

PROPERTY OWNER / DEVELOPER:

**ZARAI CONSTRUCTION LLC**  
3952 OAKMONT DR.  
THE COLONY, TX 75056  
(214) 675-0605

CITY FILE NUMBER:

No.	REVISION/ISSUE	DATE
1	CITY COMMENTS	1.17.2023

PROJECT NAME :

**THE ENCLAVE**

ADDRESS :

**2400 BRIARDALE DRIVE**  
**CARROLLTON, TX 75006**

SHEET TITLE :

**ZONING EXHIBIT**  
(CONCEPTUAL SITE PLAN)

DRAWN BY :

REVISED BY:

ISSUED FOR :

SHEET No.

DATE :

01.17.2023

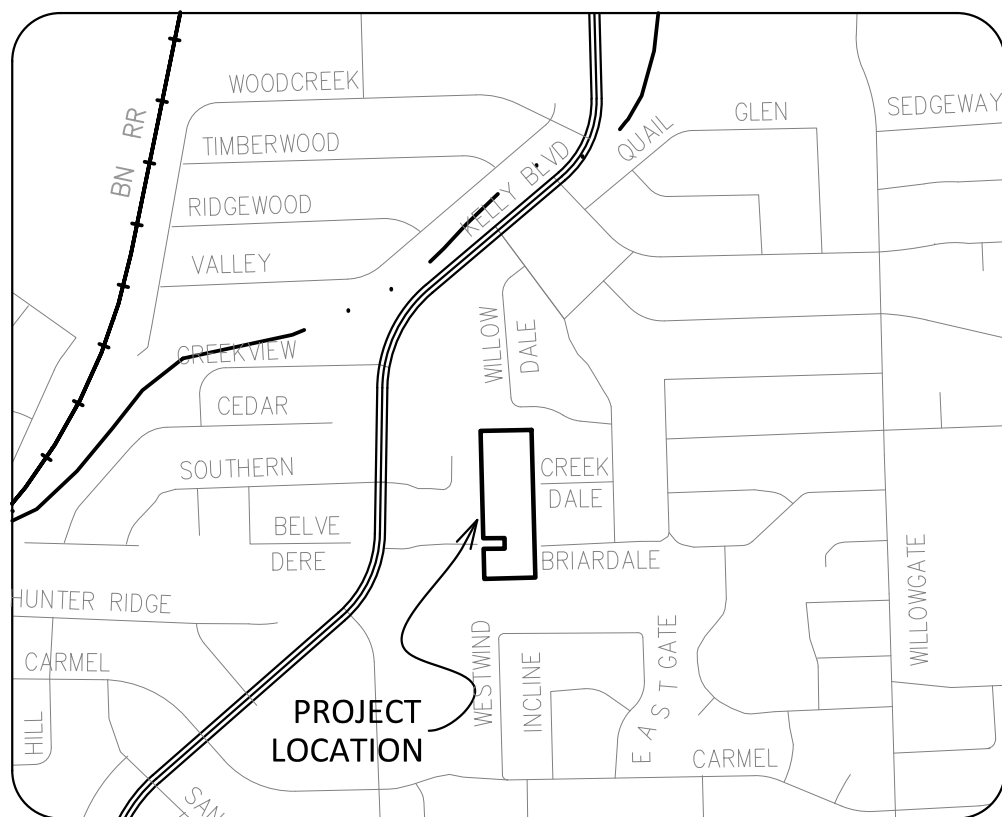
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CITY FILE No. PLZPD 2022-196

**NORTH**

40 0 20 40 80

1" = 40'-0"



**LOCATION MAP**  
1" = 1000'

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EsmL	EASEMENT
ULI	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FIRE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SN	STREET NAME CHANGE
C	CENTERLINE
Q	BLOCK DESIGNATION
ST	STREET FRONTAGE
Cap.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRDCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

INDICATE PROPOSED EXTENSION  
OF BRIARDALE DRIVE

**BOUNDARY OF TRACK**

Line #	Length	Direction
BL1	241.42	S 88°29'44" W
BL2	142.56'	N 01°28'23" W
BL3	99.59'	N 89°31'07" E
BL4	50.00'	N 00°28'53" W
BL5	100.46'	S 89°31'07" W
BL6	508.60	N 01°28'23" W
BL7	241.43'	N 88°54'02" E
BL8	699.46'	S 01°28'23" E

ACREAGE : 3.88 (169,073 SQUARE FEET)

MILLER COURT  
(50' RIGHT OF WAY)

e Estates  
se-2  
0089, Pg. 6

LOT 1, BLOCK A

20' ALLEY

LOT 3, BLOCK C

SOUTHERN CIRCLE  
(50' RIGHT OF WAY)

ADJACENT ZONING  
SF-8.4/18

LOT 11, BLOCK B

20' DRAINAGE & UTILITY EASEMENT  
VOL. 92055, PG. 6109  
(TO BE ABANDONED AND  
RE-DEDICATED BY THIS PLAT)

Parkside Estates  
Vol. 92068, Pg. 2748

LOT 10, BLOCK B

LOT 3, BLOCK B

LOT 2, BLOCK B

LOT 1, BLOCK B

BRIARDALE DRIVE  
(50' RIGHT OF WAY)

ADJACENT ZONING  
SF-8.4/18

LOT 4, BLOCK A

LOT 5, BLOCK A

LOT 6, BLOCK A

LOT 4, BLOCK A

ADJACENT ZONING  
SF-8.4/18

BL7

LOT 12, BLOCK H

EXISTING INLET

LOT 13, BLOCK H

LOT 14, BLOCK H

LOT 15, BLOCK H

LOT 16, BLOCK H

PROPOSED ZONING  
SF-8.4/18

LOT 24, BLOCK H

LOT 23, BLOCK H

CREEKDALE COURT  
(50' RIGHT OF WAY)

LOT 25, BLOCK H

LOT 26, BLOCK H

ADJACENT ZONING  
SF-8.4/18

LOT 3, BLOCK B

LOT 2, BLOCK B

LOT 1, BLOCK B

EXISTING INLET

25'X100' ROADWAY EASEMENT  
VOL. 92055, PG. 6121  
(TO BE ABANDONED)

50'X100' ROADWAY DEDICATION  
VOL. 92055, PG. 6105

490' (APPROX.)  
TO KELLY BLVD.

BRIARDALE DRIVE  
(50' RIGHT OF WAY)

ADJACENT ZONING  
SF-8.4/18

LOT 4, BLOCK A

LOT 5, BLOCK A

LOT 6, BLOCK A

LOT 4, BLOCK A

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**CONCEPTUAL**  
**LANDSCAPE PLAN**

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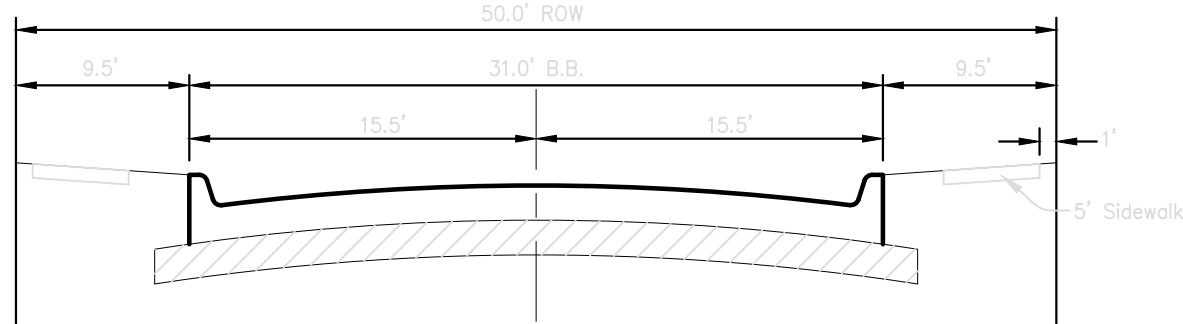
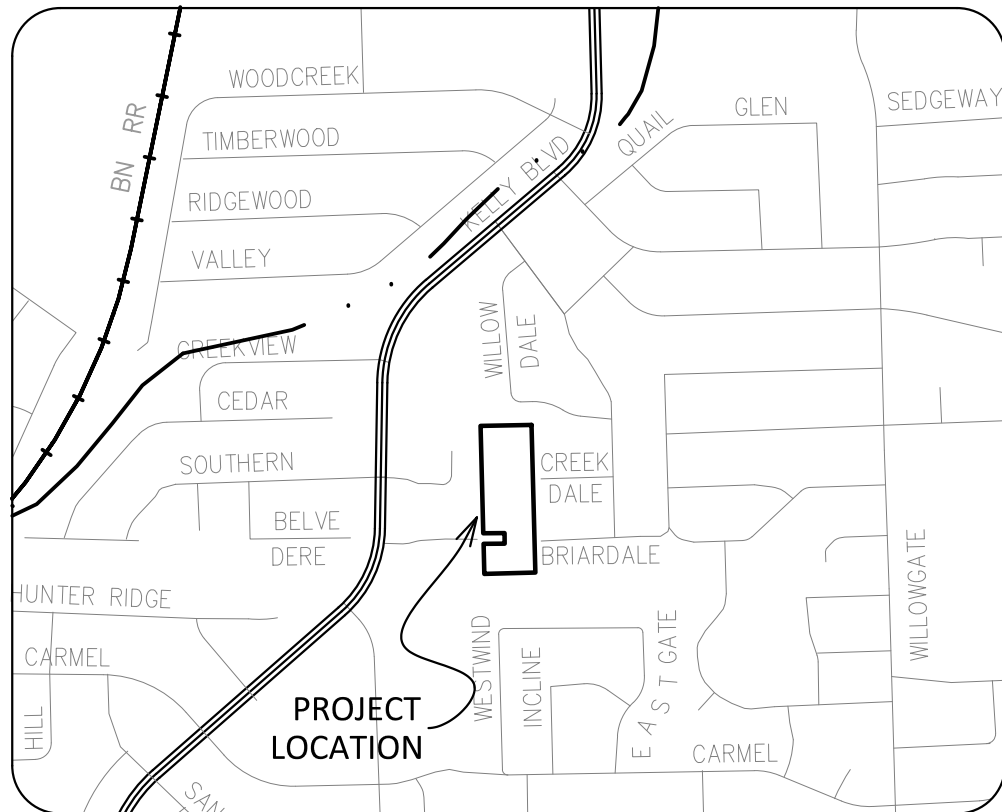
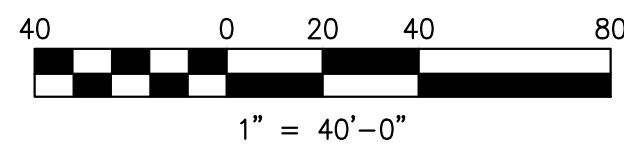
SHEET No.

DATE :  
01.17.2023

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CITY FILE No. PLZPD 2022-

**NORTH**



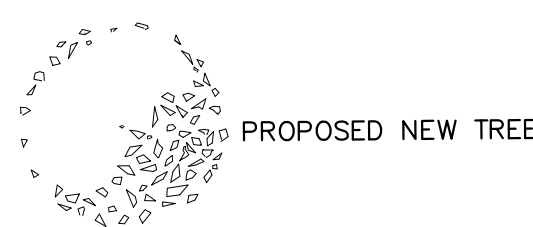
Typical 31' BB Pavement Section

Not To Scale

GROUND COVER  
BERMUDA GRASS  
REQUIRED = 16,918 SQ.FT.  
PROVIDED = 133,858 SQ.FT.



EXISTING TREE TO REMAIN



PROPOSED NEW TREE

**PROPOSED LOTS**

Lot #	Block #	Square Feet	Acreage
1	B	14911.95	0.342
2	B	65,220.63	1.497
3	B	38,600.32	0.886
4	A	9,792.52	0.225
5	A	12,922.01	0.297
6	A	13,355.53	0.307

**PROPOSED ZONING**

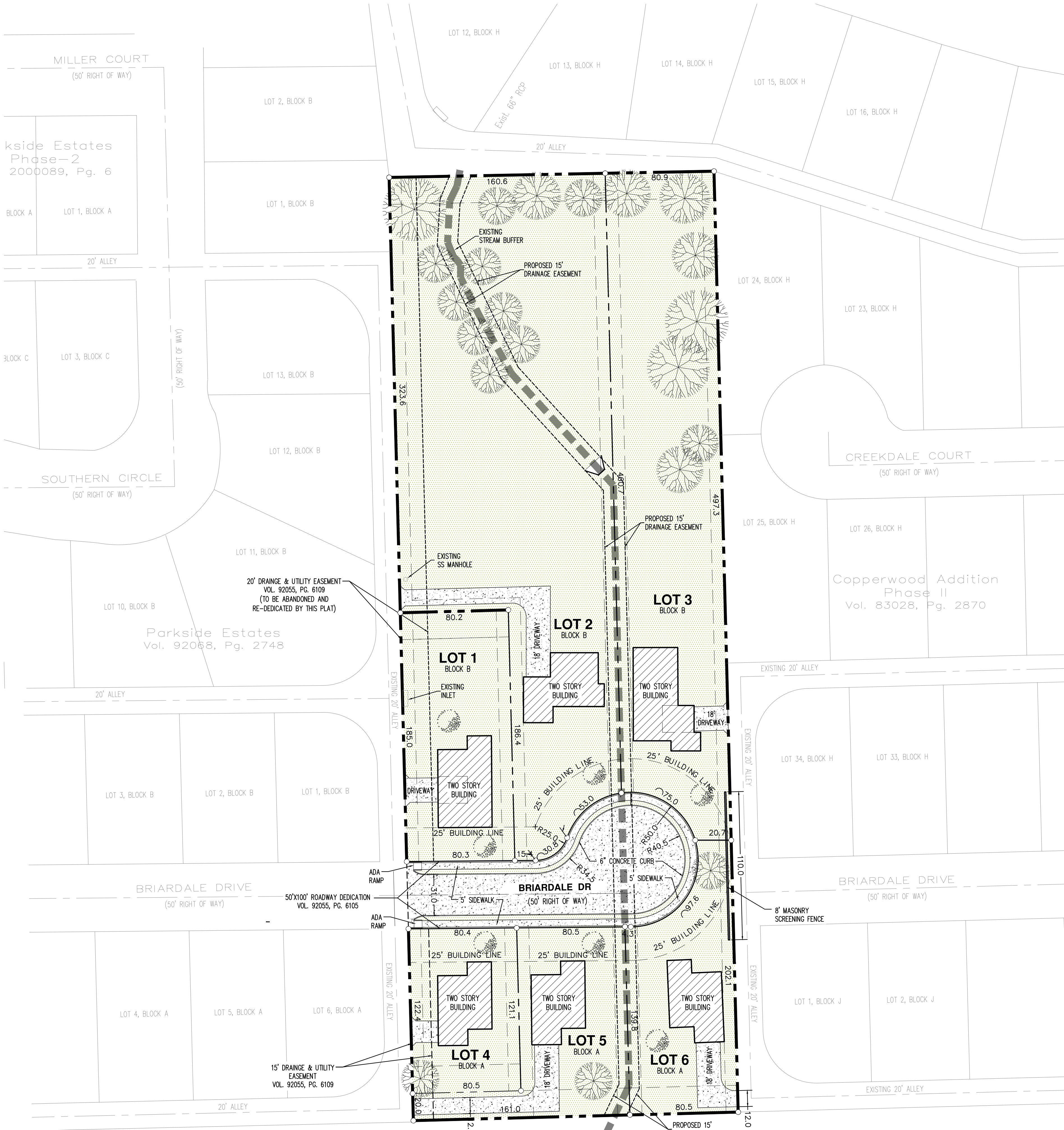
• SINGLE FAMILY SF-8.4/18	8,400 SQ.FT.
• MINIMUM LOT AREA	8,400 SQ.FT.
• MINIMUM FLOOR AREA OF DWELLING UNIT	3,000 SQ.FT.

**PROVIDED SETBACKS**

• FRONT SETBACK	25'
• SIDE SETBACK	9'
• (STRUCTURE TALLER THAN ONE STORY)	20'
• REAR SETBACK	20'

**CITY NOTES**

- A. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ABUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABUT PERIMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFARE. THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
- B. A MASONRY SCREENING WALL (CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS AND THE COMPREHENSIVE ZONING ORDINANCE) WILL BE CONSTRUCTED BY THE DEVELOPER ALONG THE END OF THE BRIARDALE DRIVE EXTENSION FOR A DISTANCE OF 110 FEET.
- C. A MINIMUM OF 10% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.)
- D. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.





*III*





