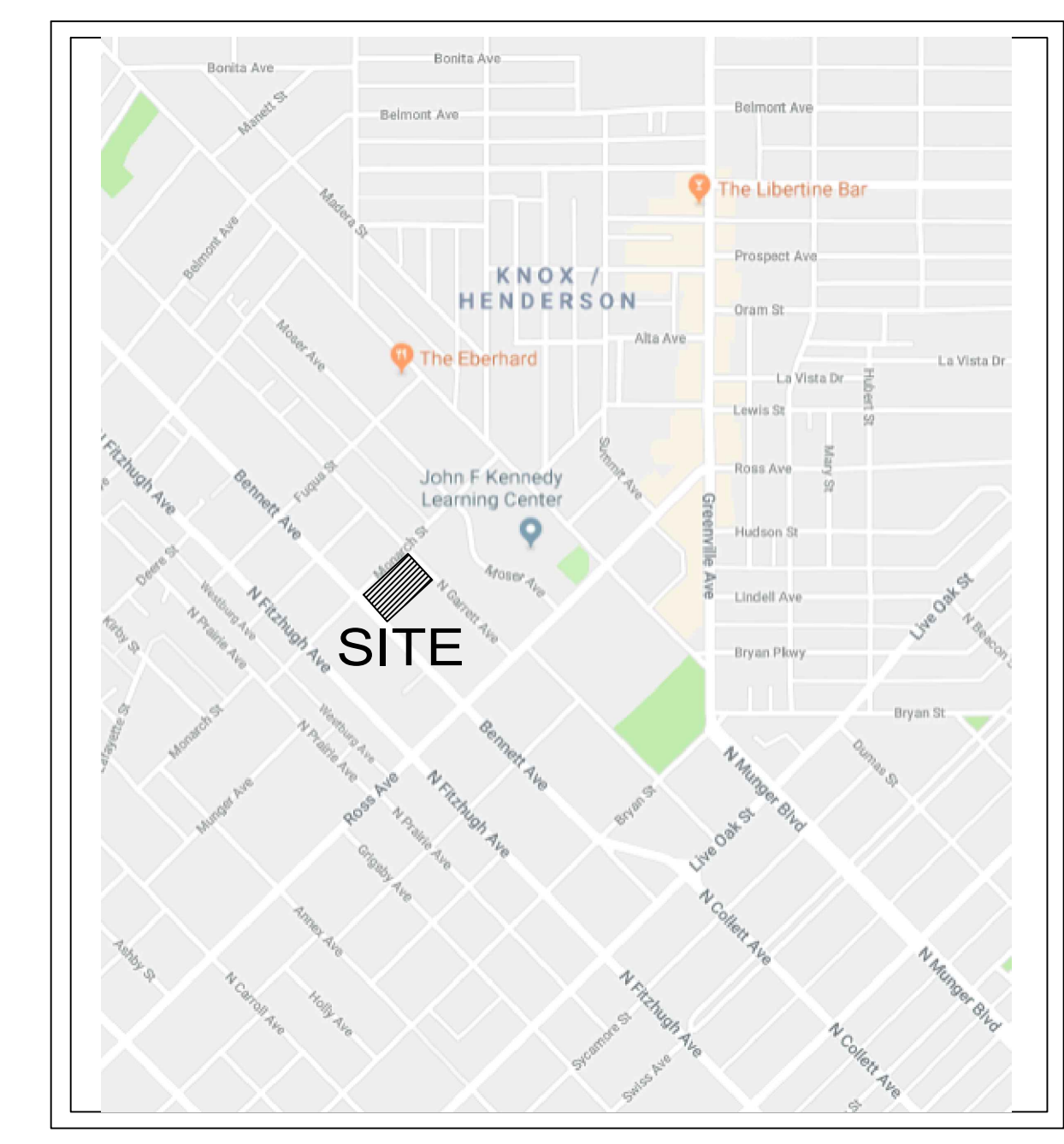


03/14/2018  
PROJECT NUMBER  
CASE NUMBER

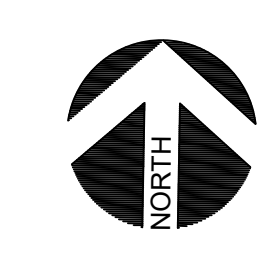
**BALDWIN ASSOCIATES**  
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**BENNETT AVENUE & MONARCH STREET**  
CITY OF DALLAS, TEXAS

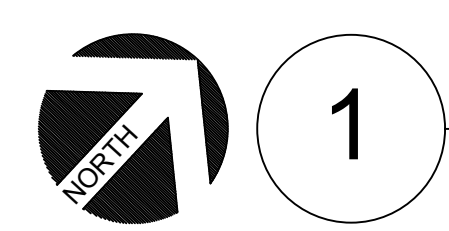
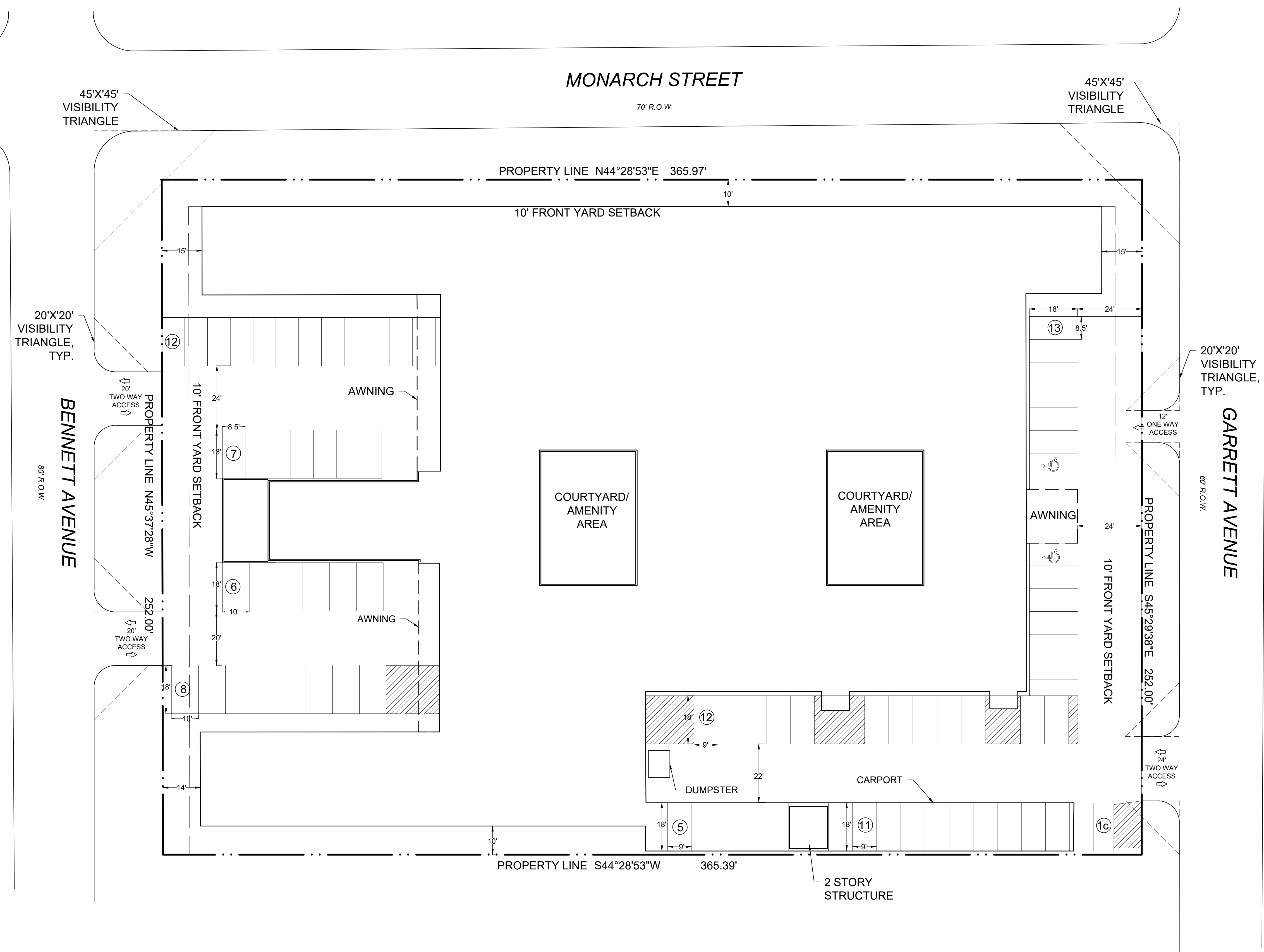


VICINITY MAP  
NTS



SITE DATA TABLE

TOTAL SITE AREA	2.12 ACRES
LAND USE	RETIREMENT HOUSING
TOTAL DENSITY	130 UNITS
MAX. BUILDING HEIGHT	36 FT
MAX. LOT COVERAGE	70%
MINIMUM SETBACKS	
FRONT YARD SETBACK: GARRETT	10 FT
FRONT YARD SETBACK: BENNETT	10 FT
FRONT YARD SETBACK: MONARCH	10 FT
SIDE YARD SETBACK	0 FT
ALLOWED FY ENCROACHMENTS	6 FT
PARKING	
PARKING REQUIRED	65
PARKING PROVIDED	75



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

