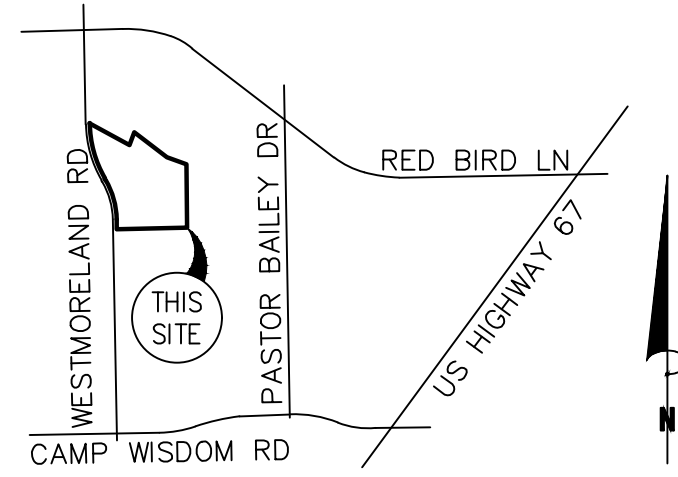


SITE PLAN

WESTMORELAND TOWNHOMES

BEING A 26.9546 ACRES TRACT OF LAND
SITUATED IN THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10
CITY OF DALLAS, DALLAS COUNTY, TEXAS



VICINITY MAP
NTS

SITE PLAN YIELD

GROSS ACREAGE (GA)	1,174,145 SF / 26.95 AC
NET ACREAGE	1,174,145 SF / 26.95 AC
DENSITY PERMITTED	9.0 DU/AC
DENSITY PROVIDED	8.0 DU/AC

PROJECT DESCRIPTION

216 ONE-BEDROOM AND TWO-BEDROOM UNIT RETIREMENT HOUSING COMMUNITY

PROJECT DATA

YIELD DATA

UNIT TYPE	YIELD	UNIT FOOTPRINT SQ FT	TOTAL SQUARE FEET	MIX %
TOWNHOME DATA				
UNITS PROVIDED	216	VARIES	183,402	100%
COMMUNITY CENTER DATA				
FITNESS			983	
CLUBHOUSE			1,248	
OFFICE/MAIL/LAUNDRY			3,102	
COMMUNITY CENTER TOTAL			5,333	
MAINTENANCE BUILDING			466	
TOTAL LOT COVERAGE			189,201	

MAXIMUM LOT COVERAGE ALLOWED	=	60 %
LOT COVERAGE PROVIDED (NET)	=	16 %
PARCEL IDS	=	000497422000600 & 00000497422000500
EXISTING/CURRENT ZONING	=	TH-2 (A)
CURRENT USE	=	VACANT/UNDEVELOPED
PROPOSED USE	=	RETIREMENT HOUSING
MINIMUM SETBACKS		
FRONT BUILDING SETBACK		NONE
REAR BUILDING SETBACK DUPLEX		10'
SIDE BUILDING SETBACK DUPLEX		5'
SIDE BUILDING SETBACK OTHER PERMITTED STRUCTURES		10' AVERAGE DEPTH,
LANDSCAPE SETBACK NEXT TO RESIDENTIAL		5' (MIN) , 30' (MAX) DEPTH
ALLOWED BUILDING HEIGHT		36'
PROPOSED BUILDING HEIGHT		NOT TO EXCEED ALLOWABLE HEIGHT

COMMUNITY BUILDING/LEASING OFFICE
FLOOR AREA: 5,333 SF
HEIGHT: 22'-1"

PARKING SUMMARY:
PARKING REQUIRED
ONE (1) SPACE PER DWELLING UNIT

1 BEDROOM	117	X	1.0	=	117
2 BEDROOM	99	X	1.0	=	99
TOTAL RESIDENTIAL PARKING REQUIRED					216

PARKING PROVIDED					435
UNCOVERED PARKING					23'
UNCOVERED PARKING (ADA)					23'
OVERALL PARKING PROVIDED					458

BIKE PARKING REQUIRED
23 BICYCLE SPACES, LOCATION TO BE DETERMINED AT PERMITTING

NOTE:
1. DETENTION/RETENTION PONDS ARE NOT REQUIRED ON SITE.
2. FLOOD MITIGATION IS NOT REQUIRED FOR THIS DEVELOPMENT.
3. THERE ARE NO OIL AND GAS PIPELINE EASEMENTS ON OR ADJACENT TO THE DEVELOPMENT SITE.
4. ALL ACCESSIBLE PARKING ON-SITE ALSO MEETS VAN ACCESSIBLE STANDARDS.*

LEGEND

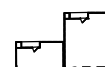
—	SUBJECT PROPERTY
---	SECTION LINE
- - - -	EASEMENT LINE AS NOTED
- - - -	FIRE ACCESS LANE
- - - -	RIGHT OF WAY LINE
---	UGT
---	TELCO LINE
---	SS
---	SEWER LINE
---	W
---	WATER LINE
---	DHE
---	OVERHEAD ELECTRIC LINE

PUE PUBLIC UTILITY EASEMENT

EX EXISTING



BUILDING 1A/B
UNIT A1 (2)



BUILDING 3A/B
UNIT A1 & B2



BUILDING 2A/B (ALL ACCESSIBLE)
UNIT B1 & A2



VAN ACCESSIBLE PARKING

PROJECT CONSULTANT TEAM

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SITE PLAN

WESTMORELAND TOWNHOMES

MZ-26-000015

DALLAS COUNTY

DALLAS, TX

PROJECT NUMBER

PLAN STATUS

DATE DESCRIPTION

DAB JS DMF

DESIGN DRAWN CHKD

SCALE H: 1"=80'

V: N/A

JOB No. 070745-01-001

DATE : 6/29/2026

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SHEET 1 OF 1