



VICINITY MAP  
NTS

TOTAL SITE AREA	4.59 ACRES
LAND USE	SINGLE FAMILY
TOTAL DENSITY	35 UNITS
MIN. LOT SIZE	2,250 SF
MAX. BUILDING HEIGHT	36 FT
MAX. LOT COVERAGE	70%
MINIMUM SETBACKS	
FRONT SETBACK: HIGHLAND RD	10 FT
SIDE SETBACK	10 FT
REAR SETBACK	5 FT
PARKING	
PARKING REQUIRED	1 / UNIT
GUEST PARKING REQUIRED	0.25 / UNIT
GUEST PARKING PROVIDED	11 SPACES

NOTE:  
ACCESSORY COMMUNITY CENTER (PRIVATE) MAY BE LOCATED IN THE COMMON AREA. A DEVELOPMENT PLAN IS NOT REQUIRED FOR STRUCTURES WITHIN AN ACCESSORY COMMUNITY CENTER (PRIVATE).

09/18/2018  
PROJECT NUMBER  
CASE NUMBER

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



**PARK PLACE @ WHITE ROCK**  
CITY OF DALLAS, TEXAS

