



LAND INFORMATION	
EXISTING ZONING	R-10(A) Single Family
CITY BLOCK	Lot 3 / Block 6960
MINIMUM LOT SIZE	7500 SQ.FT.
PROPOSED ZONING	PD for Single Family Lots
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	5 FEET
DWELLING UNITS	MAX. 22

BENCH MARKS:

BM #1 - Square cut in top of concrete curb, south curb line of Blue Ridge Boulevard, ±13.6 feet west of the centerline of Lampasas Avenue. ELEVATION - 755.89 feet

BM #2 - "X" cut in center of concrete sidewalk, south side of Blue Ridge Boulevard, ±35.5 feet west of the centerline of La Playa Drive and ±21.6 feet south of the centerline of Blue Ridge Boulevard. ELEVATION - 652.88 feet

Rev #	TYPE OF WORK	DATE	CITY OF DALLAS	DATE

DESIGN DEVELOPMENT CONSULTANTS, INC.
 REGISTRATION # 10970
 SD&C PID: ---- CITY PLAN FILE NO.: ----
BLUE RIDGE ESTATES
 3844 BLUE RIDGE BOULEVARD, DALLAS, TX, 75233
 FROM BLUE RIDGE BOULEVARD TO RIO GRANDE AVE.
 DALLAS WATER UTILITIES
CITY OF DALLAS, TEXAS

DESIGN:	DRAWN:	DATE:	FILE:	NUMBER:	SHEET:
S.I.A.	AI	09/07/16	411Q	----	----

S.I. ABED
 THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF S.I. ABED, REGISTERED PROFESSIONAL ENGINEER NO. 97531
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY S.I. ABED, P.E. #97531

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 SITE OFFICE: 503 WADE COURT, EULESS, TX, 76039
 Tel: 214-868-9320 Fax: 1-866-531-8263

Δ=089°15'00"
 R=40.00'
 L=62.31'
 Ch L=56.20'
 Ch B=S44°54'01"W