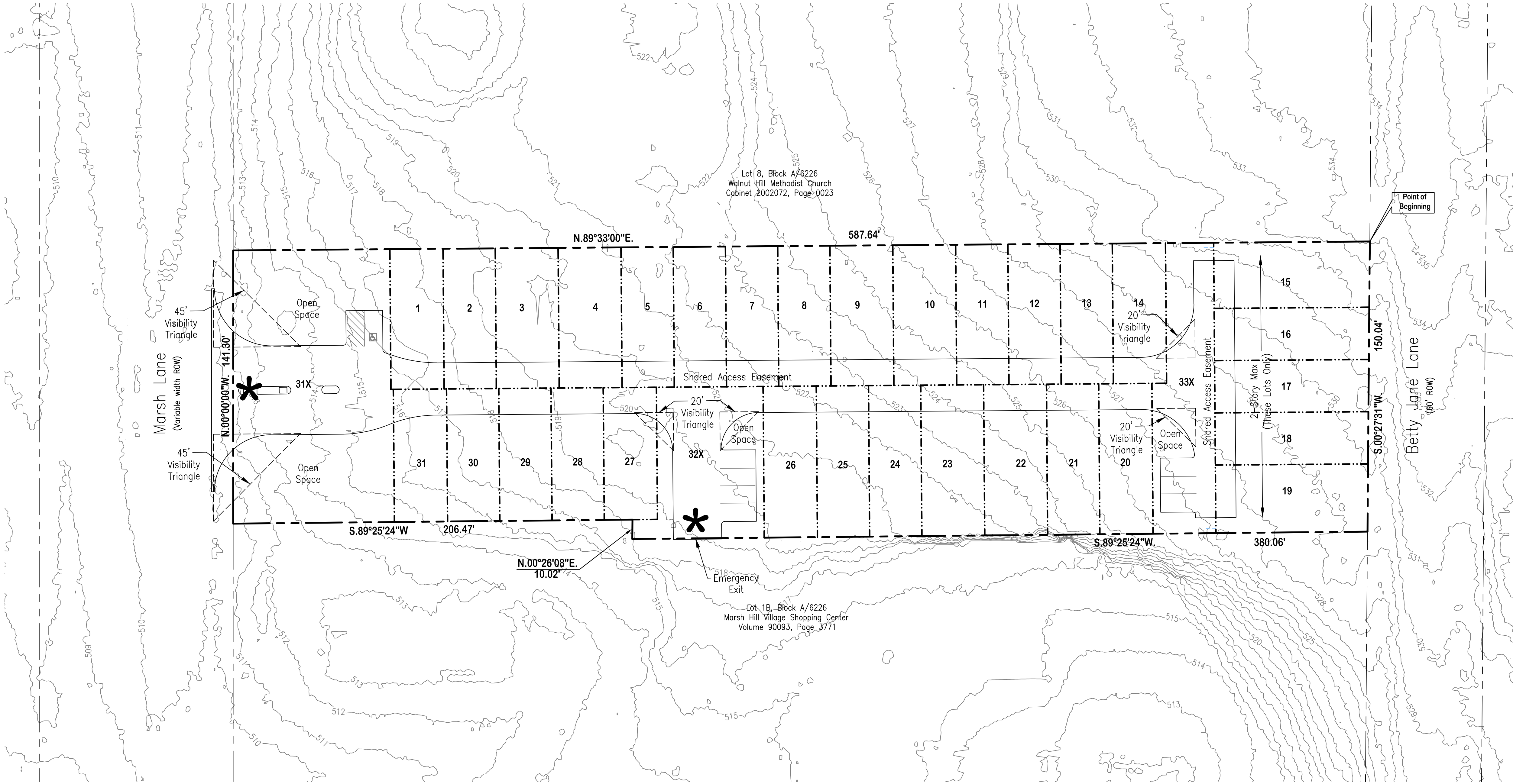
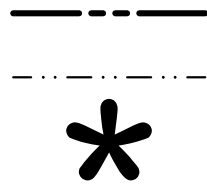


FILE: EVON DESIGN GROUP\ION DESIGN GROUP - DOCUMENTS\PROJECTS\6031.00 - CEDARDALE MARSH LAND\DRAWINGS\PILOT PLANNING\PILOT DATE: 1/2/2025 11:17:05 AM SAVED: 1/2/2025 11:15:50 AM BY: JASMINBARTON



LEGEND

- Property Line
- Lot Line
- Access Point



SITE INFORMATION

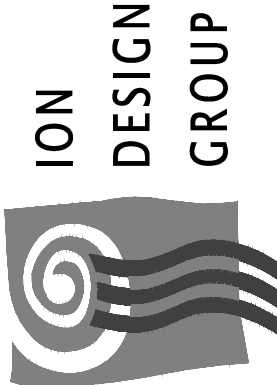
Existing Zoning	CR
Proposed Zoning	PD (TH-3(A))
Total Area	1.983 ac
Min Lot Area	1,800 sf
Total Density	16 units/acre
Max Lot Coverage	60%
Min Front Setback	No Min
Min Side Setback	No Min
Min Rear Setback	No Min
Guest Parking Required	0.25 spaces/unit
Parking Required	8 spaces
Parking Provided	8 spaces
Max Building Height*	45 ft

*Lots adjacent to Betty Jane Lane shall be 2-story with a roof eave height no greater than 30 feet.

NOTE: The conceptual plan on this exhibit is based on available information provided by the Owner. Information has not been verified by field survey. This preliminary plan is intended for reference purposes only. Actual lot yield and infrastructure cost projections cannot be determined until further detailed site conditions are determined.

Project No.	6031.00
Date	1/3/2025
Designed By	JT
Drawn By	FM
Reviewed By	JT

7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph



CONCEPTUAL PLAN

Project Name
Marsh Lane Townhomes
Z234-352
(Shared Access)
Benjamin Merrell Survey Abstract No 933
10056 Marsh Lane
City of Dallas, Dallas County, Texas

Sheet Number
1/1