



LAND INFORMATION	
EXISTING ZONING	R-10(A) Single Family
CITY BLOCK	Lot 3 / Block 6960
PROPOSED ZONING	PD for Single Family Lots
FRONT SETBACK	15 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	5 FEET
DWELLING UNITS	MAX. 25

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
3.				
2.				
1.				

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
04/17/17
REGISTERED PROFESSIONAL ENGINEER

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

ddc DESIGN DEVELOPMENT CONSULTANTS, INC.

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