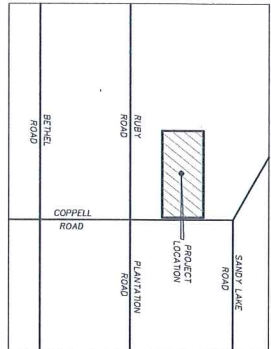




50 25 0 50 100
1" = 50'



SITE SUMMARY:
 EXISTING ZONING - SF-12
 PROPOSED ZONING - PD-9
 TYPICAL LOT DIMENSIONS - 70' x 150' (Approx)
 TYPICAL LOT SIZE - 10,500 S.F.
 MINIMUM LOT WIDTH - 70 FEET
 MINIMUM LOT DEPTH - 150 FEET
 MINIMUM DWELLING SIZE - 1800 S.F.
 MAXIMUM LOT COVERAGE - 60%
 MAXIMUM HEIGHT - 35 FEET

SETBACKS:
 FRONT YARD - 25'
 REAR YARD - 20'
 SIDE YARD - 5'

PD CONDITIONS
 ALL DWELLINGS SHALL BE DETACHED HOMES.

**PROPOSED ZONING EXHIBIT
 & SITE PLAN
 IRBY ADDITION**
 7 SINGLE FAMILY LOTS
 BEING SEVEN PLATTED LOTS, OF THE IRBY ADDITION
 BEING OUT OF THE
 JOHN VEST SURVEY, ABSTRACT NO. 1308
 CITY OF COPPELL, DALLAS COUNTY, TEXAS

DEVELOPER:
TIMBERLAND CREEK COMPANIES, INC.
 3530 GLADE ROAD, SUITE 100-322
 COLLEEN, TEXAS 76048
 469-688-5224
 tllc@tllc.net

FEBRUARY 18, 2014
 1" = 50'

AREA OF CALLED HEARING