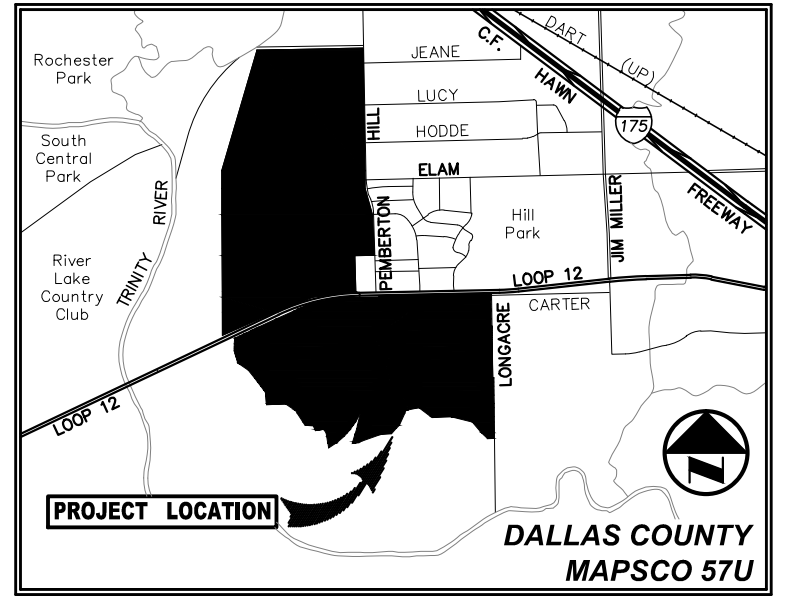


TRINITY FOREST GOLF COURSE		
DEVELOPMENT PLAN REQUIREMENTS PD 883 Sub Areas 2a and 2b PD 883 Sub 4a (Perimeter Fencing Only)		
FACILITY STRUCTURES		
Clubhouse, Accessory Structures	Classification: Country Club with Private Membership	
Requirement	Proposed 28,000 S.F. Clubhouse, 12,000 S.F. Academy Area 16,000 S.F. Storage/Mechanical 6,000 S.F. Covered Terrace 6,000 S.F. Cart Barn	Allowed or Required (Clubhouse, Gate Security, Academy, and Cart Barn are Primary Structures)
Maximum Floor Area		
Maximum Height	40'	100'
Maximum Stories	4	No Limit
Off Street Parking	249 spaces*	5 per green (90), 1 per 150 sf floor area of 60,000 sf (400), Total 490
*(Reduced parking requested through administrative action allowance through PD and applies only to this development plan.)		
Cottages	Classification: Dwelling unit	
Requirement	Proposed 18,000	Allowed or Required (25% of total area)
Maximum Floor Area		
Maximum Height	40'	100'
Maximum Stories	4	No Limit
Off Street Parking	4	1 per dwelling unit

Maintenance Facility	Classification: Vehicle Maintenance or Storage Facility / Accessory Use	
Requirement	Proposed	Allowed or Required
Maximum Floor Area	20,000	(25% of total area)
Maximum Height	40'	100'
Maximum Stories	4	No Limit
Off Street Parking	28*	1 per 500 sf floor area (40)
*(Reduced parking requested through administrative action allowance through PD and applies only to this development plan.)		
All Facilities		
Maximum Lot Coverage (2a & 2b)	Up to 25%	25% Maximum
Front Yard	50'	50'
Side/Rear Yard	5'	5'
DEVELOPMENT NOTES:		
Interior roads, parking and maintenance trail are to be aggregate surfaces		
Perimeter Fencing	8-10 feet, 12' at gates only	Allowed
Fencing Setback	0' ROW/Easements/Property Lines	Allowed
Methane Mitigation Measures	Within 100' of Limit of Debris, all structures	Within 100' of Limit of Debris, all structures
Landscape Requirements	Article X	Article X
Tree Mitigation	Alternative Mitigation Plan	Alternative Mitigation Plan

LEGEND

- PROPOSED CURRENT PHASE
- WETLAND ZONE
- WATERWAY
- LIMIT OF DEBRIS
- VALLEY STORAGE
- GREENS



0 150 300 600 900
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION
1	02/04/2016	REVISION
2	12/02/2015	REVISION
3	04/28/2015	REVISION
4	03/31/2015	CITY COMMENTS
5	03/27/2015	CITY COMMENTS
6	03/23/2015	CITY COMMENTS
7	03/13/2015	CITY COMMENTS

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

MASTER DEVELOPMENT PLAN
TRINITY GOLF COURSE
SUB AREAS 2A AND 2B PHASE I
CITY OF DALLAS, TEXAS
PD 883

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
WCP	GBH	MAR 2015				DP-1