



THE CITY WILL REQUIRE A NEW PLAT THAT INCLUDES FIRE LANE, EASEMENTS, AND THE DEDICATION OF 30' (+/-) OF THE NORTH END OF PROPERTY FOR OF RIGHT-OF-WAY.

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- NOTES:
1. THIS IS A CONCEPTUAL SQUARE FOOT ANALYSIS OF 31 STEEL ROAD. NOT FOR CONSTRUCTION.
 2. PROPERTY IS APX 87,104 SF TOTAL.
 3. THE CITY WILL REQUIRE A NEW PLAT THAT DEDICATES THE PROPERTY BETWEEN THE STREET CENTERLINE AND THE SETBACK. THE NEW PROPERTY SQ WILL BE APX 76,772 SF (SUBJECT TO A NEW SURVEY).
 4. 15% OF NET PROPERTY (11,516 SF) IS REQUIRED TO BE LANDSCAPED.
 5. LANDSCAPE MUST CONFORM TO CURRENT CITY OF WYLIE ORDINANCES.

SQUARE FOOT ANALYSIS OF 31 STEEL ROAD
SCALE = NONE

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