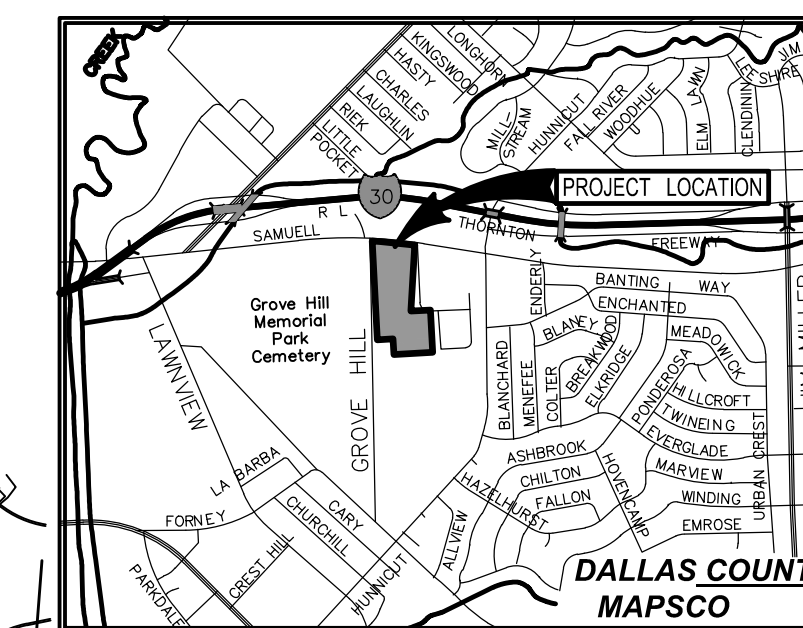
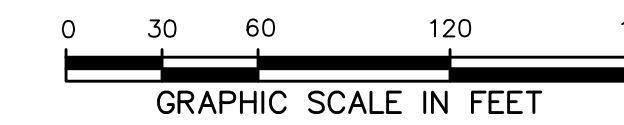
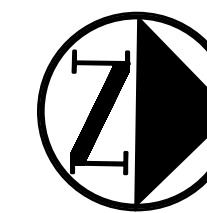
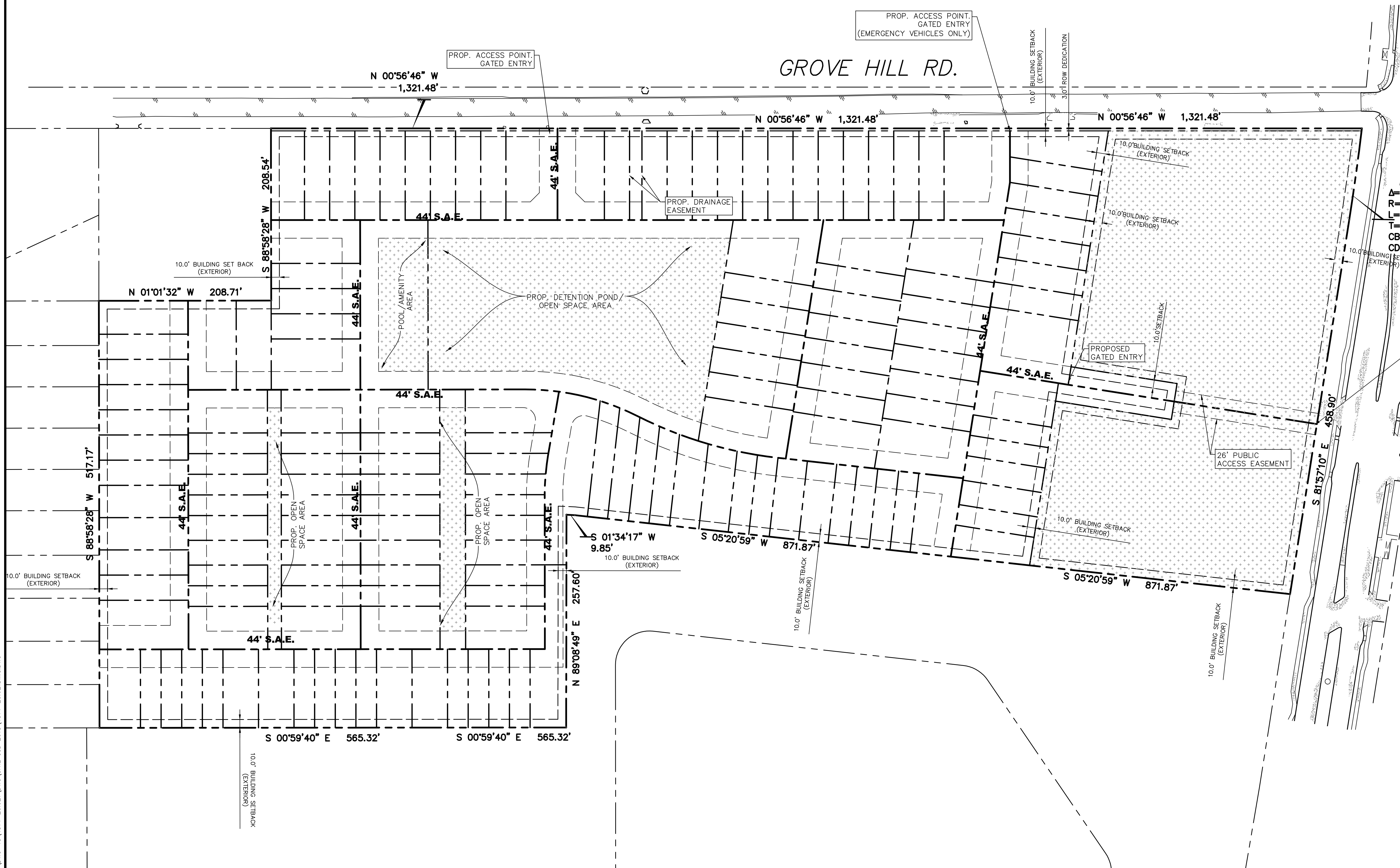


SITE DATA TABLE		
TOTAL SITE AREA	19.38 ACRES	
LAND USE	SINGE FAMILY	PARK
	DETACHED	ATTACHED
TOTAL DENSITY	75	81
BUILDING HEIGHT	36 FEET	36 FEET
MAX LOT COVERAGE	65%	40%
	PARKING	
PARKING REQUIRED	2 PER UNIT	--
GUEST PARKING REQUIRED	0.25 PER UNIT	--
	OPEN SPACES	
DETENTION AREA	1.43	
USABLE OPEN SPACE	0.51	3.72
	MINIMUM PERIMETER SETBACKS	
NORTH SETBACK	10 FEET	10 FEET
EAST SETBACK	10 FEET	10 FEET
SOUTH SETBACK	10 FEET	10 FEET
WEST SETBACK	10 FEET	10 FEET



VICINITY MAP
(NOT TO SCALE)



$\Delta=2^{\circ}16'59''$
 $R=2,804.79'$
 $L=111.76'$
 $T=55.89'$
 $CB=S\ 83^{\circ}05'40''\ E$
 $CD=111.75'$

PROP. ACCESS POINT
 SHARED ENTRY DRIVE FOR PARK
 & RESIDENTIAL DEVELOPMENT

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 QUADRI A. AKAMO, P.E. TEXAS REGISTRATION NO. 133898
 DATE: 03/29/2021

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 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

CONCEPTUAL PLAN
TIMBERLAWN SHARED ACCESS
SITE DEVELOPMENT

Z201-160
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
QA	OR	MAR. 2021	1"=60'			1

OAKMCO
 3/29/2021 10:07 AM
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TIMBERLAWN SHARED ACCESS