

- KEYNOTES**
- 1010.33 POLE MOUNTED SIGNAGE - "H.C. PARKING ONLY" (RE: BIAS.1)
 - 1010.34 POLE MOUNTED SIGNAGE - "VAN-ACCESSIBLE" (RE: BIAS.1)
 - 1180.01 DUMPSTER (N.I.C.)
 - 1290.01 PRE-MANUFACTURED METAL BICYCLE RACK (RE: SPECS)
 - 2810.11 SLIDING GATE (N.I.C.)
 - 3210.02 FREE DRAINING FLEXIBLE BASE COURSE
 - 3210.09 4" CONCRETE SIDEWALK WITH #3'S AT 24" O.C.E.W.
 - 3210.33 4" PAVEMENT MARKING (DIAGONAL STRIPING AT 2'-0" O.C. TYPICAL) (RE: BIAS.1)
 - 3210.37 WHEEL STOP (6'-0" LONG), DRILL AND DOWEL INTO PAVING
 - 3230.02 8'-0" NOM. CHAIN-LINK FENCE
 - 3230.05 3'-0" WIDE CHAIN-LINK GATE

BROWN REYNOLDS WATFORD ARCHITECTS, INC.
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TRINITY FOREST - THE FIRST TEE OF GREATER DALLAS LEARNING CENTER DEVELOPMENT PLAN REQUIREMENTS PD883 SUB AREA 2B

FACILITY STRUCTURES: MAIN BUILDING (WEST) AND CLASSROOM BUILDING (EAST)

REQUIREMENT	PROPOSED	ALLOWED OR REQUIRED
MAXIMUM FLOOR AREA	10,000 SF	NO MAXIMUM
MAXIMUM HEIGHT	40'-0"	100'
MAXIMUM STORIES	1 STORY	NO LIMIT
OFF STREET PARKING FIELD	77	1 PER 150 BUILDING SF / 3 PER PLAYING FIELD
FRONT YARD	50'	50'
SIDE / REAR YARD	5'	5'
LANDSCAPE REQ.	ARTICLE X	ARTICLE X

NOTE: REFERENCE PK MASTER DEVELOPMENT PLAN FOR ADDITIONAL DEVELOPMENT NOTES

SITE ANALYSIS

ZONING: PD 883
 PROPOSED USE: PRIVATE RECREATION CENTER

VEHICLE PARKING ANALYSIS	AREA	RATIO	REQUIRED
MAIN BUILDING	5,221 SF	1/150	35
CLASSROOM BUILDING	4,761 SF	1/150	32
DRIVING RANGE		3/par court	3
PUTTING AREA		3/par court	3
CHIPPING AREA		3/par court	3
TOTAL	9,982 SF		76

PARKING SPACES PROVIDED: 77

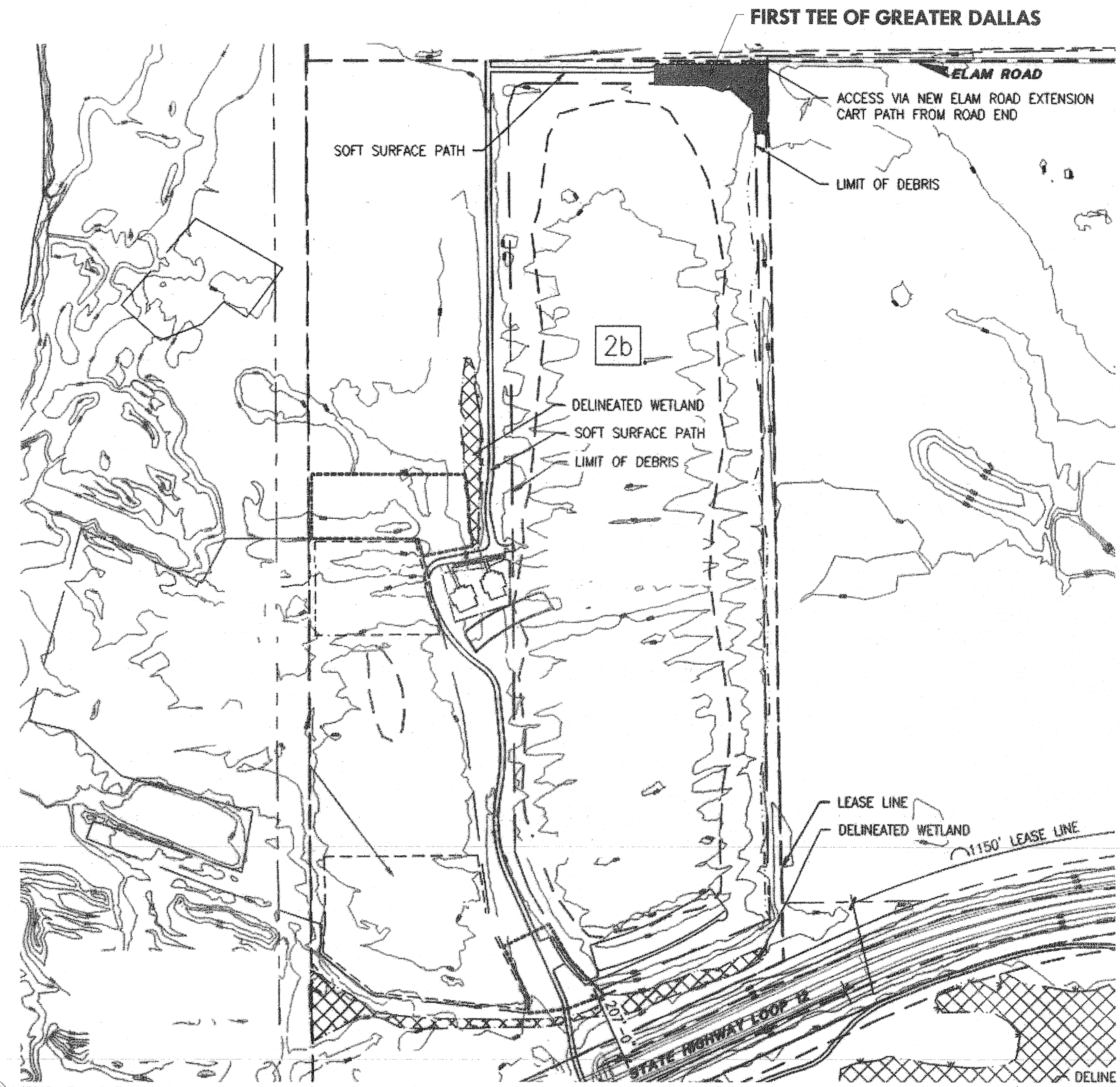
BICYCLE PARKING ANALYSIS	VEHICLE SPACES	RATIO	REQUIRED
LEARNING CENTER PROVIDED	76	1/25	3

SETBACKS:

	REQUIRED	PROVIDED
FRONT:	50 FEET	50 FEET
SIDE:	5 FEET	5 FEET
REAR:	5 FEET	5 FEET

LEGEND

- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDABLE AREA
- PROPERTY LINE
- SETBACK
- LIMITS OF DEBRIS
- FIRE LANE
- FENCE



1 DEVELOPMENT PLAN
 1" = 30'-0"

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 AG, MW, CH
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 21.14.108.00

THE FIRST TEE LEARNING CENTER AT THE TRINITY
 Greater Dallas - ELAM ROAD
 DALLAS, TX 75217

NO.	REVISION	DATE

DEVELOPMENT PLAN - SUBAREA 2B
 NORTH NORTH NOT TO SCALE

DP1.1
 DEVELOPMENT PLAN