

Alston Trace

3200-3208 Maldon Ct., 5714, 5716, 5718-5746 Maldon Dr.

Case No. 22-ZONE-0044

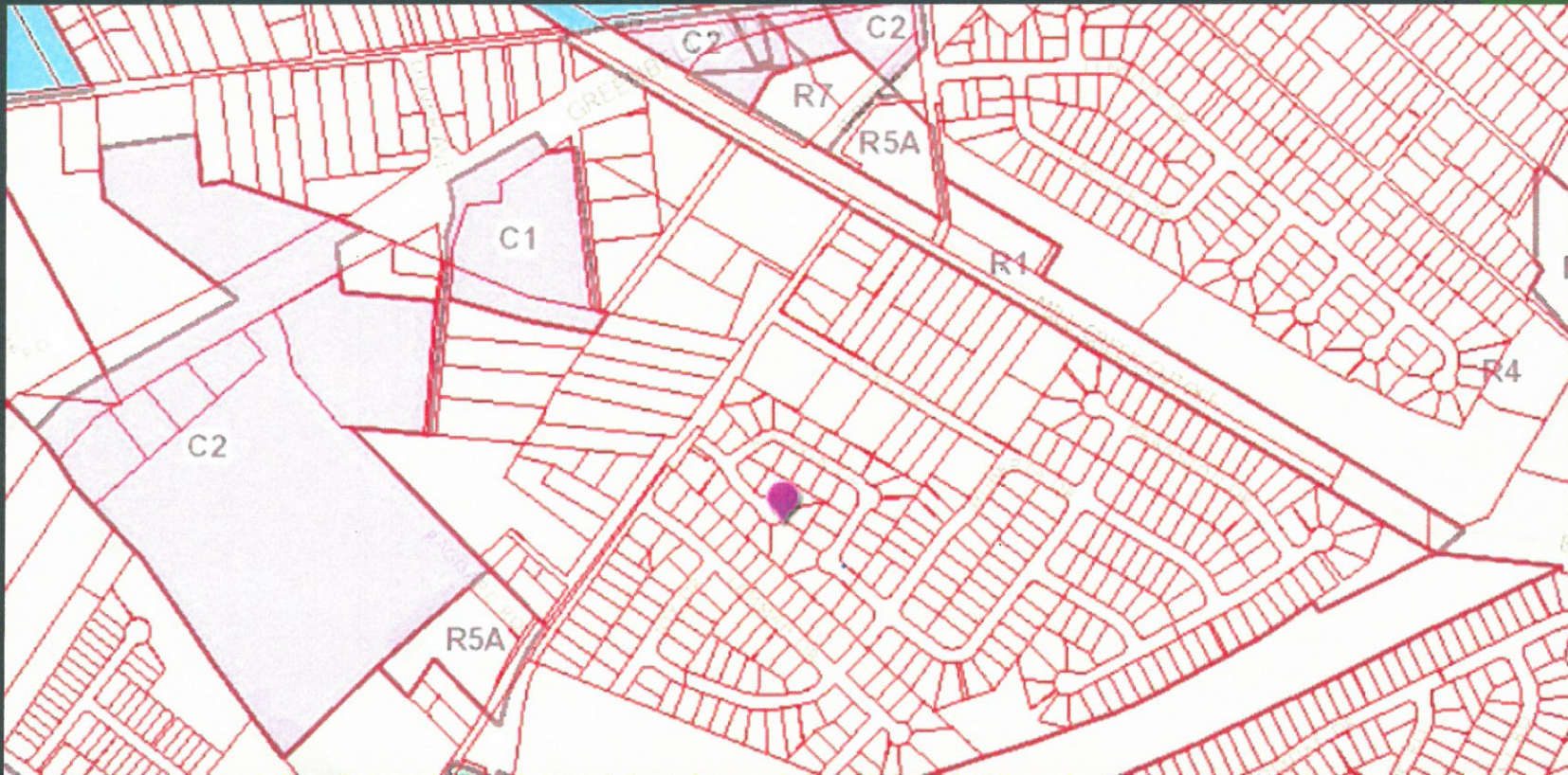
Change in Zoning from R-4 to R-5

Detailed District Development Plan/Major Preliminary Subdivision Plan

Waiver of Section 7.3.30E of the LDC

Variance from Table 5.3.1 of the LDC

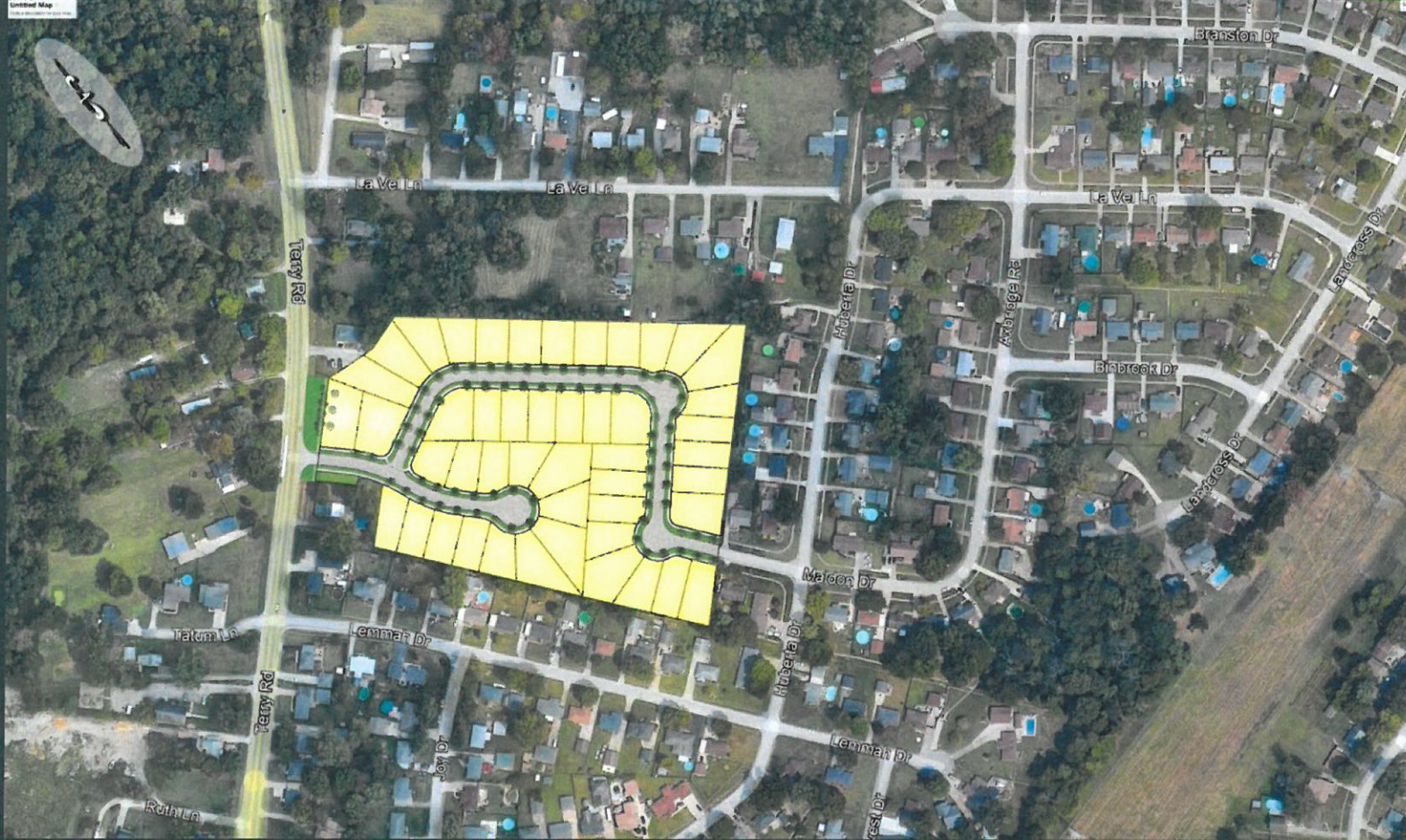
Zoning in the Area



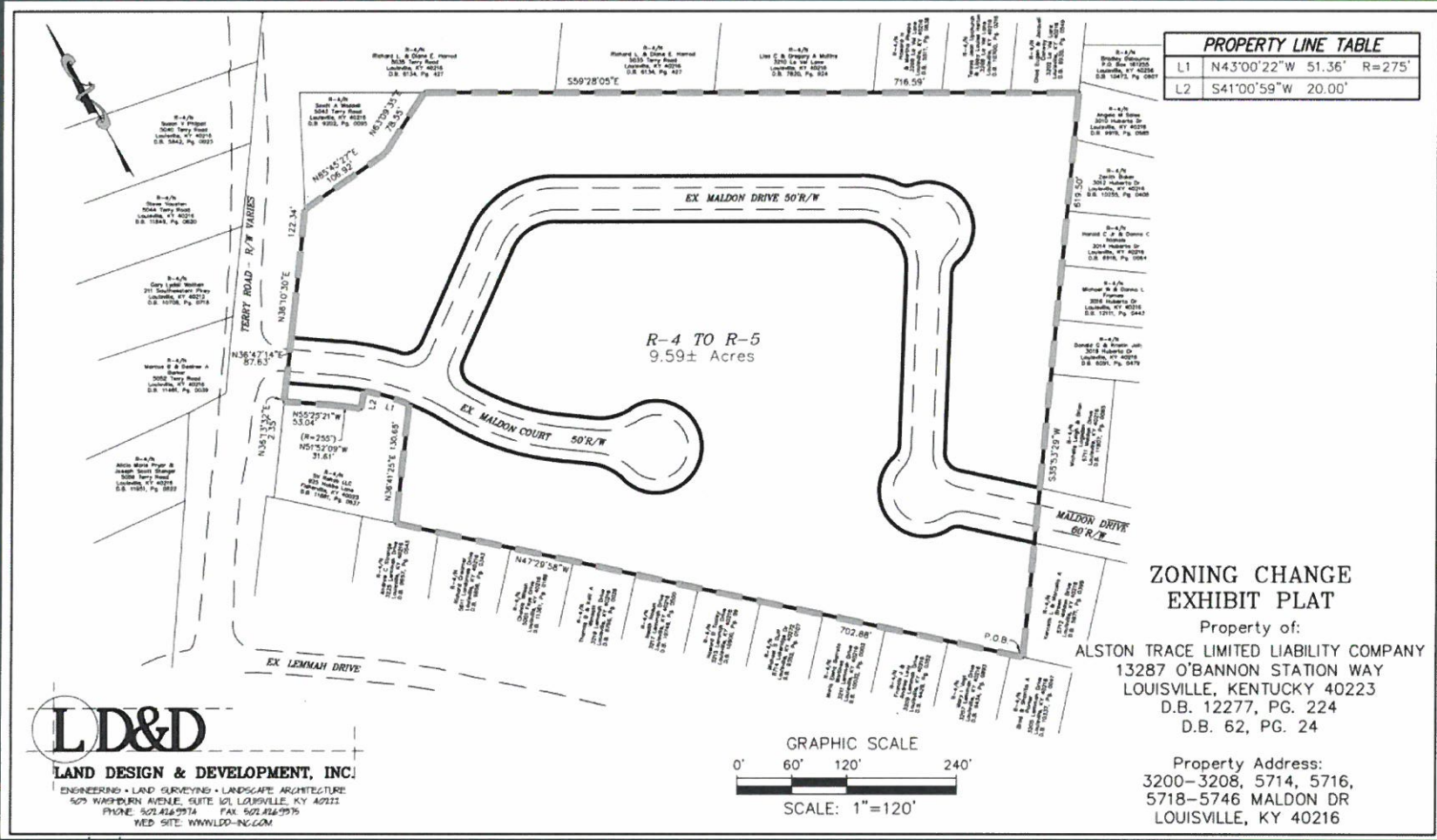
Subject Property and Surroundings



Subject Property



Area to be Rezoned, R-4 to R-5



Current State of the Property

Entrance from Maldon Drive



Entrance from Terry Road



Proposed Development Plan

GENERAL

1. All open spaces may be substituted or reestablished resulting in the creation of a greater number of lots than originally proposed by the original subdivision.
2. Construction timing shall be dictated at the discretion of the contractor and shall be subject to any existing or future zoning, fire, building, or other applicable regulations, including but not limited to the following:
 - a. Fire department and fire department services shall be provided within the subdivision.
 - b. Fire department and fire department services shall be provided within the subdivision.
 - c. Fire department and fire department services shall be provided within the subdivision.
3. All open spaces may be substituted or reestablished resulting in the creation of a greater number of lots than originally proposed by the original subdivision.
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10. All open spaces may be substituted or reestablished resulting in the creation of a greater number of lots than originally proposed by the original subdivision.

UTILITIES & UTILITIES

1. All utility lines shall be shown on the subdivision plan.
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STREETS & STREETS

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BAWTER REQUESTED

A waiver is requested from Section 15.5.1 of the Local Ordinance and Development Code to allow the proposed subdivision to be larger than 100 lots and/or 100 acres.

VARIANCE REQUESTED

A variance is requested from Section 15.5.1 of the Local Ordinance and Development Code to allow the proposed subdivision to be larger than 100 lots and/or 100 acres.

PROJECT DATA

TOTAL SITE AREA	= 9,884 AC (410,225 SF)
TOTAL AREA OF LOTS	= 3,884 AC (169,140 SF)
NET SITE AREA	= 2,874 AC (125,748 SF)
EXISTING ZONING	= R-1
PROPOSED ZONING	= R-1
FORM OF LOTS	= RESUBDIVISION
EXISTING USE	= SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE-FAMILY RESIDENTIAL
TOTAL # OF LOTS	= 27
TOTAL # OF UNITS	= 27
NET DENSITY	= 0.27 UNITS/AC (1.70 UNITS/AC ALLOWED)
TOTAL GRADE ADJUSTED	= 4,895 TON (1.72 UNITS/AC ALLOWED)
TOTAL GRADE ADJUSTED	= 1,224 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 9,884 SF
TOTAL TREE CANOPY AREA REQUIRED	= 408 (0.024) SF
EXISTING TREE CANOPY	= 0 (0.0) SF
PROPOSED TREE CANOPY TO BE PRESERVED	= 0 (0.0) SF
PROPOSED TREE CANOPY TO BE PLANTED	= 408 (0.024) SF

R-S REQUIREMENTS

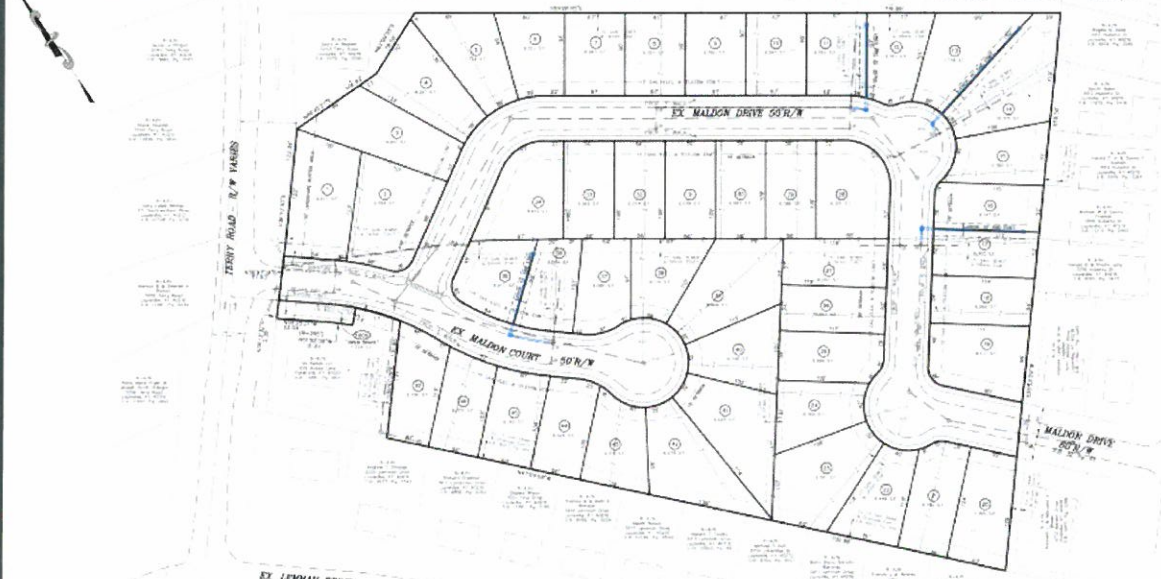
MINIMUM LOT AREA	= 4,000 SF
MINIMUM LOT WIDTH	= 100 FT
MINIMUM LOT DEPTH	= 100 FT
MINIMUM LOT FRONT SETBACK	= 10 FT
MINIMUM LOT SIDE SETBACK	= 10 FT
MINIMUM LOT REAR SETBACK	= 10 FT

BENCHMARK DESCRIPTIONS

1. BENCHMARK 1: 100 FT HIGH IRON PIPER POST WITH 100 LB WEIGHT STATIONED AT THE CENTER OF THE BENCHMARK.

2. BENCHMARK 2: 100 FT HIGH IRON PIPER POST WITH 100 LB WEIGHT STATIONED AT THE CENTER OF THE BENCHMARK.

PROPERTY LINE	DATE
1	11/11/2021
2	11/11/2021
3	11/11/2021
4	11/11/2021
5	11/11/2021
6	11/11/2021
7	11/11/2021
8	11/11/2021
9	11/11/2021
10	11/11/2021



LEGEND

- EXISTING CONTIGUOUS
- PROPOSED LOTS (SOLID, DASH, DOTTED)
- EXISTING PROTECTION LINE (DASH)
- PROPOSED PROTECTION LINE (DASH)
- EXISTING STREETS
- PROPOSED STREETS AND ALLEYS
- PROPOSED STREETS AND ALLEYS
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING PROTECTION LINE
- PROPOSED PROTECTION LINE

NO.	DATE	DESCRIPTION	BY
1	11/11/2021	PRELIMINARY PLAN	...
2	11/11/2021



PRELIMINARY
NOT FOR CONSTRUCTION
PROFESSIONAL SEAL

SEE ADDENDUM
10000 SOUTH 47TH AVENUE
STE 1000, DALLAS, TEXAS 75243
TAX ID: 75-0000000
D/B: 80077 P/O: 0004
D/B: 0000, P/O: 0000

ALSTON TRACE REVISED PRELIMINARY SUBDIVISION PLAN

PREPARED BY: ALSTON TRACE LIMITED LIABILITY COMPANY
10000 SOUTH 47TH AVENUE, STE 1000, DALLAS, TEXAS 75243
PHONE: (972) 440-1000
FAX: (972) 440-1000
WWW: ALSTONTRACE.COM

DESIGNED BY: LAND DESIGN & DEVELOPMENT, INC.
10000 SOUTH 47TH AVENUE, STE 1000, DALLAS, TEXAS 75243
PHONE: (972) 440-1000
FAX: (972) 440-1000
WWW: LANDDESIGNANDDEVELOPMENT.COM

PROJECT NUMBER: 10000 SOUTH 47TH AVENUE, STE 1000, DALLAS, TEXAS 75243
DATE: 02/21/22

Requested Waiver

A waiver is requested from Section 7.3.30.F to allow more than 15% rear yard/drainage easement overlap for lots 5-16, 20-27, & 35-47.

Requested Variance

A variance is requested from Table 5.3.1 of the LDC to allow the 20' front setbacks for garages on lots 6-12, 19, 24, 34-38, & 43.