

W. NORTHWEST HIGHWAY  
(VARIABLE WIDTH RIGHT-OF-WAY)

ZONED PD 815

ZONED R-1ac(A)

SLIDING GATE TO BE IN LINE WITH WALL WHEN OPEN  
GRANITE CHIP PARKING

APPROXIMATE LOCATION OF 8" SANITARY SEWER AND VEHICULAR AND PEDESTRIAN TRAFFIC ESMT. VOLUME 68189, PAGE 603 D.R.D.C.T.

SECURITY BOLLARDS PERIMETER FENCE EDGE

S 89°48'00" E 513.79' SLIDING GATE TO BE IN LINE WITH WALL WHEN OPEN

PERIMETER WALL EDGE

SLIDING GATE

PROPOSED PIPED STORMWATER DISCHARGE AREA

SANITARY SEWER MANHOLE

SPORT COURT

20' WIDTH FIRELANE  
20' WIDTH FIRELANE

SLIDING GATE 15' X 20' WATER ESMT. 201700240674 D.R.D.C.T.

PERIMETER FENCE EDGE

PROPOSED DRY STREAM DRAINAGE AREA (EROSION CONTROL EDUCATIONAL FEATURE)

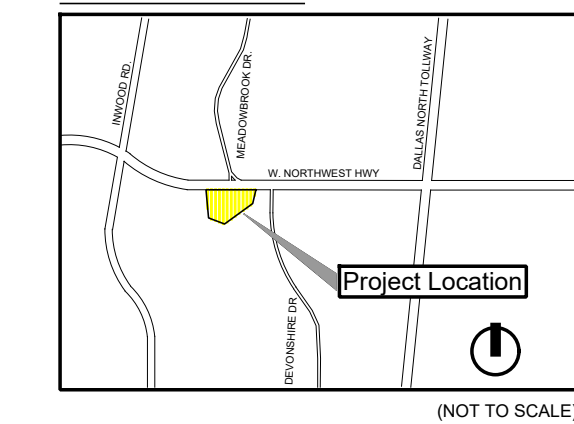
PROPOSED LOCATION OF FUTURE PEDESTRIAN FOOT BRIDGE

APPROXIMATE LOCATION OF HIGHBANK OF CREEK

BLOCK 5579  
THE MONTESSORI CONSERVATORIE, INC.  
VOLUME 71236, PAGE 944  
D.R.D.C.T.

LOT 2  
ZONED R-16(A)

LOCATION MAP



LOVERS LANE UNITED METHODIST CHURCH  
VOLUME 84035, PAGE 853  
D.R.D.C.T.

ZONED R-1ac(A)

APPROXIMATE LOCATION OF 10' SANITARY SEWER ESMT. VOLUME 3089, PAGE 287 D.R.D.C.T.

131,317 SQ. FT. (3.015 ACRES) (MEAS.)

LOT 1  
BLOCK A/5664  
NORTHWEST HILLS SECOND INSTALLMENT  
VOLUME 8, PAGE 237  
M.R.D.C.T.

ZONED R-16(A)  
LOT 3

APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN AS SCALED FROM COMMUNITY PANEL NO. 480171 0330J, DATED 8/23/2001, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS.

ZONE "X"  
ZONE "AE"

APPROXIMATE LOCATION OF 10" SANITARY SEWER ESMT. VOLUME 3089, PAGE 287 D.R.D.C.T.

LOT 5  
ZONED R-16(A)

BLOCK C/5664  
NORTHWEST HILLS SECOND INSTALLMENT  
VOLUME 8, PAGE 237  
M.R.D.C.T.

LOT 4  
ZONED R-16(A)

PROPOSED PIPED STORMWATER DISCHARGE AREA

LOT 4-A  
NORTHWEST HILLS ADDITION NO. 2  
VOLUME 20, PAGE 367  
M.R.D.C.T.  
ZONED R-16(A)

LEGEND

- PROPOSED BUILDINGS
- FIRELANE
- FENCING
- EXISTING CREEK

PLANNED DEVELOPMENT DISTRICT NO. \_\_\_\_\_  
LOT 1 BLOCK A/5664, BLOCK 5579  
COMPASS SCHOOL OF TEXAS

1. Existing Land use: Private School
2. Proposed Land Use: Private School PK - 8th Grades
3. Gross Acreage: 3.015 ac, 131,317 sf
4. Gross Floor Area: 78,682 sf
5. Proposed Floor Area Ratio: 0.60:1
6. Proposed Lot Coverage: 34.0%
7. Impervious Coverage 65.0%
8. Proposed Parking: 44 Spaces Required Parking Per PD
9. Max Building Height: 36'
10. Landscape Will Be Compliant with Article X

Project No. 23003  
Drawn By: JS  
Checked By: CT  
Date: AUGUST 08, 2024

Issued:  
Issued:  
Issued:  
Issued:  
Revisions:

Case Number:  
Z234-110

Sheet Title:  
DEVELOPMENT PLAN

SHEET 1

Sheet No.:

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0330J, DATED 8/23/2001, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. ALTHOUGH THIS PROPERTY DOES NOT LIE WITHIN A "FEMA" SPECIAL HAZARD AREA, THE CITY OF DALLAS MAY HAVE STUDIES THAT PLACE PORTIONS OF THE SUBJECT PROPERTY (WHICH LIE ALONG AND NEAR CREEK) IN A DESIGNATED MUNICIPAL FLOOD AREA.

