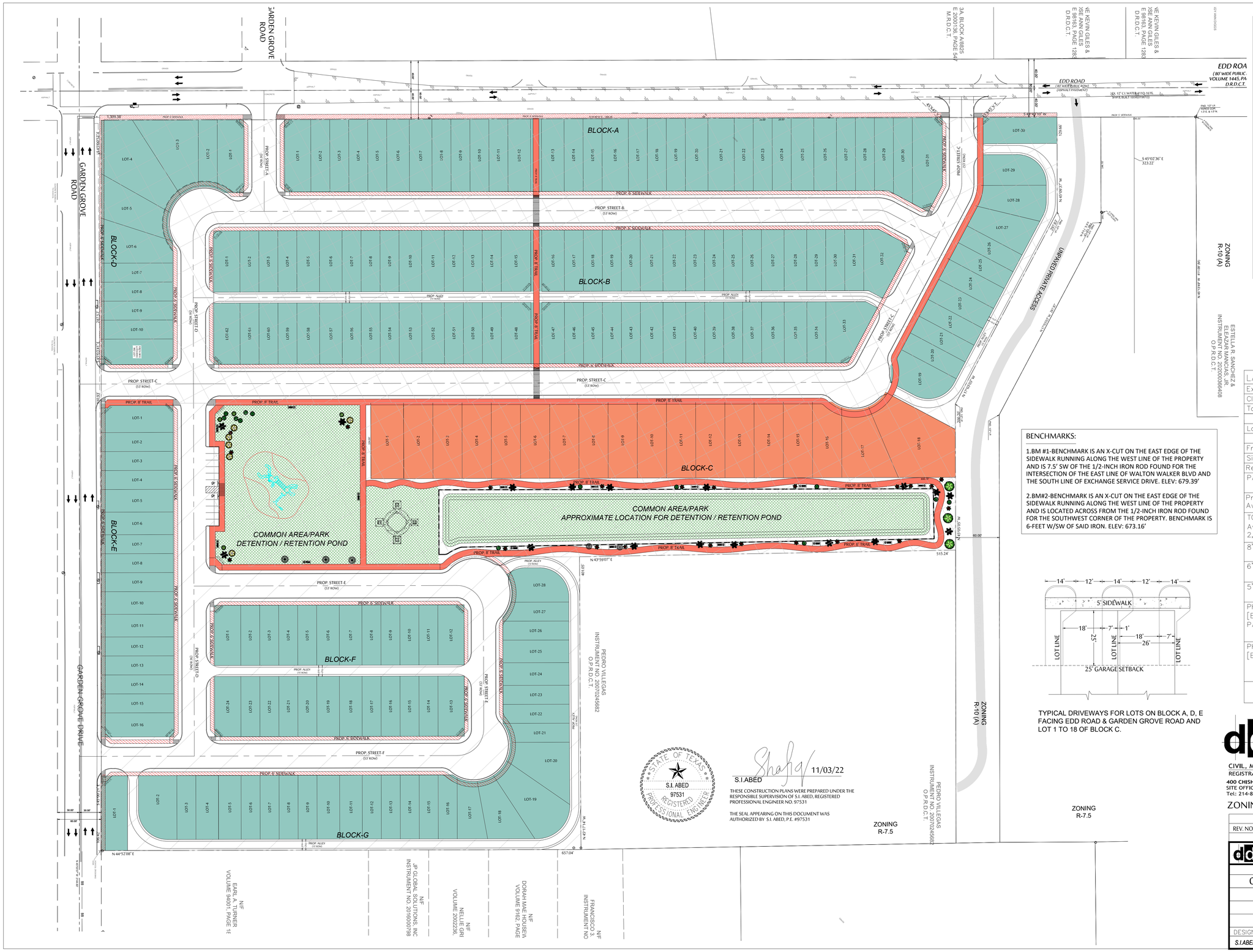


## VICINITY MAP (N.T.S.)

MAPSCO NO: 68-D

## BENCHMARKS:

1.BM #1-BENCHMARK IS AN X-CUT ON THE EAST EDGE OF THE SIDEWALK RUNNING ALONG THE WEST LINE OF THE PROPERTY AND IS 7.5' SW OF THE 1/2-INCH IRON ROD FOUND FOR THE INTERSECTION OF THE EAST LINE OF WALTON WALKER BLVD AND THE SOUTH LINE OF EXCHANGE SERVICE DRIVE. ELEV: 679.39'

2.BM#2-BENCHMARK IS AN X-CUT ON THE EAST EDGE OF THE SIDEWALK RUNNING ALONG THE WEST LINE OF THE PROPERTY AND IS LOCATED ACROSS FROM THE 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE PROPERTY. BENCHMARK IS 6-FEET W/SW OF SAID IRON. ELEV: 673.16'




TYPICAL DRIVEWAYS FOR LOTS ON BLOCK A, D, E FACING EDD ROAD & GARDEN GROVE ROAD AND LOT 1 TO 18 OF BLOCK C.

| LAND INFORMATION | |
|---|---|
| Existing Zoning | R 7.5 |
| Clity Block | BLOCK–6045 |
| Total Site Area | 22.946 Ac (999,511 sq. ft.) |
| | |
| Lot Sizes | No. of Lots |
| | |
| Front Setback | Min. 20'(EXCEPT 10' AT EYE BROW) |
| Side Setback | 5'Min. |
| Rear Setback | 5'Min. |
| PARK & POND | 3.06 Ac(133,277 sq.ft.) |
| Preferred Elderly Living Ave. 3,560 SQ.Ft. | 18 Homes |
| TOWNHOMES Ave. 2184+ SQ.Ft./ 2,000 SQ.FT.MIN. | 184 Homes |
| 8' Trail | |
| 6'SIDEWALK | |
| 5'SIDEWALK | |
| PH–1 DEVELOPMENT [BLOCK A, B, C, D PARK & POND] | |
| PH–2 DEVELOPMENT [BLOCK E, F, G] | |
| | PARK BENCH & TRASH CAN |

S.I. ABED
97531
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

S.I.ABED 11/03/22

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


DESIGN DEVELOPMENT CONSULTANTS, INC.

CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT
REGISTRATION # 10970
400 CHISHOLM PLACE. SUITE 310, PLANO, TX 75075.
SITE OFFICE: 503 WADE COURT, EULESS, TX, 76039.
Tel: 214-868-9320 Email- abed.ddc@gmail.com


ZONING CASE NO: Z -212-187

| REVISIONS | | | |
|---|---|---|---|
| REV. NO. | DATE | DESCRIPTION | BY |
| | | | |

DESIGN DEVELOPMENT CONSULTANTS, INC.
TBPE FIRM REG. NO.# 10970

SD&C PID: XXXX | CITY FILE NO.: S XXX-XXX

CONCEPTUAL SITE PLAN-PD FOR RESIDENTIAL USE

1028 EDD ROAD, DALLAS, TX, 75233

DEPARTMENT OF PUBLIC WORKS

CITY OF DALLAS. TEXAS

| DESIGN: | DRAWN | DATE | FILE | NUMBER | SHEET |
|---|---|---|---|---|---|
| S.I.ABED | S.A. | JUNE 2022 | DPXXXX | XXXX | 01 |