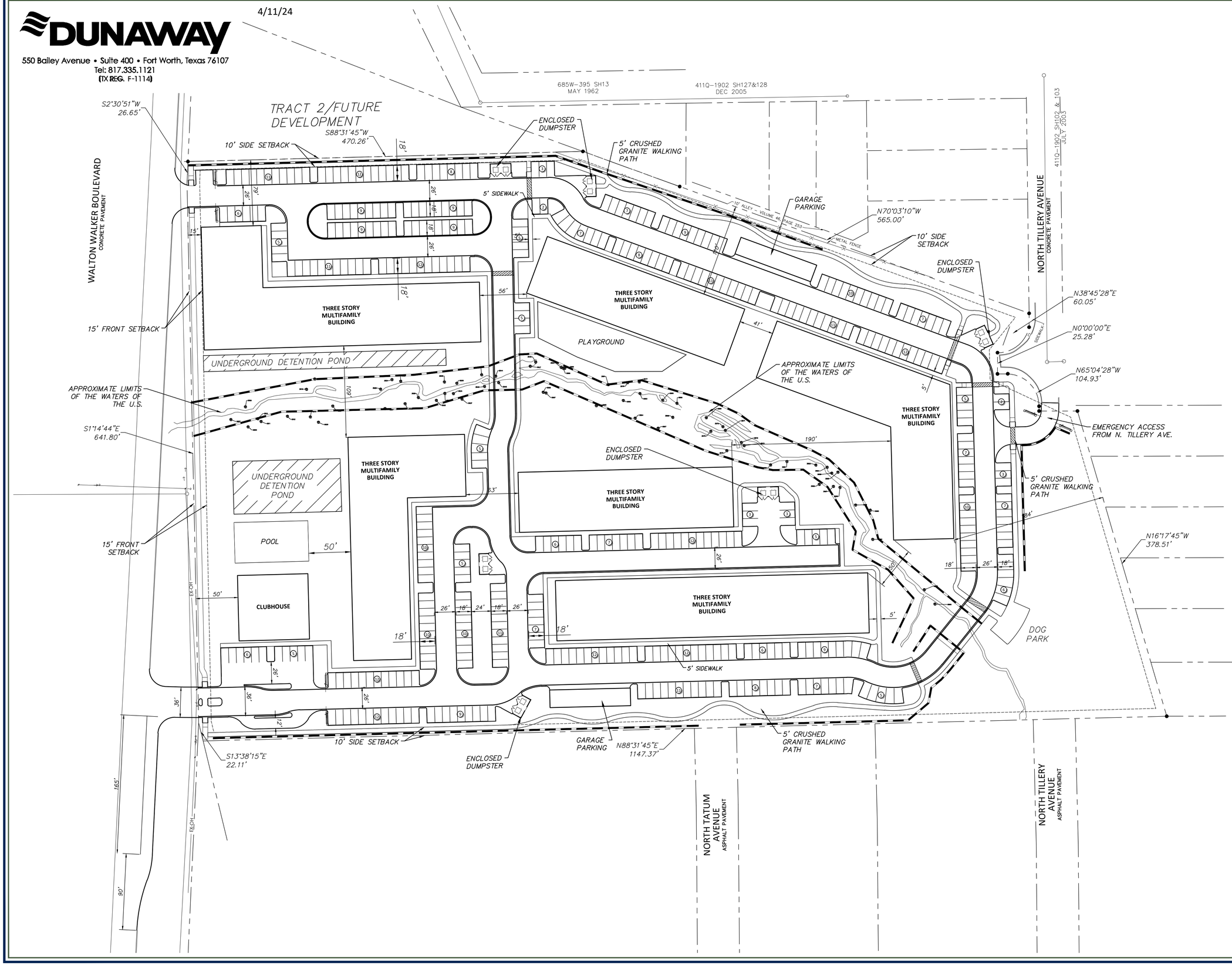
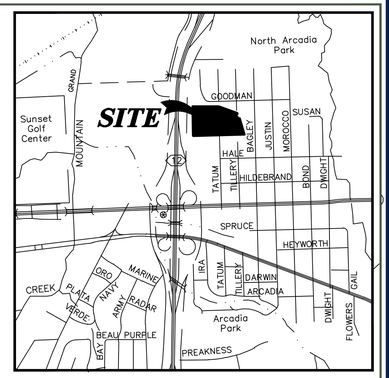
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

4/11/24





VICINITY MAP

NOT TO SCALE

SITE LEGEND

- PROPERTY BOUNDARY
- SIGNIFICANT TREE TO REMAIN
- SIGNIFICANT TREE TO BE REMOVED

SITE DATA TABLE		
TOTAL SITE AREA	671,737 SF.	15.42 AC
ZONING	R-7.5 [A] (REZONING REQ.)	
LAND USE	MULTIFAMILY	
TOTAL FLOOR AREA	383,247 SF.	
TOTAL DENSITY	300 UNITS	
MAX. BUILDING HEIGHT	36'	
IMPERVIOUS COVER	334378 SF.	
	MAX	PROVIDED
LOT COVERAGE	60%	19%
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK	15'	15'
SIDE SETBACK	10'	60'
REAR SETBACK	15'	184'
PARKING		
	REQ.	PROVIDED
PARKING	150 (0.5P/UNIT)	443
OPEN SPACE AND PRIVATE AMENITIES		
CLUBHOUSE & POOL (LAND AREA):		9786 SF.
WALKING PATH IN LINEAR FEET:		2364'
OPEN SPACE (RECREATION)		156,401 SF.
OPEN SPACE (NON-AMENITY)		57,704 SF.

50 0 50 100

GRAPHIC SCALE IN FEET

1" = 50'

DEVELOPMENT PLAN

WALTON WALKER BLVD.
DALLAS, TX

Z201-180

PlotStamp