

**W. DAVIS STREET**

PROPERTY LINE  
12.65'

PROPERTY LINE 164.81'

5'  
MIN.

15' FRONT YARD SETBACK

MAX 4  
STORIES

20'  
TWO WAY  
DRIVE

20'  
TWO WAY  
DRIVE

MAX 4  
STORIES

20'  
TWO WAY  
DRIVE

MAX 4  
STORIES

18', TYP.

4

10',  
TYP.

25' FRONT YARD SETBACK

PROPERTY LINE  
161.12'

**N. TENNANT STREET**

PROPERTY LINE  
166.86'

PROPERTY LINE

5' SIDE YARD SETBACK

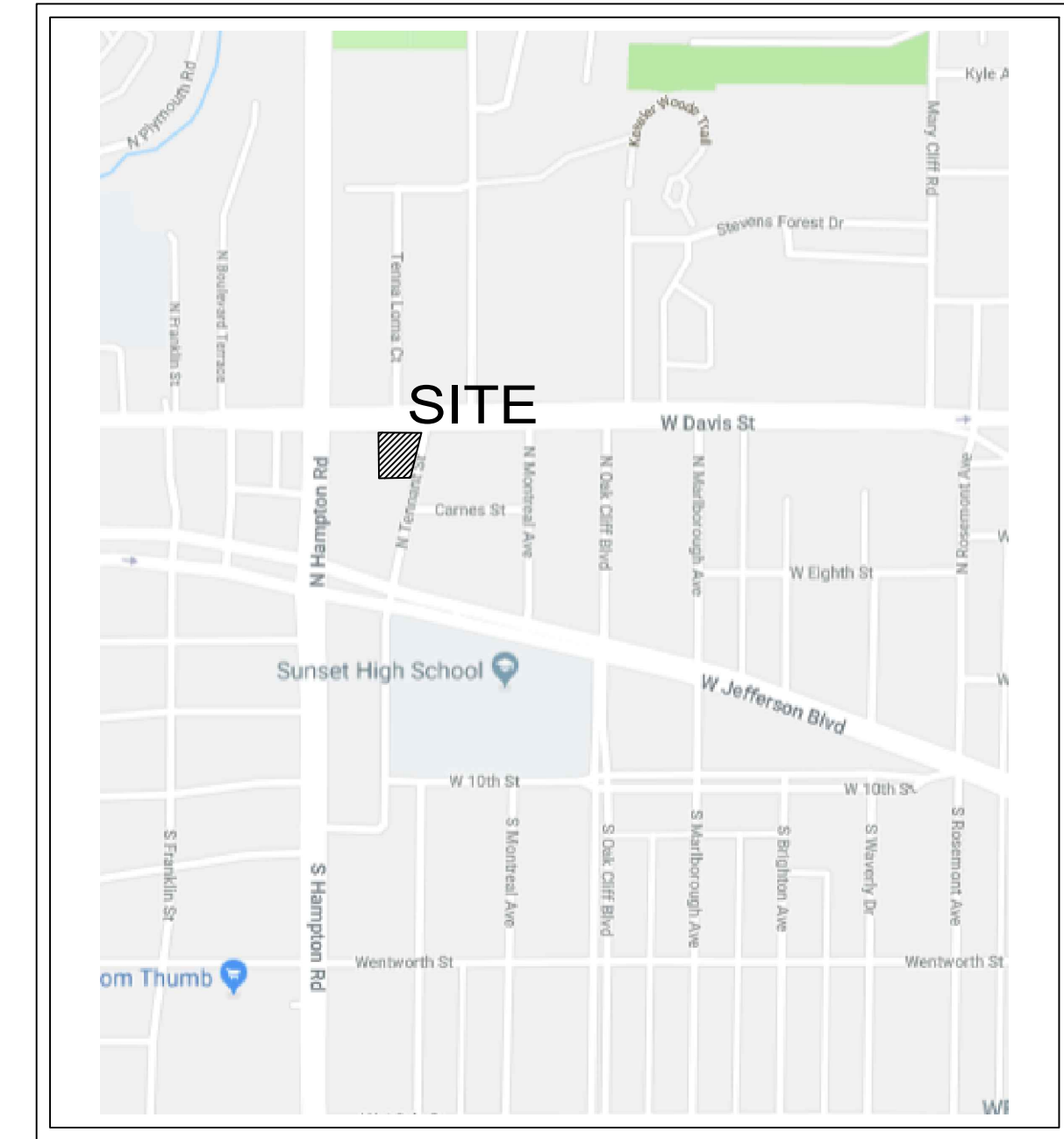
20'  
TWO WAY  
DRIVE

MAX 2  
STORIES

5' SIDE YARD SETBACK

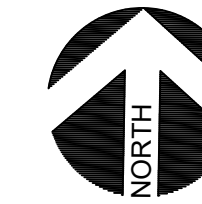
PROPERTY LINE 140.47'

15' ALLEY



VICINITY MAP

NTS



SITE DATA TABLE  
517 N TENNANT ST

|                        |               |
|------------------------|---------------|
| TOTAL SITE AREA        | 0.60 ACRES    |
| LAND USE               | SINGLE FAMILY |
| TOTAL DENSITY          | 16 UNITS      |
|                        | REQ./MAX.     |
| BUILDING HEIGHT        | UP TO 42 FT   |
| LOT COVERAGE           | 60%           |
| MINIMUM SETBACKS       |               |
| FRONT SETBACK: DAVIS   | 15 FT         |
| FRONT SETBACK: TENNANT | 25 FT         |
| SIDE SETBACK           | 5 FT          |
| REAR SETBACK           | N/A           |
| ALLOWED ENCROACHMENTS  | 6 FT          |
| PARKING                |               |
|                        | REQ.          |
| PARKING                | 2 / UNIT      |
| GUEST PARKING          | 0.25 / UNIT   |

NOTE: For shared access development, a minimum 22 ft. shared access easement is required.

08/29/2018

PROJECT NUMBER

CASE NUMBER

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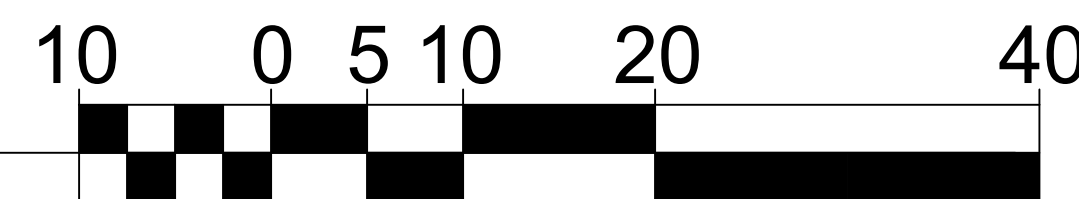
517 N. TENNANT  
CITY OF DALLAS, TEXAS



1

**DEVELOPMENT PLAN**

SCALE: 1" = 10'-0"



Z178-235