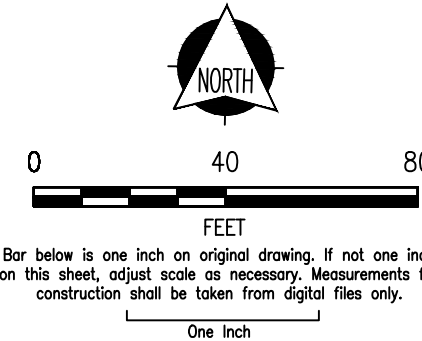
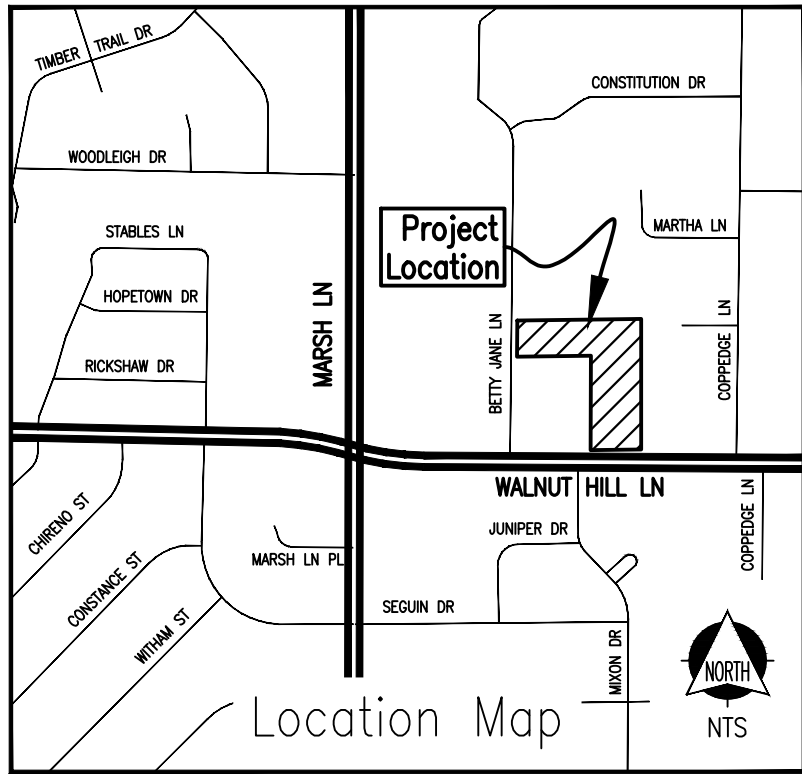
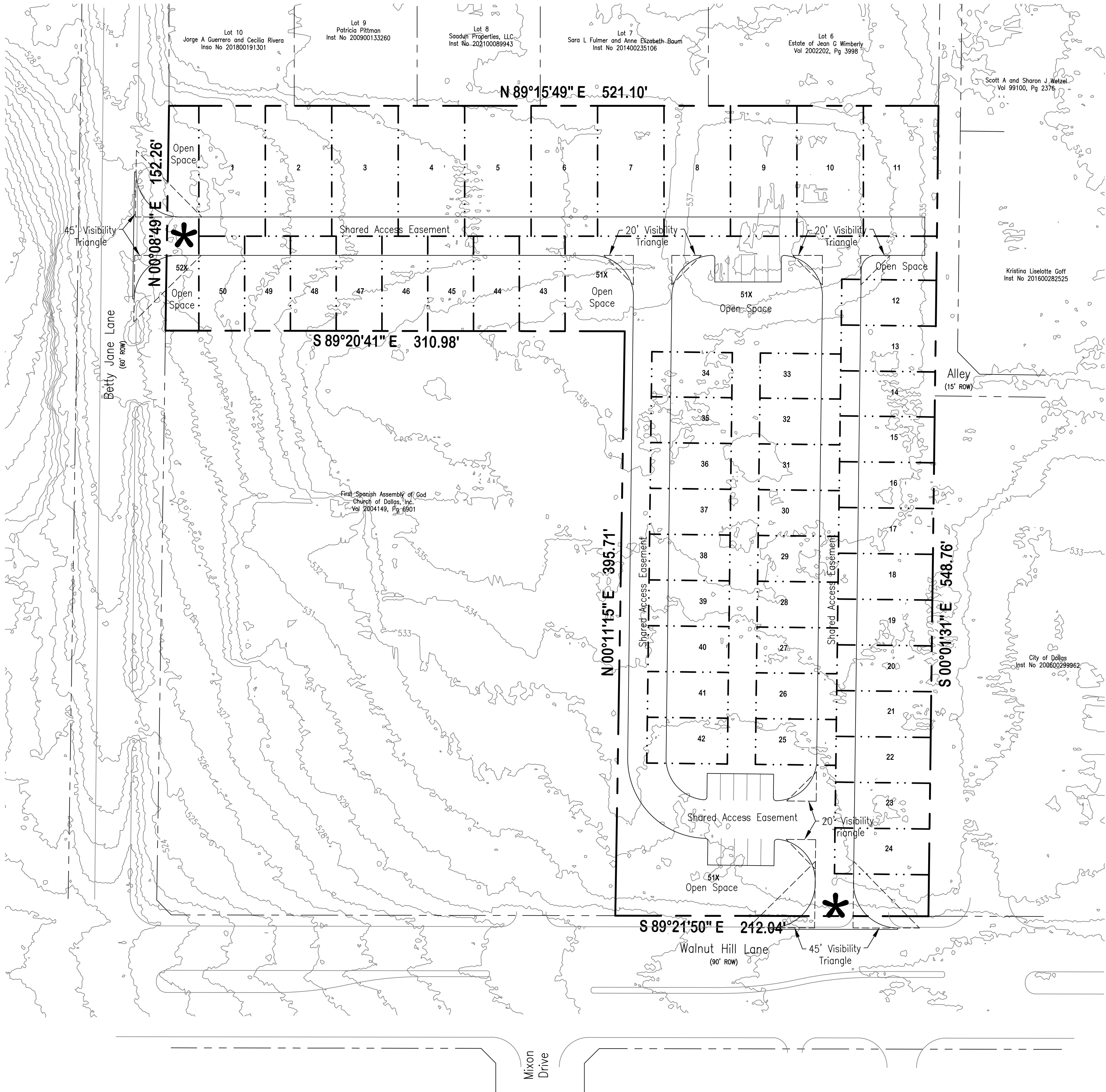


FILE: EVON DESIGN GROUP\ION DESIGN GROUP - DOCUMENTS\PROJECTS\BOLLOO CONDOMINIUM BETTY JANE\DRAWINGS P\OFF PLANNING PLOT DATE: 7/14/2025 11:52:45 AM SAVED: 7/14/2025 11:52:45 AM BY: JASONTWITIN



LEGEND

- Property Line
Lot Line
Access Point

SITE INFORMATION

Existing Zoning	R-16(A)
Proposed Zoning	PD (R-5(A))
Total Area	3.746 AC
Min Lot Area	1,650 SF
Total Density	14 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	13 Spaces
Parking Provided	13 Spaces Min
Max Building Height	30 FT (Lots 1-11) 36 FT (Lots 12-50)

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 Name		Project No.		Date		Designed By		Drawn By		Reviewed By		Revisions / Submissions		Date	
Betty Jane Residences		6033.00		7/14/2025		JT		FM		JT					
Z-25-000021															
(Shared Access)															
Benjamin Merrell Survey Abstract No 933															
10010 Betty Jane Lane & 3807 Walnut Hill Lane															
City of Dallas, Dallas County, Texas															
CONCEPTUAL PLAN															
Sheet Number															
1/1															