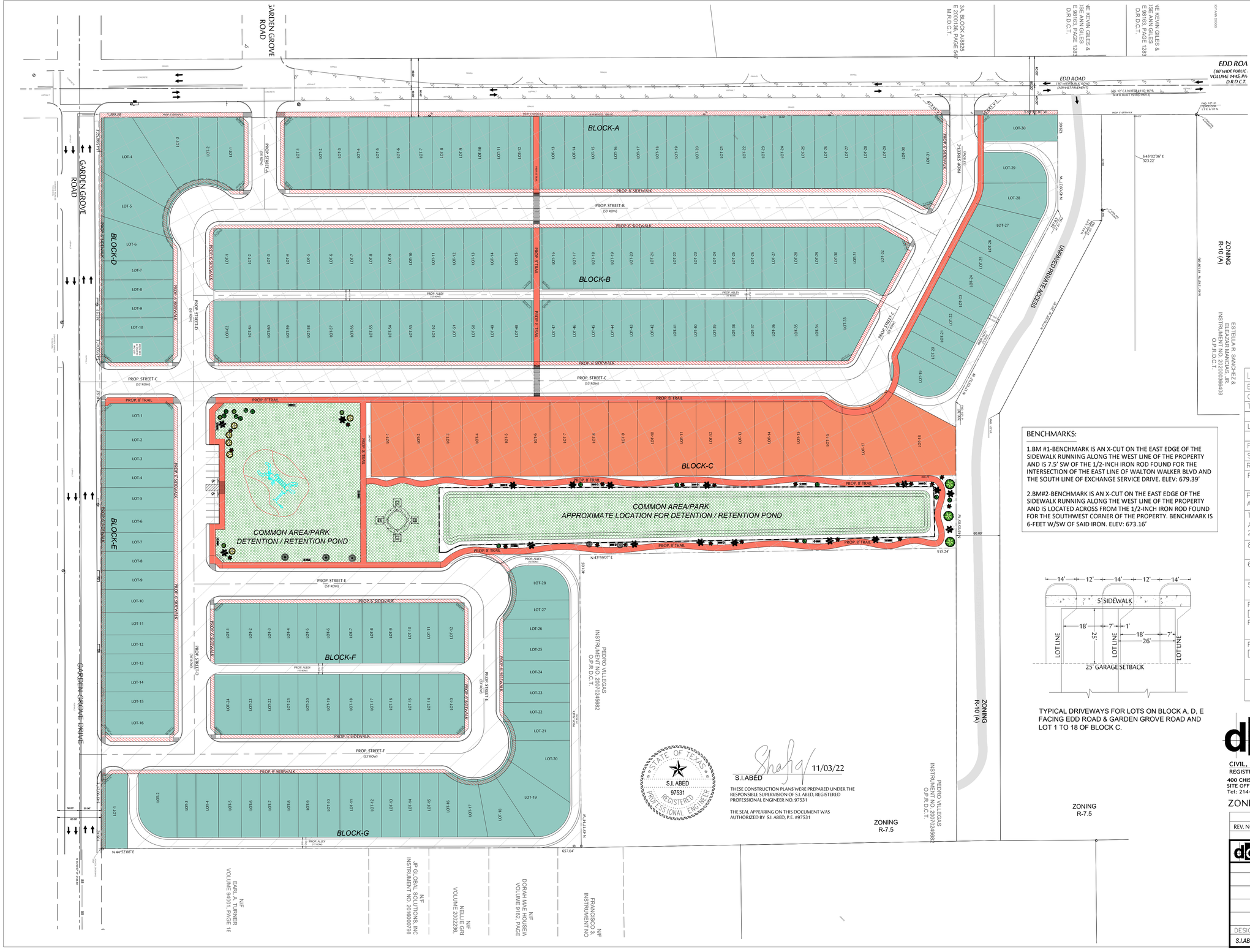
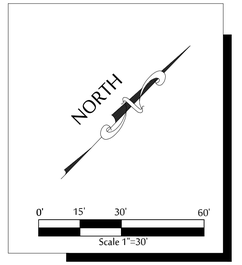


VICINITY MAP (N.T.S.)
MAPSCO NO: 68-D



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

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.

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

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 CHISHOLA 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