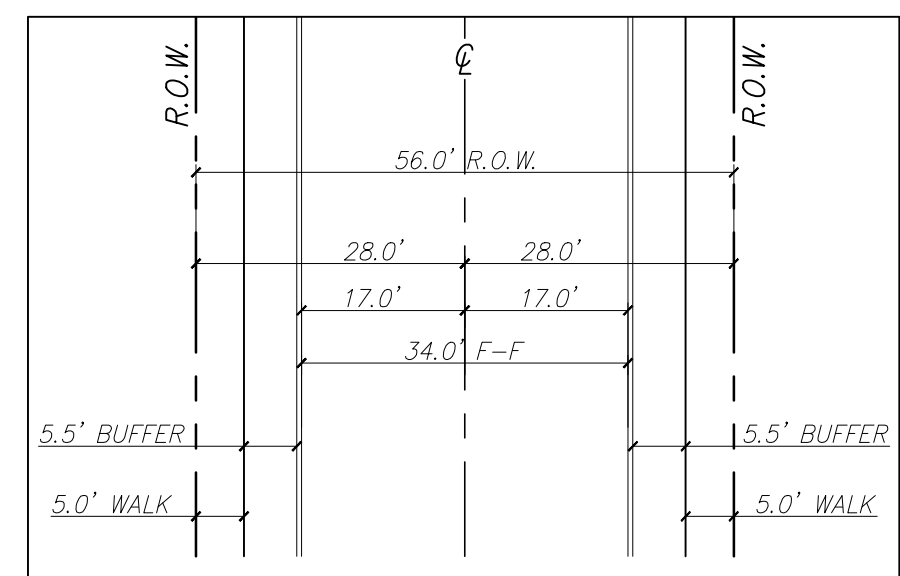


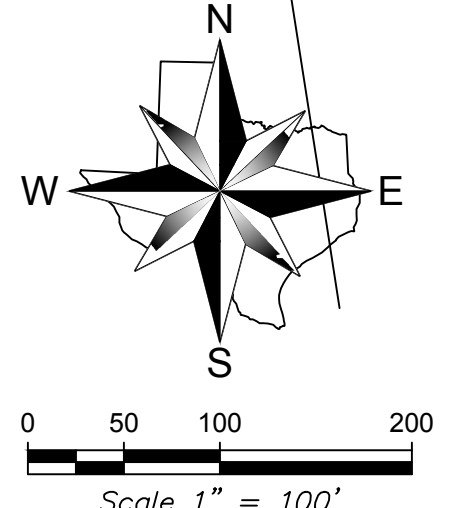
NOTE:
NO DEVELOPMENT
WITHIN FLOODPLAIN

LOTS BORDERING AGAINST FIVE MILE CREEK AND/OR R-16 ZONING
ARE LARGER THAN THE MINIMUM SHOWN HEREON AND LARGER
THAN THOSE SHOWN ON THE PREVIOUSLY APPROVED PD.

TYPICAL STREET DIMENSIONS
1"=20'



SITE CHART				
SITE LAND USE	Single Family			
GROSS USE AREA	44.23 Acs.			
SITE DENSITY	3.87 Units/Acre			
	FRONT ENTRY	REAR ENTRY	TOTAL	
NO. OF LOTS	Ea. 54	118	172	
MIN. LOT WIDTH AT SETBACK	Ft. 50	40		
MIN. LOT DEPTH	Ft. 116	110		
MIN. LOT SIZE	Sf. 5,800	4,400		
MAX. STRUCTURE HEIGHT	Ft. 30 ft. / 2 Stories			
MIN. FRONT SETBACK	Ft. 20	5		
MIN. SIDE STREET SETBACK	Ft. 10	10		
MIN. REAR SETBACK	Ft. 20	20		
MAX. LOT COVERAGE	% 50%	50%		
CONSERVATION ESMT. AREA	Acs. 11.28			
1/11/2019				



DEVELOPMENT PLAN
WEST CLIFF ESTATES
ZONING CASE NO. Z178-302(PD)

PRELIMINARY - NOT FOR CONSTRUCTION

DEVELOPMENT PLAN
WEST CLIFF ESTATES
DALLAS, TEXAS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
1000 WEST WALKER BLVD., SUITE 325
DALLAS, TEXAS 75201
REGISTRATION NO. 43646
EXPIRES 02-28-2019

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.J. WINKELMANN, P.E. #43646 FOR REVIEW PURPOSES ONLY.

No.	DATE	REVISION	APPROVED
6	02-11-2019	CHANGES PER COT DALLAS COMMENTS 01-11-2019	WJW
5	01-16-2019	CHANGES PER COT DALLAS COMMENTS 01-11-2019	WJW
4	12-04-2018	CHANGES PER COT DALLAS MTG. 12-04-2018	WJW
3	11-21-2018	REVISE LOTS, SHOW CONSERVATION ESMT. AREAS	WJW
2	10-22-2018	CALL OUT OPEN SPACE AC. AMOUNT	WJW
1	8-23-2018	REVISIONS PER CITY COMMENTS TO 1ST SUBMITTAL	WJW

BLK 8018
LA ACADEMIA DE ESTELLAS
CC#201300168196 OPRDCT

BLK 8018
CITY OF DALLAS
VOL. 97136 PG. 1325 DRODCT

BLK B/6965
KIMBALL SQUARE, LTD.
VOL. 2001247 PG. 03105 DRODCT

BLK B/6965
CITY OF DALLAS
CC-B7-10352-B OPRDCT

BLK B/6965
GLADYS CAZARES
CC#201700025150 OPRDCT

BLK 8018
2.71 ACS. CONSERVATION AREA

BLK 8018
CITY OF DALLAS
VOL. 97136 PG. 1325 DRODCT

BLK 6961
ABEL HERNANDEZ & HORTENCIA CAZARES
CC#201000172992 OPRDCT

BLK 6961
RAUL RIOS & MARIA D. CAZARES
CC#201000172995 OPRDCT

BLK 6961
ROSINA B. ALEJANDRO
VOL. 99187 PG. 5350 DRODCT

BLK A-B/8018
COUNTRY CREEK CONDOMINIUMS
VOL. 79252 PG. 0388 DRODCT

BLK A/6964
VISTA DEL CIELO, LTD.
VOL. 2003081 PG. 2469 DRODCT

BLK B/6964
VISTA DEL CIELO, LTD.
VOL. 2004113 PG. 00178 OPRDCT

BLK C/6964
VISTA DEL CIELO, LTD.
VOL. 2004113 PG. 00178 OPRDCT

BLK B/6964
VISTA DEL CIELO, LTD.
VOL. 2004113 PG. 00178 OPRDCT

BLK D/6964
VISTA DEL CIELO, LTD.
VOL. 2004113 PG. 00178 OPRDCT

BLK 6960
CENTRO CRISTIANO CHURCH
VOL. 26824 PG. 1799 DRODCT

BLK 6961
JERRY D. & PHYLLIS LEE MERRYMAN
VOL. 95196 PG. 4342 DRODCT

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CC#201000172992 OPRDCT

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