

PLAN DEVELOPMENT DISTRICT 691 - ORDINANCE NO. 25726

SITE LOCATION
 1813-1817 GREENVILLE AVENUE
 DALLAS, TEXAS 75206

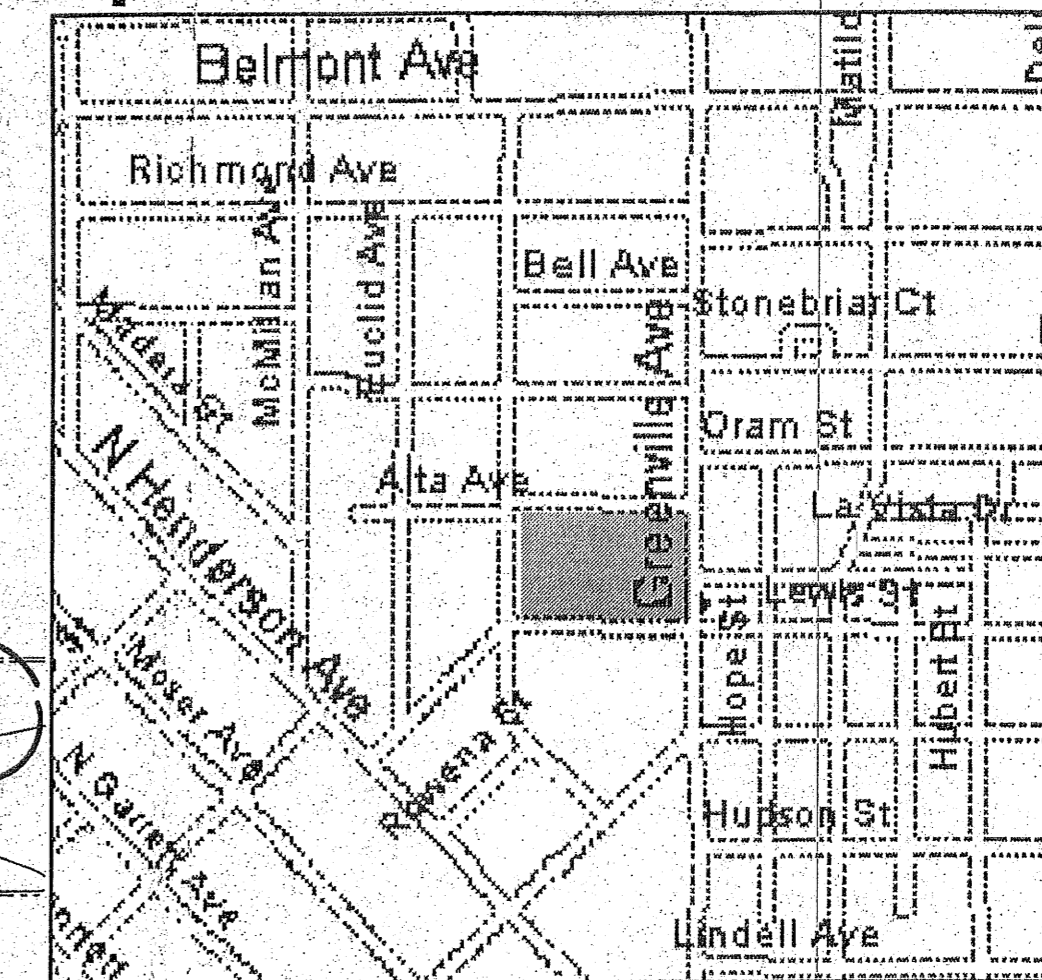
DEVELOPMENT STATISTICS
 TOTAL LAND AREA 3.674 AC
 TOTAL UNITS 140 DU
 TOTAL DENSITY DU/AC 38.1 DU/AC

GROSS BUILDING AREA

SUBDISTRICT 1	47,203 SF
SUBDISTRICT 2	111,106 SF
SUBDISTRICT 3	22,674 SF
TOTAL GROSS BUILDING AREA:	180,983 SF

COVERAGE

SUBDISTRICT 1	15,993 SF
SUBDISTRICT 2	34,822 SF
SUBDISTRICT 3	11,463 SF
SUBDISTRICT 4	29,578 SF
TOTAL COVERAGE:	91,856 SF
TOTAL LAND COVERAGE:	57% TOTAL LOT COVERAGE (BUILDINGS + GARAGE)
MAXIMUM COVERAGE ALLOWED: 65%	

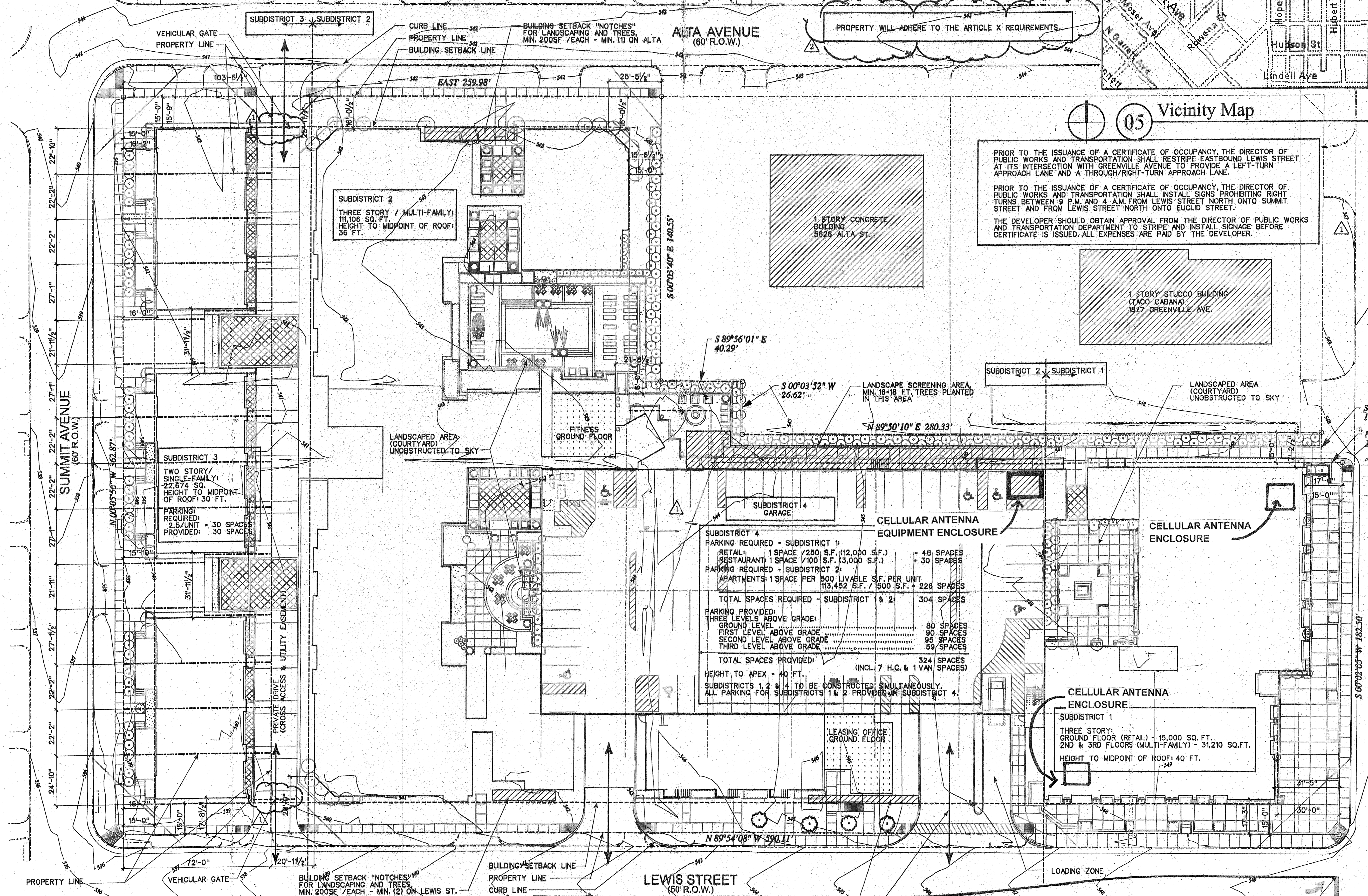


05 Vicinity Map

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION SHALL RESTRIPE EASTBOUND LEWIS STREET AT ITS INTERSECTION WITH GREENVILLE AVENUE TO PROVIDE A LEFT-TURN APPROACH LANE AND A THROUGH/RIGHT-TURN APPROACH LANE.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION SHALL INSTALL SIGNS PROHIBITING RIGHT TURNS BETWEEN 9 P.M. AND 4 A.M. FROM LEWIS STREET NORTH ONTO SUMMIT STREET AND FROM LEWIS STREET NORTH ONTO EUCLID STREET.

THE DEVELOPER SHOULD OBTAIN APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION DEPARTMENT TO STRIPE AND INSTALL SIGNAGE BEFORE CERTIFICATE IS ISSUED. ALL EXPENSES ARE PAID BY THE DEVELOPER.



SUBDISTRICT 4 GARAGE

SUBDISTRICT 4	
PARKING REQUIRED - SUBDISTRICT 1:	
RETAIL: 1 SPACE / 250 S.F. (12,000 S.F.)	48 SPACES
RESTAURANT: 1 SPACE / 100 S.F. (13,000 S.F.)	30 SPACES
PARKING REQUIRED - SUBDISTRICT 2:	
APARTMENTS: 1 SPACE PER 500 LIVABLE S.F. PER UNIT (113,452 S.F. / 500 S.F.)	228 SPACES
TOTAL SPACES REQUIRED - SUBDISTRICT 1 & 2:	304 SPACES
PARKING PROVIDED:	
THREE LEVELS ABOVE GRADE	80 SPACES
GROUND LEVEL	90 SPACES
FIRST LEVEL ABOVE GRADE	95 SPACES
SECOND LEVEL ABOVE GRADE	85 SPACES
THIRD LEVEL ABOVE GRADE	59 SPACES
TOTAL SPACES PROVIDED:	324 SPACES (INCL. 7 H.C. & 1 VAN SPACES)
HEIGHT TO APEX - 40 FT.	
SUBDISTRICTS 1, 2 & 4 TO BE CONSTRUCTED SIMULTANEOUSLY.	
ALL PARKING FOR SUBDISTRICTS 1 & 2 PROVIDED IN SUBDISTRICT 4.	

16 Development Plan (Plan Development District 691 - Ordinance No. 25726)
 SCALE: 1" = 25'-0"

Revision	Date
City Comments	12/21/04
City Comments	01/07/05

Development Plan
 Sheet: