

30428

DENTON DRIVE

170643



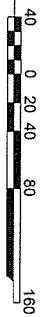
1

DENTWOOD DEVELOPMENT PLAN

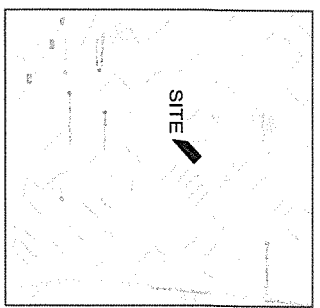
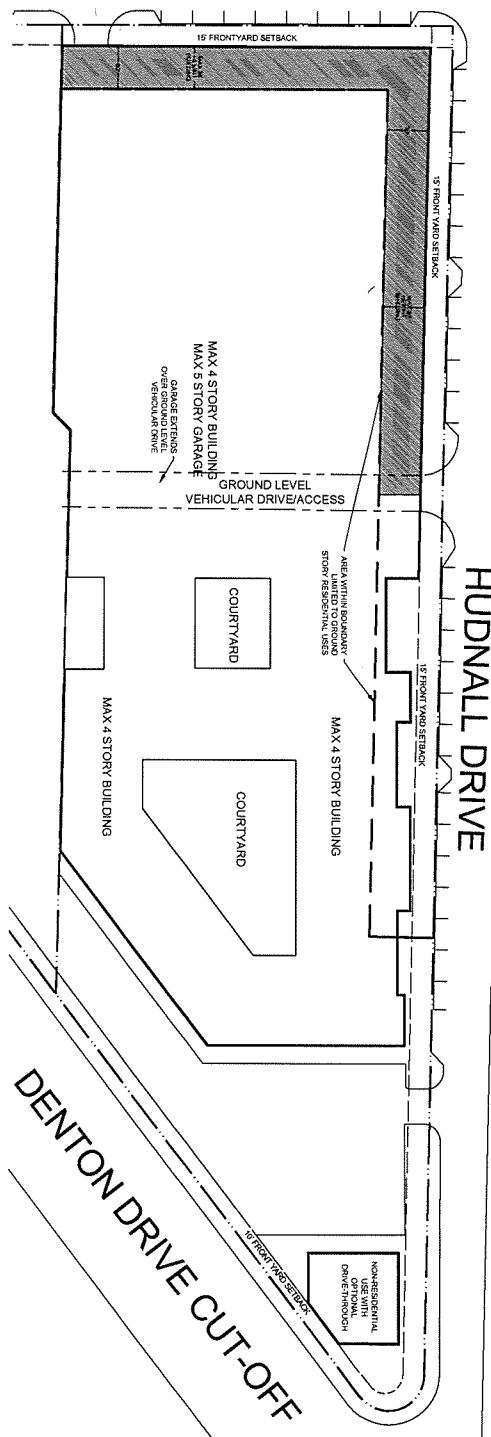
SCALE: 1" = 40'-0"

Planned Development  
District No. 128

Planned Development  
District No. 193



- LEGEND**
- MAX 36' BUILDING HEIGHT AREA
  - GROUND STORY AREA LIMITED TO RESIDENTIAL USES



**SITE INFORMATION**

SITE DATA TABLE	
TOTAL SITE AREA	235,420 SF / 5.3749 AC
MINIMUM FRONT SETBACK	MINIMUM FRONT SETBACK - 15 FT
DENTON DRIVE AND HUDNALL DR	MINIMUM FRONT SETBACK - 15 FT
DENTON DRIVE CUT OFF	MINIMUM SIDE AND REAR SETBACK - 10 FT
MAXIMUM FLOOR AREA RATIO	MAXIMUM DENSITY 425 DWELLING UNITS
MAXIMUM BUILDING HEIGHT	2.5:1
MAXIMUM LOT COVERAGE	48 FT
	80%

Approved  
City Plan Commission  
February 16, 2017

<p>5404 DENTON DRIVE CITY OF DALLAS, TEXAS</p>		<p>BALDWIN ASSOCIATES 3904 Elm Street, Suite B Dallas, Texas 75226 MOBILE: 214.729.7949 OFFICE: 214.824.7949 rob@baldwinplanning.com</p>	<p>02/16/2017</p>
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