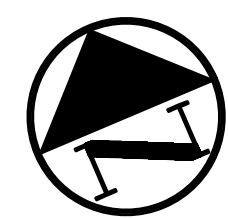
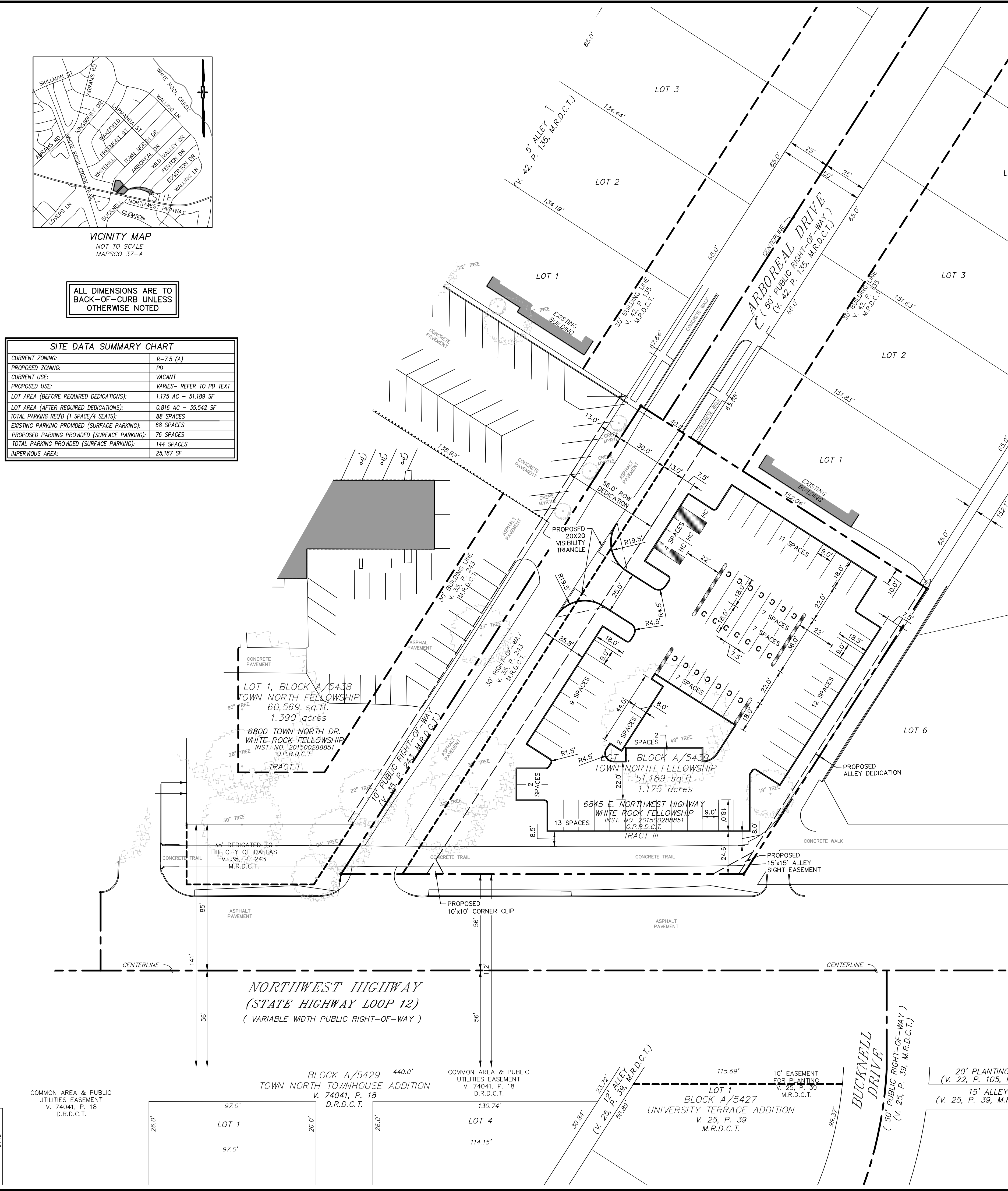


VICINITY MAP
NOT TO SCALE
MAPSCO 37-A

ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED

SITE DATA SUMMARY CHART	
CURRENT ZONING:	R-7.5 (A)
PROPOSED ZONING:	PD
CURRENT USE:	VACANT
PROPOSED USE:	VARIES- REFER TO PD TEXT
LOT AREA (BEFORE REQUIRED DEDICATIONS):	1.175 AC - 51,189 SF
LOT AREA (AFTER REQUIRED DEDICATIONS):	0.816 AC - 35,542 SF
TOTAL PARKING REQ'D (1 SPACE/4 SEATS):	88 SPACES
EXISTING PARKING PROVIDED (SURFACE PARKING):	68 SPACES
PROPOSED PARKING PROVIDED (SURFACE PARKING):	76 SPACES
TOTAL PARKING PROVIDED (SURFACE PARKING):	144 SPACES
IMPERVIOUS AREA:	25,187 SF



0 15 30 60 90
GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. No. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- sq. ft. SQUARE FEET
- AMS 3-1/4-INCH ALUMINUM MONUMENT STAMPED
"TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" SET
- MNS MAG NAIL W/ BRASS WASHER STAMPED
"TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" SET

LOT 1, BLOCK A/5438
TOWN NORTH FELLOWSHIP
60,569 sq. ft.
1.390 acres
6800 TOWN NORTH DR.
WHITE ROCK FELLOWSHIP
INST. NO. 201500288851
O.P.R.D.C.T.
TRACT I

LOT 1, BLOCK A/5439
TOWN NORTH FELLOWSHIP
51,189 sq. ft.
1.175 acres
6845 E. NORTHWEST HIGHWAY
WHITE ROCK FELLOWSHIP
INST. NO. 201500288851
O.P.R.D.C.T.
TRACT III

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

Pacheco Koch
a Westwood company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DEVELOPMENT PLAN
WHITE ROCK FELLOWSHIP
6845 E NORTHWEST HIGHWAY
DEVELOPMENT SERVICES
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF RYAN J. KOCH, P.E.
TEXAS REGISTRATION NO. 118718
DATE: 09/05/2023

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

RJK/KCH
10/16/2024 12:56 PM
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WHITE ROCK FELLOWSHIP