

**SHORTALL DRIVE**  
(60' RIGHT-OF-WAY)

PROPERTY LINE N 00°27'00" W 278.70'

25' FRONT YARD SETBACK

PROPERTY LINE N 89°56'58" E 191.06'

EASEMENT TO THE CITY OF DALLAS  
VOL. 5803, PG. 1, D.R.D.C.T.

15' FRONT YARD SETBACK

PROPERTY LINE

PROPERTY LINE  
S 00°24'00" E  
15.00'

PROPERTY LINE N 89°56'58" E 218.74'

15' FRONT YARD SETBACK

PROPERTY LINE  
S 45°17'15" E  
14.20'

15' FRONT YARD SETBACK

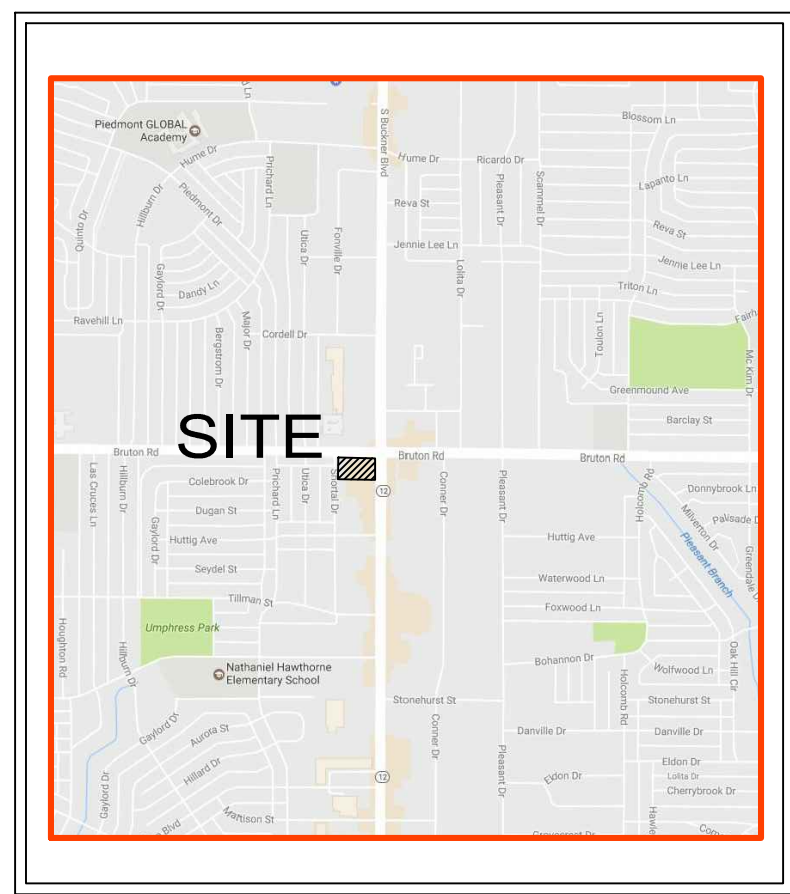
PROPERTY LINE S 00°27'00" E 244.30'

**S. BUCKNER BOULEVARD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

20' SIDE/REAR YARD SETBACK

PROPERTY LINE S 88°40'00" W 419.84' DEED

**BRUTON ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP

NTS



04/20/2017

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

**Baldwin Associates**

TOTAL SITE AREA	2.516 ACRES
LAND USE	NON-RESIDENTIAL USES
YARD, LOT, SPACE	MAX.
FLOOR AREA RATIO	0.75
BUILDING HEIGHT	30 FT
LOT COVERAGE	60%
SETBACKS	MIN.
FRONT SETBACK	15 FT BUCKNER
FRONT SETBACK	15 FT BRUTON
FRONT SETBACK	25 FT SHORTALL
SIDE/REAR SETBACK	20 FT WHERE ADJ. TO RESIDENTIAL

**LEGEND**

- INGRESS/EGRESS POINTS
- 6' SOLID MASONRY FENCE



1

**CONCEPTUAL PLAN**

SCALE: 1" = 20'-0"

**BRUTON**  
CITY OF DALLAS, TEXAS