

BLOCK 9/2470
 ELSMERE ADDITION
 VOL. 1, PG. 42
 M.R.D.C.T.

WHEELER STREET
 (50' RIGHT-OF-WAY)

PROPERTY LINE
 N44°23'29"E
 328.10'

PROPERTY LINE
 N45°19'16"E
 138.02'

PROPERTY LINE S45°09'33"E 138.27'

PROPERTY LINE
 S44°26'02"W
 2.05'

GILBERT AVENUE

PROPERTY LINE S46°32'47"E 277.93'

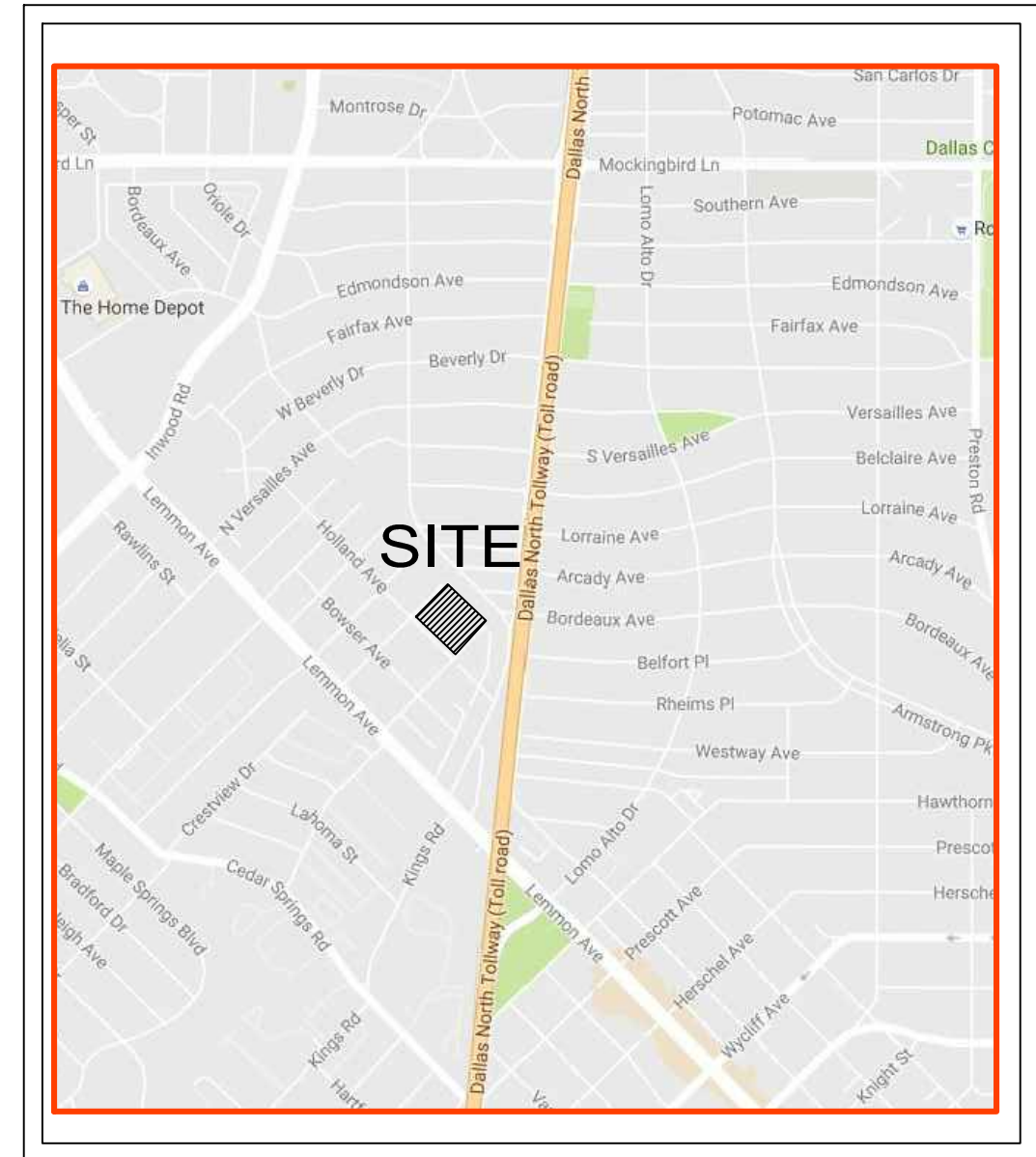
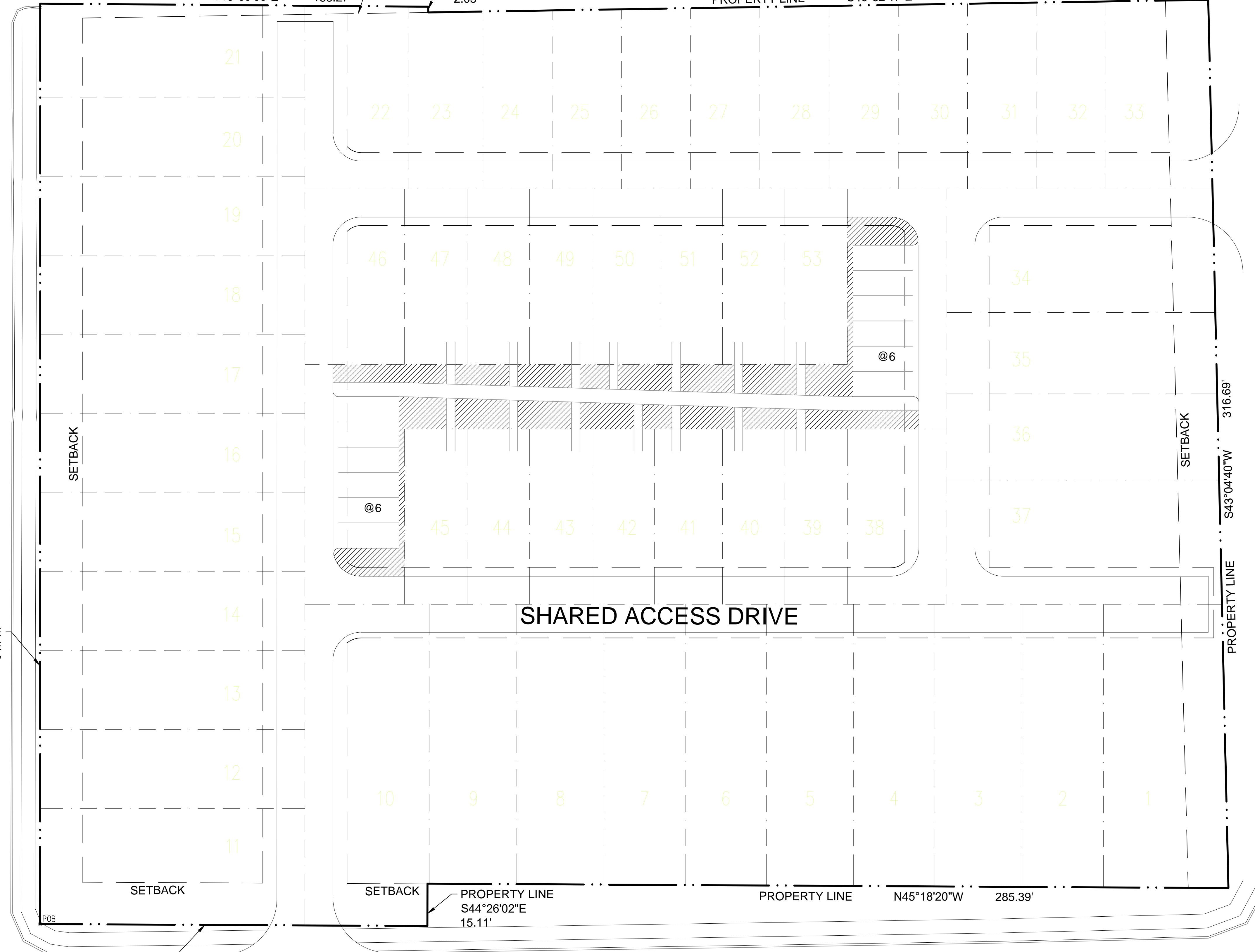
SHARED ACCESS DRIVE

PROPERTY LINE N45°18'20"W 285.39'

HOLLAND AVENUE
 (50' RIGHT-OF-WAY)

PROPERTY LINE S43°04'40"W 316.69'

MAHANNA STREET



VICINITY MAP
 NTS

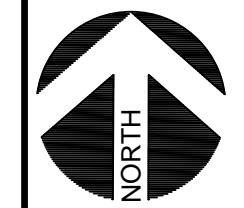
SITE DATA SUMMARY CHART: TRACT F	
PROPOSED USE:	Planned Development: PD Subdistrict 67 with PD ORDINANCE 193 MF-2: Multi-Family
LAND AREA:	±3.067 ACRES
TOTAL LOTS:	53 LOTS
RESIDENTIAL DWELLINGS:	ORDINANCE PROPOSED
MAXIMUM DWELLINGS:	70 53
MINIMUM SETBACKS:	SEE DEVELOPMENT PLAN
MAXIMUM LOT COVERAGE:	50% 50%
MAXIMUM FLOOR AREA RATIO:	1.5 1.5
MAXIMUM BUILDING HEIGHT:	39 feet 39 feet
MAXIMUM BUILDING STORIES:	3 3
GUEST PARKING REQUIRED:	25 UNASSIGNED GUEST PARKING SPACES PER DWELLING UNIT (13 SPACES)
GUEST PARKING PROVIDED:	12 SPACES PROVIDED, PDS 67/PD 193 PROVIDES TWO TREE CREDITS TO BE APPLIED TO MAKE UP THE DIFFERENCE BETWEEN REQUIRED AND PROVIDED GUEST PARKING SPACES. 1 TREE CREDIT SHALL BE PROVIDED THROUGH THIS CREDIT.
	NOTE: PDS 67/PD 193 REQUIRES TWO GARAGE PARKING SPACES PER DWELLING UNIT; PROPOSED DWELLING UNITS SHALL COMPLY.

09/30/2016
 PROJECT NUMBER
 CASE NUMBER

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3704 WHEELER STREET
 CITY OF DALLAS, TEXAS



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

