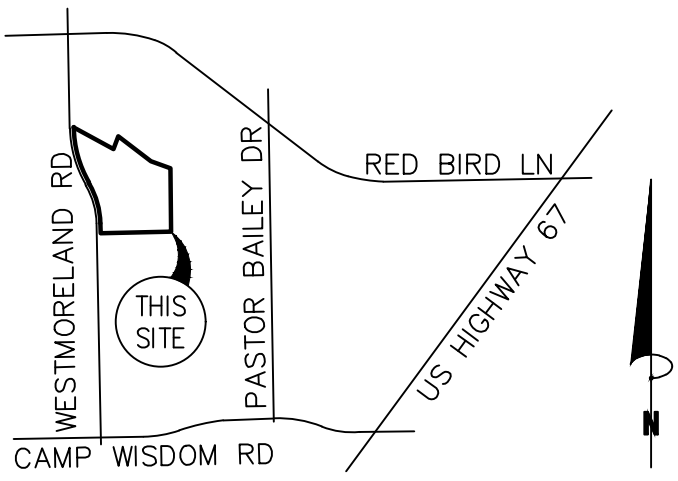


SITE PLAN
WESTMORELAND TOWNHOMES

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 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	198,011	100%
COMMUNITY CENTER DATA				
FITNESS			983	
CLUBHOUSE			1,248	
OFFICE/MAIL/MAINTENANCE/ LAUNDRY			2,345	
COMMUNITY BUILDING TOTAL			4,576	
RAMADA			600	
TOTAL LOT COVERAGE			203,187	
MAXIMUM LOT COVERAGE ALLOWED		=	60 %	
LOT COVERAGE PROVIDED (NET)		=	18 %	
PARCEL IDS		=	000497422000600 & 00000497422000500	
EXISTING/CURRENT ZONING		=	TH-2 (A)	
CURRENT USE		=	VACANT/UNDEVELOPED	
PROPOSED USE		=	RETIREMENT HOUSING	
MINIMUM SETBACKS				
PERIMETER BUILDING SETBACK				
FREEWAYS			15'	
ARTERIALS & COMMUNITY COLLECTORS			10'	
LOCAL & RESIDENTIAL COLLECTORS			7.5'	
FRONT BUILDING SETBACK			NONE	
REAR BUILDING SETBACK DUPLEX			10'	
SIDE BUILDING SETBACK DUPLEX			5'	
SIDE BUILDING SETBACK OTHER PERMITTED STRUCTURES			10'	
LANDSCAPE SETBACK NEXT TO RESIDENTIAL			10' AVERAGE DEPTH, 5' (MIN) , 30' (MAX) DEPTH	
ALLOWED BUILDING HEIGHT			36'	
PROPOSED BUILDING HEIGHT			NOT TO EXCEED ALLOWABLE HEIGHT	

COMMUNITY BUILDING/LEASING OFFICE
FLOOR AREA: 4,576 SF
HEIGHT: 22'-1"

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

TOWNHOMES	216	x	1.0	=	216
TOTAL RESIDENTIAL PARKING REQUIRED					216

PARKING PROVIDED					
UNCOVERED PARKING					442
UNCOVERED PARKING (ADA)					20
OVERALL PARKING PROVIDED					462

LEGEND

—	SUBJECT PROPERTY
—	SECTION LINE
- - -	EASEMENT LINE AS NOTED
- - - - -	FIRE ACCESS LANE
- - - - -	RIGHT OF WAY LINE
- - - - -	TELCO LINE
- - - - -	SEWER LINE
- - - - -	WATER LINE
- - - - -	OVERHEAD ELECTRIC LINE
PUE	PUBLIC UTILITY EASEMENT
EX	EXISTING

PROJECT CONSULTANT TEAM

OWNER

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SITE PLAN
WESTMORELAND TOWNHOMES

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 : 5/13/2025

1

SHEET 1 OF 1