



**SITE DATA TABLE**

ZONING:	PD-468, SUBDISTRICT N
SITE AREA :	2.146 ACS.
USE:	SINGLE FAMLY/SHARED ACCESS DEVELOPMENT
NUMBER OF UNITS:	54
UNITS MINIMUM WIDTH:	16 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET
DENSITY:	25.2 UNITS PER NET ACRE
AVERAGE UNIT SIZE:	2,200 SQUARE FEET
MAXIMUM BUILDING HEIGHT:	4 STORIES/55 FEET
MINIMUM LOT SIZE:	1,200 SQUARE FEET
FRONT YARD SETBACK (BECKLEY):	MIN. 5 FEET – MAX. 15 FEET
FRONT YARD SETBACK (ZANG):	MIN. 5 FEET – MAX. 15 FEET
SIDE/REAR SETBACK:	0 FEET
LOT COVERAGE:	47,732 SQUARE FEET
LANDSCAPE AREA:	51.1% OF SITE
	16,890 SQUARE FEET
	18.1% OF SITE
TOTAL PARKING:	108 SPACES
GUEST PARKING PROVIDED:	17 SPACES

- NOTES:
- LOT LINES SHOWN ARE APPROXIMATE
  - INDENTED PARKING PENDING APPROVAL IN ACCORDANCE WITH CHAPTER 43.62

**SITE PLAN SUMMARY**

SITE GROSS ACREAGE		2.146	
	UNIT TYPE	QUANTITY	PERCENTAGE
A	WIDER UNIT	6	11.11%
B	21' NORMAL GARAGE UNIT	5	9.26%
C	20'6" NORMAL GARAGE UNIT	2	3.70%
D	20' NORMAL GARAGE UNIT	21	38.89%
E	18' NORMAL GARAGE UNIT	4	7.41%
F	16' TANDEM GARAGE UNIT	16	29.63%
TOTAL		54	100%

PERMEABLE PAVERS  
 COMPANY: BELGARD  
 PRODUCT: ECO DUBLIN, 3--PIECE MODULAR

**OWNER/DEVELOPER/APPLICANT:**  
 INTOWN HOMES  
 1808 S. GOOD LATIMER EXPY.  
 DALLAS, TEXAS 75226  
 PHONE: (469) 805-7383  
 CONTACT: JOSH BOSLER

**CIVIL ENGINEER/PREPARER:**  
 STANTEC CONSULTING SERVICES INC.  
 12222 MERIT DRIVE  
 SUITE 400  
 DALLAS, TEXAS 75251  
 PHONE: (972) 991-0011  
 CONTACT: ROBERT R. JEBAVY, P.E.  
 TBPE #: F-6324

ZONING CASE NO. Z178-222  
**ZONING EXHIBIT**  
**700 BLOCK OF**  
**N. ZANG BOULEVARD**  
 THE GEORGE S.C. SURVEY, ABSTRACT NO. 780,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 MARCH 13, 2019