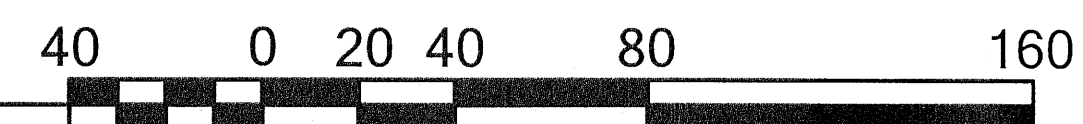




1

# DENTWOOD DEVELOPMENT PLAN

SCALE: 1" = 40'-0"



DENTON DRIVE

PARKLAND AVENUE

FLEETWOOD OAKS AVENUE

HUDNALL DRIVE

DENTON DRIVE CUT-OFF

VEHICULAR INGRESS/EGRESS

VEHICULAR INGRESS/EGRESS

COURTYARD

COURTYARD

NON-RESIDENTIAL USE WITH OPTIONAL DRIVE-THROUGH

VEHICULAR INGRESS/EGRESS

8' SCREEN WALL AT EDGE OF COURTYARD

GARAGE EXTENDS OVER GROUND LEVEL VEHICULAR DRIVE

MAX 4 STORY BUILDING  
MAX 5 STORY GARAGE

MAX 4 STORY BUILDING

FIRE LANE

VEHICULAR INGRESS / EGRESS

BOUNDARY OF PD 193 (PDS 128) ZONING DISTRICT

NEW 26' WIDE FIRE LANE TO SERVE AREA OF REQUEST AND ADJACENT TRACT TO WEST

PD 193 (GR)  
NOT A PART OF REQUEST

## LEGEND



MAX 36' BUILDING HEIGHT AREA

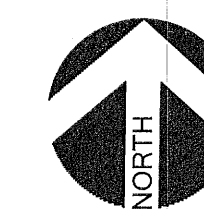


GROUND STORY AREA LIMITED TO RESIDENTIAL USES



VICINITY MAP

NTS



## SITE INFORMATION

SITE DATA TABLE

TOTAL SITE AREA		225,420 SF / 5.1749 AC
LAND USE	MIXED USES	
MINIMUM FRONT SETBACK - DENTON DRIVE AND HUDNALL DR	15 FT	
MINIMUM FRONT SETBACK - DENTON DRIVE CUT OFF	10 FT	
MINIMUM SIDE AND REAR SETBACK	0 FT	
MAXIMUM DENSITY	425 DWELLING UNITS	
MAXIMUM FLOOR AREA RATIO	2.5:1	
MAXIMUM BUILDING HEIGHT	48 FT	
MAXIMUM LOT COVERAGE	80%	

08/23/2018

BALDWIN ASSOCIATES

3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

Baldwin Associates



5404 DENTON DRIVE  
CITY OF DALLAS, TEXAS

M178-051