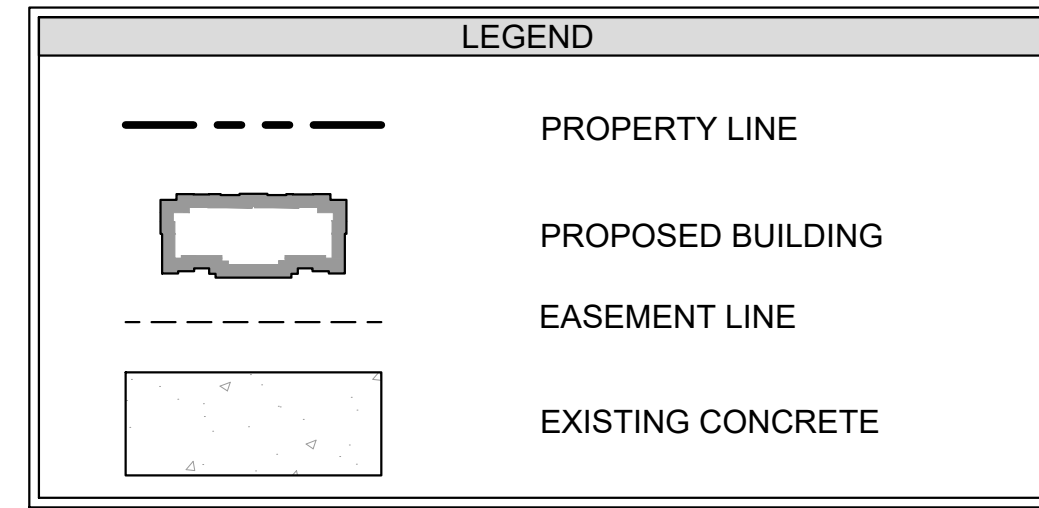
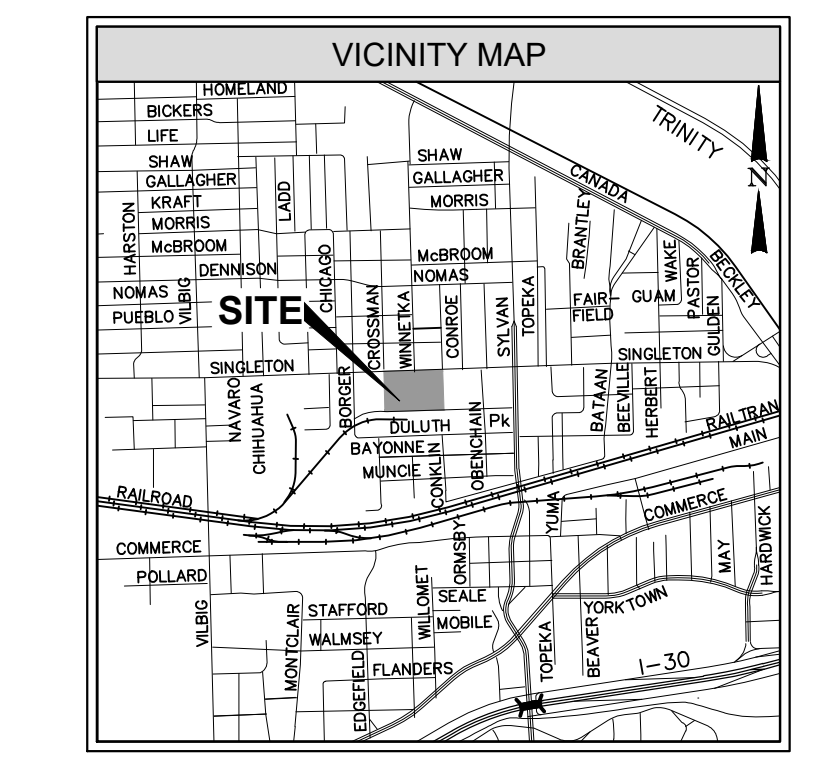
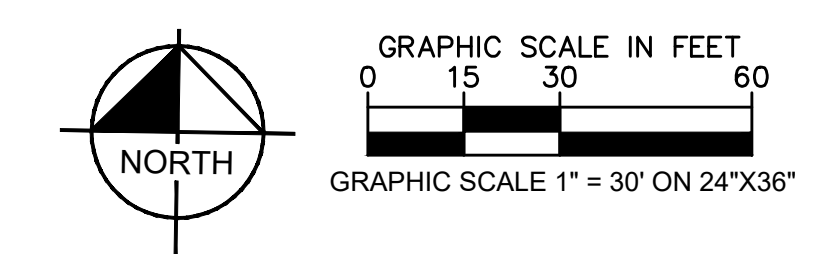
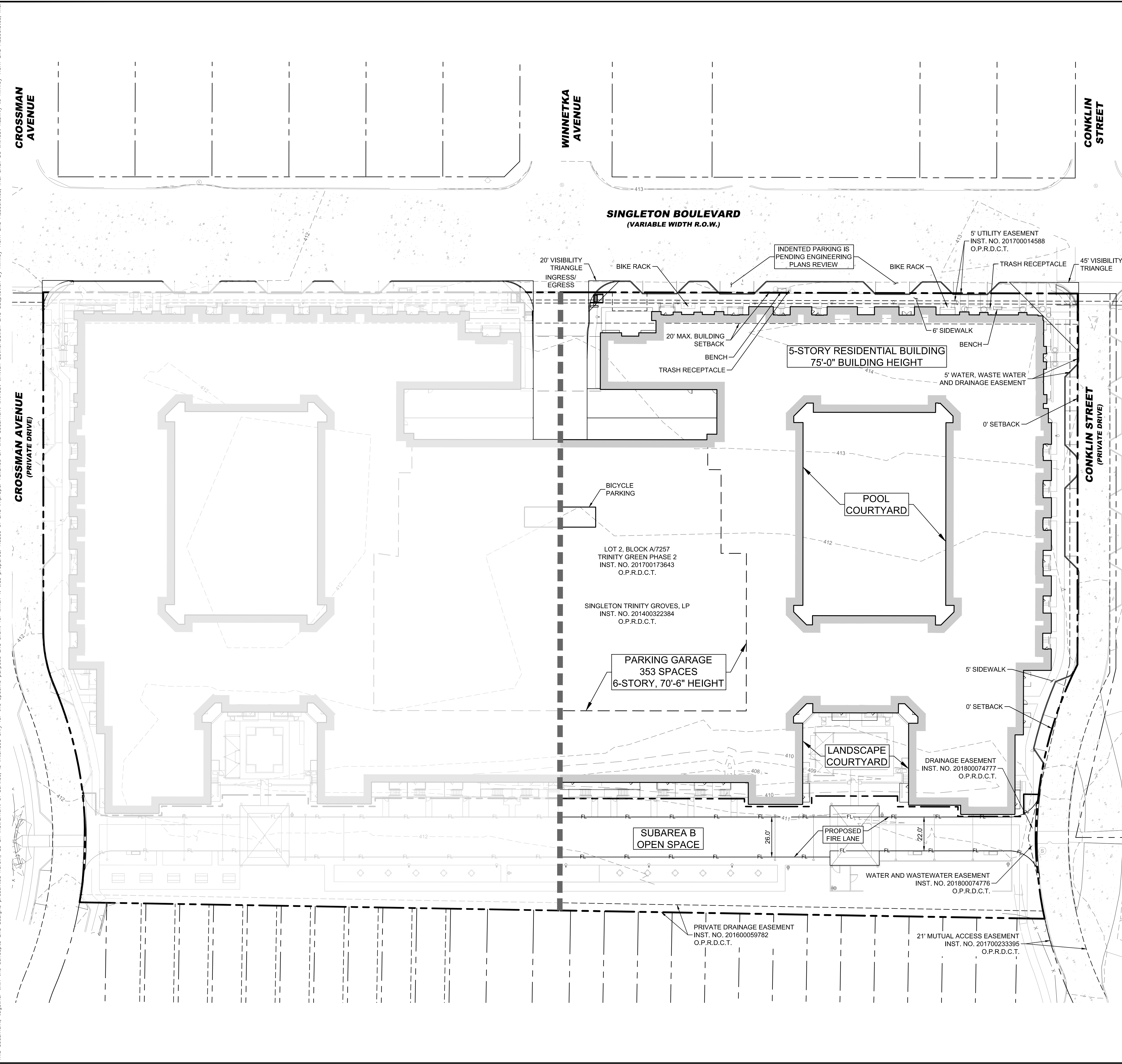


Plotted By: K. Karbas, Justin Sheet Set: KHA - February 26, 2021 - 03:44:29pm - K:\DALLAS\064549400-SR Trinity Green Phase III Development Plan\Trinity Green Phase III Development Plan.dwg  
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- NOTES**
- 70% OF THE BUILDING FACADE IS LOCATED WITHIN THE 20' MAXIMUM SETBACK.
  - ACCORDING TO CITY OF DALLAS BICYCLE PARKING REGULATIONS, 1 BICYCLE PARKING SPACE TO BE PROVIDED PER 25 REQUIRED PARKING SPACES. ALSO, OF EVERY 10 BICYCLE SPACES, 2 MUST BE FOR GUESTS OR VISITORS.
  - PEDESTRIAN LIGHTING MUST BE MAXIMUM HEIGHT OF 16 FEET. MUST BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT OR AS NEAR THERETO AS PRACTICABLE TO ILLUMINATE SIDEWALKS. MUST BE SPACED BETWEEN 60 AND 120 FEET APART, ALTERNATE WITH TREE SPACING, AND WITH THE CENTER OF THE FOUNDATION OF THE LIGHT STANDARD TWO FEET BACK FROM CURB.
  - ALL AREAS NOT UNDER THE FOOTPRINT OF THE BUILDINGS TO BE CONSIDERED COMMON AREA.
  - PARALLEL PARKING IS ALLOWED ON ALL STREETS PROVIDED ITS DESIGN IS APPROVED BY TRAFFIC AND ENGINEERING.

SITE DATA			
GENERAL SITE DATA	OVERALL	AMENDED DEVELOPMENT PLAN (M201-013) WEST	DEVELOPMENT PLAN (D201-002) EAST
LOCATION	900 SINGLETON BLVD	900 SINGLETON BLVD	900 SINGLETON BLVD
PD	PD DISTRICT NO. 933 ORDINANCE NO. 29586	PD DISTRICT NO. 933 ORDINANCE NO. 29586	PD DISTRICT NO. 933 ORDINANCE NO. 29586
ZONING CASE	CASE: Z-1134-282	CASE: Z-1134-282	CASE: Z-1134-282
SUBAREA	SUBAREA "C"	SUBAREA "C"	SUBAREA "C"
LAND AREA	6.04 ACRES	3.00 ACRES	3.04 ACRES
RESIDENTIAL BUILDING FOOTPRINT	105,100 SF	52,080 SF	53,020 SF
GARAGE BUILDING FOOTPRINT	43,200 SF	21,435 SF	21,785 SF
POOL COURTYARD FOOTPRINT	25,700 SF	12,850 SF	12,850 SF
LANDSCAPE COURTYARD FOOTPRINT	8,150 SF	4,075 SF	4,075 SF
TOTAL BUILDING FOOTPRINT AREA	148,300 SF	73,515 SF	74,785 SF
RESIDENTIAL DENSITY	490 UNITS	251 UNITS	239 UNITS
LOT COVERAGE PERCENTAGE	57%	57%	57%
<b>PARKING</b>			
PARKING REQUIRED	1 SPACE/BEDROOM	1 SPACE/BEDROOM	1 SPACE/BEDROOM
MAXIMUM TOTAL OF BEDROOMS	693	353	340
TOTAL PARKING REQUIRED*	693	353	340
TOTAL PARKING PROVIDED*	697	344	353
GARAGE HEIGHT	70'-6"	70'-6"	70'-6"
NUMBER OF LEVELS	6	6	6
BICYCLE SPACES REQUIRED (1 PER 25 PARKING SPACES)	28	14	14
TOTAL BICYCLE SPACES PROVIDED	28	14	14
<b>BUILDING</b>			
BUILDING HEIGHT	75'-0"	75'-0"	75'-0"
BUILDING STORIES	6	6	6

\*REQUIRED PARKING CAN BE PROVIDED ANYWHERE WITHIN SUBDISTRICT C.

**SUBAREA 'C'**  
**(LOT 2, BLOCK A/7257)**  
**PLANNED DEVELOPMENT**  
**DISTRICT NO. 933**  
**DEVELOPMENT PLAN**  
**D201-002**

KHA PROJECT  
064549400  
DATE  
FEBRUARY, 2021  
SCALE  
AS SHOWN  
DESIGNED BY  
RAR  
DRAWN BY  
JAK  
CHECKED BY  
RAR  
TEXAS

TRINITY GREEN III  
PREPARED FOR  
STREET LIGHTS RESIDENTIAL

SUBAREA "C"  
DEVELOPMENT PLAN

SHEET NUMBER  
1 OF 1

Kimley»Horn  
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REVISIONS  
No. No. DATE BY