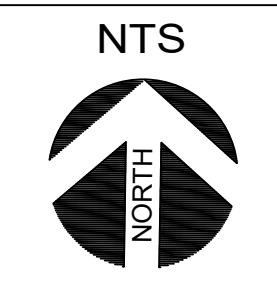


VICINITY MAP



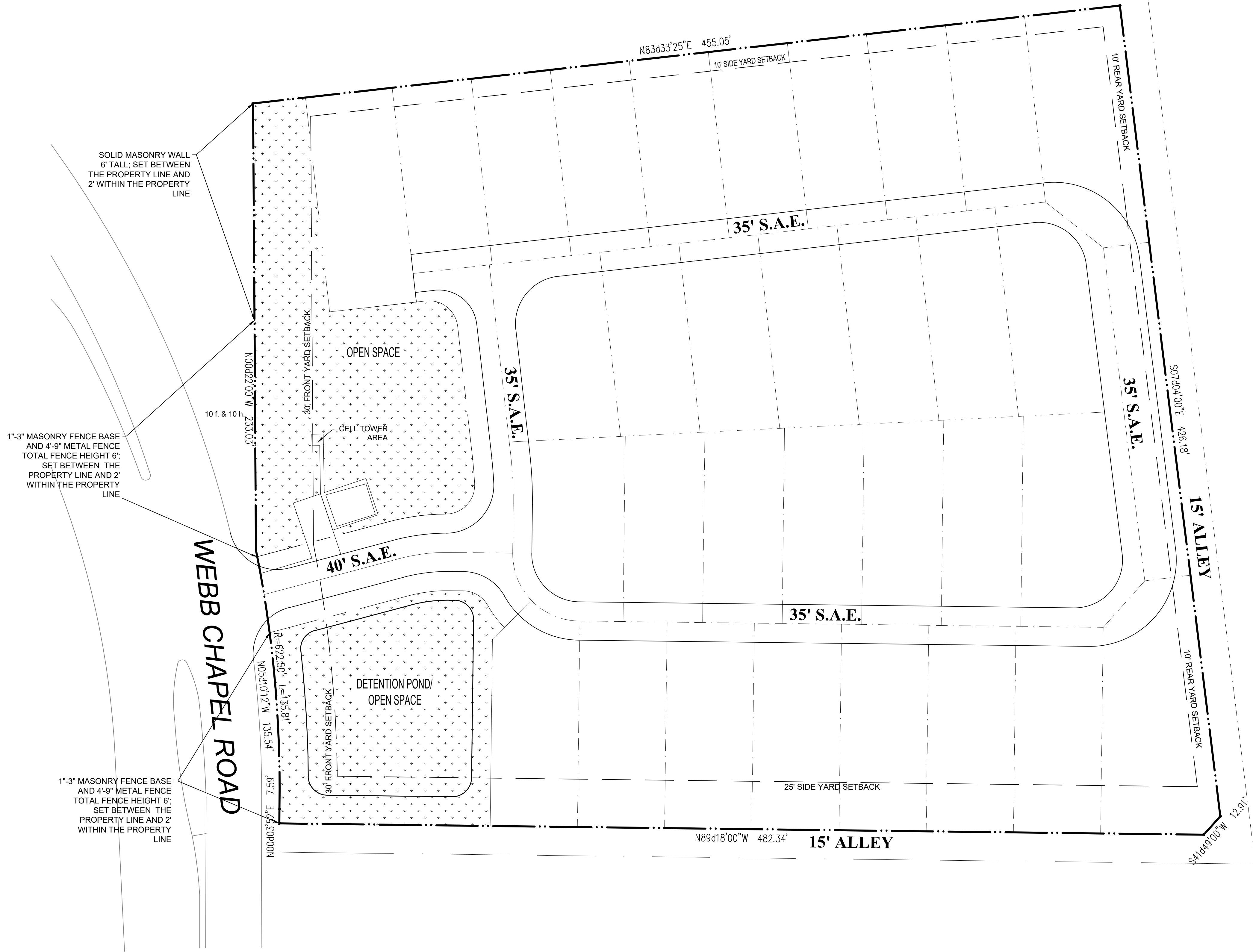
08/02/2019

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



TOTAL SITE AREA	4.4 ACRES
LAND USE	SINGLE FAMILY
TOTAL DENSITY	32 UNITS
BUILDING HEIGHT	30 FEET
MAX LOT COVERAGE	65%
MINIMUM SETBACKS	
FRONT SETBACK	30 FEET
NORTH SIDE SETBACK	10 FEET
SOUTH SIDE SETBACK	25 FEET
REAR SETBACK	10 FEET
PARKING	
PARKING	2/UNIT
GUEST PARKING	0.25/UNIT
OPEN SPACE	
OPEN SPACE	20,000 SF MIN.

10210 Webb Chapel Rd.
 CITY OF DALLAS, TEXAS



SOLID MASONRY WALL
 6' TALL; SET BETWEEN
 THE PROPERTY LINE AND
 2' WITHIN THE PROPERTY
 LINE

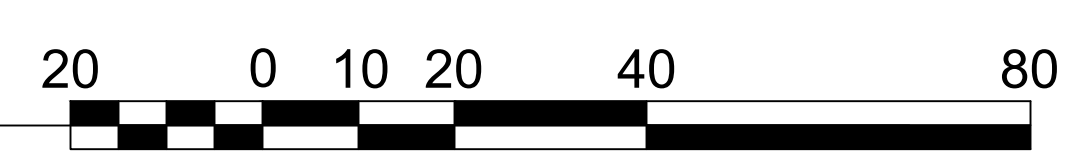
1"-3" MASONRY FENCE BASE
 AND 4'-9" METAL FENCE
 TOTAL FENCE HEIGHT 6';
 SET BETWEEN THE
 PROPERTY LINE AND 2'
 WITHIN THE PROPERTY
 LINE

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 AND 4'-9" METAL FENCE
 TOTAL FENCE HEIGHT 6';
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 LINE



1

CONCEPTUAL PLAN
 SCALE: 1" = 20'-0"



Z189-182(SM)